



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 30 JUNE 2022  
1.00pm**

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

**Date: 30 June 2022**

**Time: 1.00pm**

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### **Certificate of Qualified Advice**

#### **Background**

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

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

#### **Certification**

I certify that:

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



**Michael Stretton**  
**Chief Executive Officer**

## **AUDIO of COUNCIL MEETINGS**

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

**This Council Meeting will be streamed live to and can be accessed at:**  
**[www.launceston.tas.gov.au/Council/Meetings/Listen](http://www.launceston.tas.gov.au/Council/Meetings/Listen).**

## **PUBLIC ATTENDANCE AT THE COUNCIL MEETING**

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

## **PUBLIC QUESTION TIME - AGENDA ITEM 8**

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

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

## PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

## LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

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**1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES**

**2. MAYORAL ACKNOWLEDGEMENTS**

**3. DECLARATIONS OF INTEREST**

*Local Government Act 1993 (Tas) - section 48*

*(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences).*

**4. CONFIRMATION OF MINUTES**

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

**RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 16 June 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 - 23 June 2022**

**FILE NO:** SF4401

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

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

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#### **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 23 June 2022:

#### **Commissioner for Children and Young People**

*Councillors received a presentation from the Commissioner for Children and Young People.*

#### **Regional Collaboration - Northern Tasmania Development Corporation**

*Councillors considered and discussed the outcomes of the Northern Tasmania Development Corporation's Board Review and regional collaboration options.*

#### **Asset Management Plans**

*Councillors discussed asset management plans.*

#### **Queen Victoria Museum and Art Gallery Futures Plan**

*Councillors discussed the Draft Queen Victoria Museum and Art Gallery Futures Plan.*

#### **Queen Victoria Museum and Art Gallery Interim Branding**

*Councillors discussed proposed changes to the Queen Victoria Museum and Art Gallery interim brand.*

#### **Launceston Suicide Prevention Trial**

*Councillors discussed the outcomes of the Launceston Suicide Prevention Trial.*

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**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)*

**Councillors' Leave of Absence Applications will be considered in Closed Council at Agenda Items 18.2 and 18.3 - Councillors' Leave of Absence.**

## **7. COMMUNITY REPORTS**

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

### **7.1 Andrew Jones (Project Manager) - National Joblink**

**Andrew will provide Council with information on the area of youth with an interest in online games who are often marginalised due to the assumption that such activities are not relevant to finding a job. *GamesFest - Digital Work is Real* is an innovative local jobs program activity that challenged this view by providing an opportunity for participants to use their online games transferable skills as a potential pathway to employment.**

## **8. PUBLIC QUESTION TIME**

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

### **8.1 Public Questions on Notice**

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

#### **8.1.1 Public Questions on Notice - Ray Norman - Birchalls Aquisition and Paterson Street Car Park**

**FILE NO:** SF6381

**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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#### **QUESTIONS and RESPONSES:**

The following questions, submitted to the Council in writing on 8 June 2022 by Ray Norman, have been answered by Michael Stretton (Chief Executive Officer).

#### **Questions:**

1. In reference to the Council's acquisition of the Birchalls building and the attempted purchase of the Paterson Street Central Car Park:
  - a. how did the proposal to acquire the Birchalls Building and the carpark come about and upon whose initiative and under what imagined social licence?
  - b. taking all associated expenditures into account, how much has the Council invested in the building to date?
  - c. taking all associated expenditures into account how much has been invested thus far in the overall proposal to acquire and redevelop the Paterson Street Central Car Park?
  - d. of the total expenditure committed to the Paterson Street Central Car Park project, how much of that sum is attributable to legal expenses?
  - e. given the ongoing litigation relative to the acquisition of the Paterson Street Central Car park site, how much does the Council anticipate expending on legal expenses?
  - f. on what grounds can the Council defend it actions of exposing a property owner and an investor in the City's infrastructure to the extraordinary expenditure that it has?
  - g. in the event of the pending appeal before the Supreme Court failing, what will the total cost of the overall project be and will that ultimately be carried by the municipality's ratepayers?
  - h. should the Council not have purchased the Birchalls Building, how much would its owners have contributed to the Council's budget via rates?

**Response:**

- a. *The need to identify an alternative location for the Launceston CBD bus stops was created following a Council decision on 21 August 2017 to rescind the proposed redevelopment of St John Street which related to the relocation of the St John Street Bus Stop. Following this decision, the Council undertook an exhaustive investigation to identify all viable options to relocate the bus stops within the Launceston CBD. This process identified the Paterson Street Central Car Park site as the preferred location for a bus interchange to be established to service the Launceston CBD. A copy of the Launceston Central Bus Interchange Options Technical Feasibility Assessment is available at: [launceston central bus interchange](#).*

*The Council has made a decision to progress with the relocation of the bus stops from St John Street to the Paterson Street site and also to acquire the former Birchalls building to provide connectivity to this site and to assist in the revitalisation of the Brisbane Street Mall. It has been necessary for these decisions to be made in closed Council owing to commercial in confidence consideration. As soon as these commercial in confidence matters are resolved, it is proposed that there will be a community engagement process in respect to both the proposed bus interchange and the proposed future use of the Birchalls building.*

- b. *It is assumed that this question relates to the Birchalls building only. Aside from the cost to purchase the building (which has been previously reported at \$8.4m), the Council, over the last two years, has spent \$18,388 on security, \$14,978 on utilities (majority TasWater charges) and \$29,691 for various building maintenance works to maintain the building.*
- c. *This question was answered at the Council Meeting on 2 June 2022. Please refer to [Agendas & Minutes - City of Launceston](#).*
- d. *This question was answered at the Council Meeting on 2 June 2022. Please refer to [Agendas & Minutes - City of Launceston](#).*
- e. *It is estimated that the Council's legal expenses for this matter will be approximately \$5,000 more than was reported at the Council Meeting on 2 June 2022.*
- f. *The Council has not acted in any way to expose any individual to extraordinary expenditure. Given the current legal action, the Council is not at liberty to expand further on this response.*
- g. *It is not appropriate to speculate on this matter at this time.*

- h. The Birchalls building was acquired by the Council partially because it was clear that there was limited commercial ability for the private sector to re-develop the building. It was listed for sale and may have remained so for some time, without intervention by the Council. Were the Council not to have acquired the building, the rates which would have been payable for the 2020/2021 and 2021/2022 financial years would have been \$96,335.*
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**ATTACHMENTS:**

Nil

## 8.1.2 Public Questions on Notice - Paul Mallett - Road Safety Centre

**FILE NO:** SF6381

**AUTHOR:** Shane Eberhardt (General Manager Infrastructure and Assets)

**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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### **QUESTIONS and RESPONSES:**

The following questions, submitted to the Council in writing on 22 June 2022 by Paul Mallett, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

#### **Questions:**

1. Can the Council provide additional detail on the progress of the [Road Safety Centre] redevelopment - specifically is the project still being affected by contractor and/or materials delays?

#### **Response:**

*Works are progressing on site, however we have prioritised other works for the contractor. The current progress includes demolition of internal infrastructure, substantial completion of a new car park, installation of a new retaining wall, bathroom facilities and completion of drainage works.*

2. Can the Council provide detail on the cost of the redevelopment - specifically has the cost of redevelopment exceeded the original budget/forecast cost?

#### **Response:**

*The Road Safety Centre project has a total budget of \$2.5m. The project is forecast to be delivered within this budget allocation.*

3. When will the redevelopment be re-opened?

#### **Response:**

*It is the Council's intention to have the Road Safety Centre re-opened by June 2023.*

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### **ATTACHMENTS:**

1. Public Questions on Notice - Paul Mallett - Road Safety Centre [8.1.2.1 - 1 page]
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## **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 DA0753/2021 - 13-15 Russell Street, Invermay - Residential - Partial Demolition of the Shed and Construction of a Dwelling

**FILE NO:** DA0753/2021

**AUTHOR:** Duncan Payton (Town Planner)

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

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#### DECISION STATEMENT:

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

#### PLANNING APPLICATION INFORMATION:

Applicant:	Joanne Lynne Woodbury
Property:	13-15 Russell Street, Invermay
Zoning:	Inner Residential
Receipt Date:	15/12/2021
Validity Date:	16/02/2022
Further Information Request:	24/12/2021
Further Information Received:	23/02/2022
Deemed Approval (extension granted):	4/07/2022
Representations:	13

#### LEGISLATIVE REQUIREMENTS:

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

#### STANDARDS REQUIRING PLANNING DISCRETION:

11.4.2 Site coverage and rear setback for single dwellings  
11.4.23 Development for discretionary uses  
11.4.3 Building envelope for single dwellings  
11.4.5 Privacy for single dwellings  
E13.6.1 Demolition  
E13.6.11 Driveways and parking  
E13.6.4 Site coverage  
E13.6.5 Height and bulk of buildings  
E13.6.6 Site of buildings and structure  
E13.6.7 Fences



E13.6.8 Roof form and materials  
E13.6.9 Wall materials  
E16.7.2 Flood Impact  
E2.5 Use Standards  
E2.6.2 Excavation  
E4.6.2 Road accesses and junctions  
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 DA0753/2021 - Community meeting and entertainment - partial demolition of the existing building; and Residential - construction of a dwelling at 13-15 Russell 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. Title sheet, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A001, 15/02/2022 - Amended plan required.
- b. Site plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A100, 15/02/2022 - Amended plan required.
- c. On-site parking swept paths, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A101, 15/02/2022.
- d. Existing off-street parking, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A102, 15/02/2022.
- e. Proposed on-street parking, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A103, 15/02/2022.
- f. Shed existing and demolition plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A104, 15/02/2022.
- g. Dwelling ground floor plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A105, 15/02/2022 - Amended plan required.
- h. Dwelling 1<sup>st</sup> floor plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A106, 15/02/2022 - Amended plan required..
- i. Shed proposed floor plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A107, 15/02/2022
- j. Elevations, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A201, 15/02/2022 - Amended plan required.

- k. Elevations, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A202, 15/02/2022 - Amended plan required.
- l. 3D visuals DA, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A303, 15/02/2022.
- m. Shadow Diagrams, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page A304, 15/02/2022.
- n. Pottery studio existing plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B100, 03/11/2021.
- o. Pottery studio demolition plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B101, 03/11/2021.
- p. Pottery studio proposed floor plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B102, 03/11/2021 - Amended plan required.
- q. Pottery studio access plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B103, 03/11/2021.
- r. Pottery studio roof plan, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B104, 03/11/2021.
- s. Pottery studio elevations, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B105, 03/11/2021.
- t. Pottery studio elevations, prepared by Woodbury & Co, project no. SJ2020, alterations to existing pottery shed and construction of new dwelling at 13-15 Russell Street, Invermay, page B106, 03/11/2021.

## 2. AMENDED PLANS REQUIRED

Prior to the commencement of any works, 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. the dwelling with a maximum gross floor area of not more than 200m<sup>2</sup>;
- b. one accessible car parking space;
- c. the provision of a front fence in a metal or timber picket style to provide screening of car parking;
- d. roof cladding profile in *custom orb*;
- e. colour of roof and wall cladding to be in a light grey such as colorbond *Basalt* or *Shale Grey*;
- f. courtyard fence to be finished in a heritage white; and
- g. windows in the southern elevation shall have a sill height of not less than 1,700mm above the finished floor or be fitted with obscure glass.

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 2021/02248-LCC, 06/01/2022 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. 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.

### **7. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE**

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

### **8. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

## **9. 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.

## **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) 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. POTENTIAL SITE CONTAMINATION - NEW INFORMATION**

Any new information which comes to light during demolition or construction works that has the potential to alter previous conclusions about site contamination must be notified to Council (and the Environmental Protection Authority if relevant) immediately upon discovery. Works on site must immediately cease until the new information has been assessed. Works can only recommence:

- a. once the site has been assessed by a site contamination practitioner certified under the Environment Institute of Australia and New Zealand Inc's Certified Environmental Practitioners (Site Contamination); and
- b. in accordance with any additional recommended control measures as specified by the site contamination practitioner.

### **14. ACID SULPHATE SOIL MANAGEMENT**

The developer must comply with the Environmental Site Assessment Report section 3.5 *Acid Sulfate Soils* prepared by ES&D dated November 2021.

### **15. NO BURNING OF WASTE**

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

### **16. DEMOLITION**

The Developer must:

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

### **Notes**

#### **A. General**

*This permit was issued based on the proposal documents submitted for DA0753/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.*

*This permit takes effect after:*

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

*The permit lapses after a period of two years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.*

**B. Restrictive Covenants**

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

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

**C. Appeal Provisions**

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the 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) <<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. Noise Nuisance**

*Noise Nuisance is regulated under the Environmental Management and Pollution Control Act 1994. Please note that if complaints are received and verified, you will be required to implement measures to eliminate the nuisance.*

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**REPORT:**

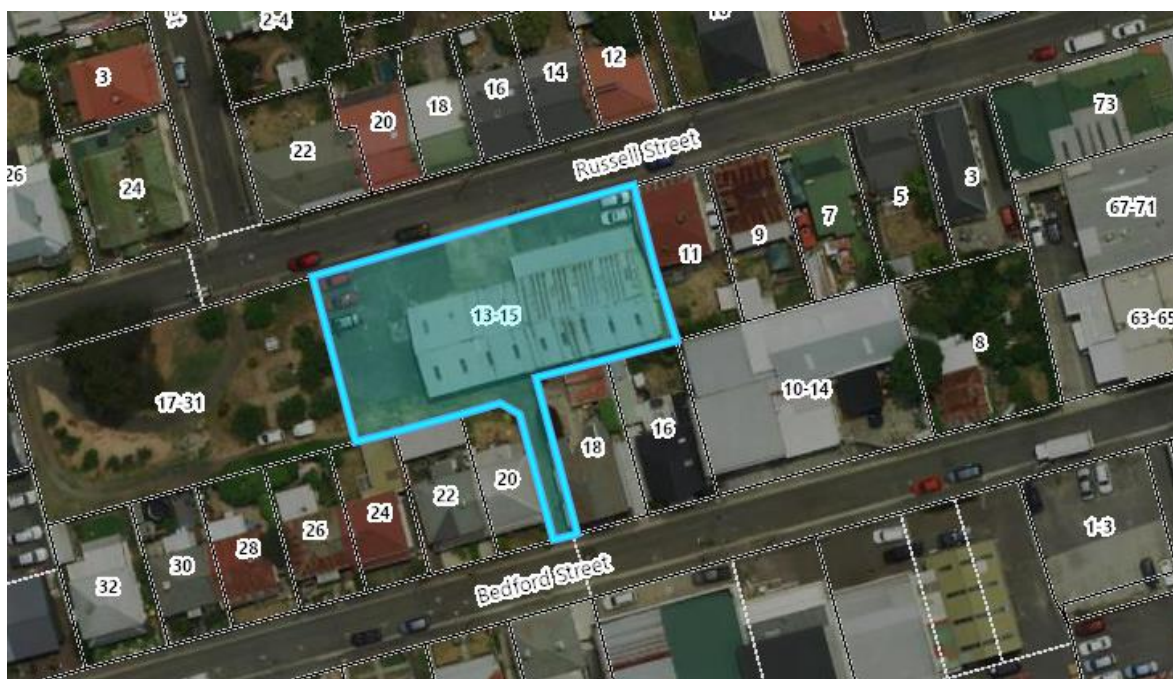
**1. THE PROPOSAL**

The proposal has two main components:

1. The partial demolition of the existing shed, previously known as the *Tin Shed* and recently renamed to *Russell Street Studios*. Specifically it is proposed to demolish the western end of the shed, back to the existing roller doors, an area of around 93m<sup>2</sup> and to make good the end wall; and

- It is proposed to construct a two-storey, two-bedroom dwelling at the western end of the site and setback 2.28m from the southern boundary. The habitable component of the dwelling will be located on the upper floor pursuant to the requirements of the Invermay Inveresk Flood Inundation Area code. Open parking and the proponents own art studio will be located at ground level.

## 2. LOCATION AND NEIGHBOURHOOD CHARACTER



*13-15 Russell Street, Invermay (not to scale)*

The subject site is a generally level, irregular shaped lot of 1,161m<sup>2</sup> and includes a laneway access to Bedford Street.

Currently the site contains a large metal clad shed of around 465m<sup>2</sup>, erected in the 1970s and used as artists' studios.

Adjoining the site to the west is a public park and community garden. Otherwise the site is surrounded by residential development and use, mainly in the form of small single dwellings, including a row of conjoined cottages included on the State heritage list.

The broader surrounding area (ie. a circumference of 100m) incorporates a varied mix of residential dwellings, including larger and two-storey dwellings, retail, light industry and commercial buildings of various sizes.

It is noted that the site and more specifically the access way to Bedford Street has, in the past been used by a number of residents as a means of access to the rear of their properties. It is understood that the current owner is no longer permitting such access and indeed the location of the proposed dwelling will deny vehicular access along the rear of the site. The title documents to the site do not include any formal rights of way. It is not within the scope of the planning scheme to prevent the proposed development on the assertion of access rights.

### 3. PLANNING SCHEME REQUIREMENTS

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

### 4. REFERRALS

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure and Assets Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
<b>EXTERNAL</b>	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/02248-LCC, 06/01/2022.
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 26 February to 14 March 2022. Thirteen 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.

<b>Issue 1</b> <b>The site coverage does not fit with the cultural heritage values of the street, which is predominately comprised of co-joined workers cottages.</b>
<i>Response 1</i> <i>The proposed site coverage is consistent with the acceptable solution of the Inner Residential zone and considered to be compatible with the surrounding area which includes a range of residential and commercial buildings.</i>
<b>Issue 2</b> <b>The height of the building - 8.5m, looms visually over the other buildings in the area.</b>
<i>Response 2</i> <i>The development of a two-storey dwelling is effectively mandated by the requirements of the flood code. The proposed dwelling is set slightly behind the existing large shed building and some 13m from the frontage and this is considered to mitigate the visual impression of height and bulk.</i>



<p><b>Issue 3</b>  <b>Does not respect the streetscape and is the only building set so far back and will create difficulties for existing properties.</b></p>
<p><i>Response 3</i>  Given the requirement for such a dwelling to be two-storey, the additional setback lessens the impact on the streetscape and it is noted that Russell Street effectively presents different streetscapes to the northern and southern sides of the street. The large dwelling is immediately adjacent to a large shed. The denial of previous access over private land will cause difficulties for some adjoining properties. However, this is a matter not addressed by the planning scheme.</p>
<p><b>Issue 4</b>  <b>The proposed 1.8m solid brick fences, one enclosing a courtyard and the other on the boundary with the community garden, do not fit the streetscape or match any existing fences in the area. The fence on the boundary with the community garden creates visual bulk and will impact on the amenity of the space. The fence is too tall to be entirely solid and is contrary to clause 11.4.6 - frontage fences for single dwellings, it does not provide security to the residence and does not consider the picket fence design of neighbouring fences.</b></p>
<p><i>Response 4</i>  A condition is proposed to include a picket style fence on the front boundary of the site. This will serve to soften any impact from parking and the courtyard fence. The boundary fence with the public park is not within 4.5m of the frontage.</p>
<p><b>Issue 5</b>  <b>The proposed car parking in the frontage for <i>Russell Street Studios</i> does not consider the heritage impact, available parking in the area or the impact on traffic.</b></p>
<p><i>Response 5</i>  Parking on the site is currently along the western boundary of the site and adjoins the front boundary. Other informal parking in the frontage is not uncommon. The proposed condition for picket style fencing along the front boundary will lessen the visual impact of the proposed parking.</p>
<p><b>Issue 6</b>  <b>It is not fair that residents of 18, 20 and 24 Bedford Street will lose access to their off street parking via the shared use of the easement/night cart laneway. This is contrary to keeping the existing amenity of the neighbourhood.</b></p>
<p><i>Response 6</i>  The issue of access over private land is a matter outside the provisions of the planning scheme. This is a civil matter to be determined between the parties. The applicant's legal advice is attached (Attachment 5) with their response to the representations.</p>
<p><b>Issue 7</b>  <b>The proposal will reduce the available on-street parking which is relied upon by several residents who do not have off-street parking options.</b></p>
<p><i>Response 7</i>  The Council's infrastructure officers have concluded that this is not unreasonable. However, the applicants have advised that they believe it is possible to retain the existing number of on-street parking spaces.</p>
<p><b>Issue 8</b>  <b>A study should be conducted to demonstrate the need for eight parking spaces for the residential use. No details of a TIA for this high volume traffic area and the impact of a car park on the street are provided.</b></p>

<p><i>Response 8</i>  The proposal seeks to maintain six car parking spaces for the artists' studio use and to provide two parking spaces for the dwelling. The traffic volume for the site will have only a minor change and a Traffic Impact Assessment was not considered necessary.</p>
<p><b>Issue 9</b>  <b>The proposal is building extra commercial studio space and parking contrary to the residential zone.</b></p>
<p><i>Response 9</i>  The proposal reduces the size of the existing studio. The proposed dwelling includes a ground floor studio for the resident's personal use.</p>
<p><b>Issue 10</b>  <b>Clause 11.4.23 - Discretionary Use - the proposal does not comply with performance criteria B, D, G, H, I, L, M, N.</b></p>
<p><i>Response 10</i>  Clause 11.4.23 applies only to the existing building and the assessment of the provision demonstrates that the relevant clauses are complied with.</p>
<p><b>Issue 11</b>  <b>The provision of a five space private car park does not meet the parking code or the purpose of the zone. Only residential parking is allowed in the zone, not parking for any other purpose. The parking is for the business and is not available for other residents or community garden users.</b></p>
<p><i>Response 11</i>  The provision of parking for the artists' studio is the relocation of existing on-site parking. This parking, on private property is not available for other uses. On-street parking is public parking, although a number of residents have residential parking permits, this does not give them exclusive rights to those parking spaces.</p>
<p><b>Issue 12</b>  <b>Increased shadowing over 26 Bedford Street will completely cut off access to morning sun to the living room, kitchen, deck and garden.</b></p>
<p><i>Response 12</i>  The shadow drawings provided by the applicant show the shadow that would be cast by a dwelling contained within the building envelope and the shadow cast by the proposed dwelling. Whilst it is correct that the proposal will result in shadow over most of 26 Bedford Street until late morning on 21 June, the afternoon sunlight is not impacted. Additional sunlight could be achieved through pruning of the existing hedge on the boundary with the community park.</p>
<p><b>Issue 13</b>  <b>The proposal will impact on access to the community garden and will cast a shadow over the existing garden beds all morning.</b></p>
<p><i>Response 13</i>  The proposed dwelling will cast a shadow over some of the community garden beds for much of the morning. Afternoon sunlight is not impacted. If necessary, the garden beds can be moved.</p>
<p><b>Issue 14</b>  <b>The rear setback of 2.27m does not meet the required 4m and does not allow for adequate separation between buildings.</b></p>
<p><i>Response 14</i>  The proposed setback from the rear boundary for the proposed dwelling is similar to the current setback of the shed building being 1.7m from the rear boundary with 18 Bedford Street.</p>

<p><b>Issue 15</b>  <b>The reduced setback greatly increases overshadowing issues to other houses in Bedford Street causing significant loss of direct sunlight and solar access to open space and habitable rooms. Numbers 20, 22 and 24 will have less than three hours of sunlight between 9am and 5pm on 21 June.</b></p>
<p><i>Response 15</i>  <i>The shadow drawings provided by the applicant indicate that the shadow cast over the private open space of 20 and 22 Bedford Street from the proposed building will not differ from that cast by the dwelling if it were moved forward to comply with the building envelope. It is noted that the new planning scheme will zone the site General Residential and the building envelope will move to the boundary. The proposed building will not cast a shadow over 24 Bedford Street after around 12.30pm.</i></p>
<p><b>Issue 16</b>  <b>The size and bulk of the building located so close to the boundary will block the views of the skyline from the adjacent Bedford Street properties.</b></p>
<p><i>Response 16</i>  <i>The proposed dwelling will be visible in some view lines for adjoining residences. However, on level residential lots, it is not unusual for a neighbouring dwelling to be two-storey and to be visible in some view lines.</i></p>
<p><b>Issue 17</b>  <b>The scheme limits residential development to a maximum of 200m<sup>2</sup>. The proposed dwelling is 234m<sup>2</sup>, plus a 23m<sup>2</sup> deck.</b></p>
<p><i>Response 17</i>  <i>The applicants have provided revised floor plans changing the garage to a carport to bring the gross floor area, measured around the external walls to within the prescribed 200m<sup>2</sup>. The deck is an open structure projecting from the external walls of the dwelling and is not included within the gross floor area measurement.</i></p>
<p><b>Issue 18</b>  <b>The proposal does not have regard to the recommendations of the Launceston Heritage Study, 2007.</b></p>
<p><i>Response 18</i>  <i>The Launceston Heritage Study is not part of the planning scheme and has no status within the assessment of the proposal.</i></p>
<p><b>Issue 19</b>  <b>There is no reason why access over the lane from Bedford Street should be denied. There is, in fact, a Council right of way along the rear of the community garden and there is no confirmation that this will not be affected.</b></p>
<p><i>Response 19</i>  <i>The laneway from Bedford Street is part of the subject site and is private property. This does not impact upon the right of way in the community park title.</i></p>
<p><b>Issue 20</b>  <b>The easement provides right of way for vehicles to and from the properties fronting Bedford Street. Such a right of way does not have to be marked on a title and there is historical evidence of it being shown on early plans.</b></p>
<p><i>Response 20</i>  <i>This is a civil matter and is not within the scope of the planning scheme.</i></p>
<p><b>Issue 21</b>  <b>The front fence, at 1.8m is too tall to be solid.</b></p>
<p><i>Response 21</i>  <i>The proposed courtyard fence is 1.8m high, however, this is not within 4.5m of the front boundary.</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. DA0753-2021 - 13-15 Russell Street, Invermay Planning Scheme Assessment - 30 June 2022 [9.1.1 - 22 pages]
2. DA0753-2021 - 13-15 Russell Street, Invermay - Plans to be Endorsed - 30 June 2022 [9.1.2 - 25 pages]
3. DA0753-2021 - 13-15 Russell Street, Invermay - TasWater SPAN - 30 June 2022 [9.1.3 - 2 pages]
4. DA0753-2021 - 13-15 Russell Street, Invermay - Representations - 30 June 2022 [9.1.4 - 34 pages]
5. DA0753-2021 - 13-15 Russell Street, Invermay - Response to Representations and Legal Advice - 30 June 2022 [9.1.5 - 31 pages]

## **9.2 DA0239/2022 - 66 Peel Street West, West Launceston - Residential - Construction of a Dwelling and an Outbuilding**

**FILE NO:** DA0239/2022

**AUTHOR:** Anushka Gardiye (Town Planner)

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

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### **DECISION STATEMENT:**

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

### **PLANNING APPLICATION INFORMATION:**

Applicant:	Genette Anne Stagoll
Property:	66 Peel Street West, West Launceston
Zoning:	Low Density Residential
Receipt Date:	2/05/2022
Validity Date:	3/05/2022
Further Information Request:	09/05/2022
Further Information Received:	18/05/2022
Deemed Approval (extension granted):	08/07/2022
Representations:	Five

### **RELEVANT LEGISLATION:**

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

### **STANDARDS REQUIRING PLANNING DISCRETION:**

12.4.2 Building height, setback and siting  
12.4.3 Outbuildings and other structures  
E7.6.2 Scenic management 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 DA0239/2022 - Residential - Construction of a dwelling and an outbuilding at 66 Peel Street West, West Launceston, 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 and Contour Plan, Prepared by i4 Design, Drawing No. 1/6, Project No. 2021:21, Dated 12.05.2022, Amended plans required.

- b. Floor Plan, Prepared by i4 Design, Drawing No. 2/6, Project No. 2021:21, Dated 12.05.2022, Amended plans required.
- c. Elevations, Prepared by i4 Design, Drawing No. 3/6, Project No. 2021:21, Dated 12.05.2022, Amended plans required.
- d. Elevations, Prepared by i4 Design, Drawing No. 4/6, Project No. 2021:21, Dated 12.05.2022, Amended plans required.
- e. 3D images, Prepared by i4 Design, Drawing No. 6/6, Project No. 2021:21, Dated 29.04.2022, Amended plans required.
- f. Garage elevations and floor plan, Prepared by i4 Design, Drawing No. 2/6, Project No. 2021:21, Dated 16.05.2022, Amended plans required.
- g. RFI response, Prepared by i4 Design, Dated 12.05.2022, Pg 1.
- h. RFI response, Prepared by i4 Design, Dated 12.05.2022, Pg 2.
- i. RFI response, Prepared by i4 Design, Dated 12.05.2022, Pg 3.

## **2. AMENDED PLANS REQUIRED**

Prior to the commencement of any work, 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. all existing vegetation on site.
- b. all trees/vegetation proposed to be removed
- c. all trees proposed to be retained including the two trees located west to the proposed family room.

Amended plans should include identification information such as updated revision numbers, revision date and revision description.

## **3. DRIVEWAY AND PARKING AREA CONSTRUCTION**

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

- a. be properly constructed to such levels that they can be used in accordance with the plans; and
- b. be surfaced with an impervious all weather seal; and
- c. be properly drained to prevent stormwater being discharged to neighbouring property.

## **4. LEGAL TITLE**

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

## **5. NON REFLECTIVE EXTERIOR FINISH**

All external cladding and roofing of the building(s) must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council.

## **6. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

## **7. SITE LANDSCAPING**

The landscaping must be:

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

## **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 Engineering is required prior to undertaking works where the works:

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

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

## **10. 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.

## **11. 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.

## 12. 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.

## 13. 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 DA0239/2022. 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) <<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.*

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**REPORT:**

**1. THE PROPOSAL**

The proposal is for the construction of a single dwelling and an outbuilding with associated driveway and landscaping on a currently vacant lot. In addition, the proposal includes earthworks and vegetation removal to facilitate the development.

The site has an approximate area of 1,518m<sup>2</sup>. The proposed dwelling will have a total floor area of 250.5m<sup>2</sup> excluding deck areas with a floor area of 53.3m<sup>2</sup>. The proposed outbuilding will have a floor area of 52m<sup>2</sup>. The proposed maximum height of the dwelling is 7.5m and the proposed outbuilding will have a height of 4.3m.

A total of six trees with variable sizes are proposed to be removed and four mature trees on site will be retained and maintained.

The dwelling has four bedrooms, a family room, three decks, a living area, a dining area, an alfresco and a triple garage. The outbuilding is proposed to be used as a garage or storage.

## 2. LOCATION AND NEIGHBOURHOOD CHARACTER



66 Peel Street, West Launceston (not to scale)

The property, 66 Peel Street West, West Launceston is located within the Low Density Residential Zone of the Launceston Interim Planning Scheme 2015 and the Local Scenic Management Area overlay and the Bushfire Prone Area overlay applicable to the property. The site has an irregular shape with an area of 1,518m<sup>2</sup> and is currently vacant with minimum of 10 variable size trees. The site is connected to all urban services. The site slopes down towards south-western side at an approximate grade of 21%. The majority of adjoining lots are currently vacant and predominantly single dwellings are located within the surrounding area.

A Section 71 Agreement (Dealing No. D17089) applies to the property and the aim of the agreement is to minimise the visual intrusion of development and to protect the threatened plant species in the subject area.

## 3. PLANNING SCHEME REQUIREMENTS

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

#### 4. REFERRALS

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

#### 5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 21 May to 6 June 2022. Five representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p><b>Issue 1</b>  <b>Clearing bush for development and replacing with new species reduces the capacity of our area to maintain local habitat niches and will cause for adverse impact on diversity of wildlife.</b></p>
<p><i>Response 1</i>  <i>The provisions in the Launceston Interim Planning Scheme 2015 to conserve biodiversity are not applicable to the subject property, ie. E8.0 Biodiversity Code. The subdivision has been approved and the vegetation will be managed in conjunction with new developments. Furthermore, there are a number of reserves and properties with Biodiversity Code in the surrounding area that provides habitat for wildlife.</i></p>
<p><b>Issue 2</b>  <b>The proposed development will remove native trees located on the block. The native trees have a significant influence on the character of our City.</b></p>
<p><i>Response 2</i>  <i>This issue has been addressed under E7.0 Scenic Management Code. During the stage of subdivision, a detailed assessments on visual impact and natural values have been undertaken to determine the viability of the project. According to the findings and recommendations of those studies, a Section 71 Agreement, including conditions, have been imposed on lots with important patches of remnant natural vegetation, important landscapes and skyline trees.</i></p>

<p>Furthermore, according to the 3.2(a) clause of the aforementioned Section 71 Agreement, the owners of Lots 13-21 landscape buffer plantings are to be maintained in accordance with the Bullock Consulting Report 'Visual Impact Assessment' dated 24 June 2011 with species to be consistent with the Philip Milner Landscape Consultant Pty Ltd Report 'Natural Values Survey and Assessment' dated 26 January 2011. This will preserve the tree line backdrop when viewed from the southern outlet and this condition is not applicable to the subject site (Lot 9 of the subdivision).</p>
<p><b>Issue 3</b>  <b>We would like reassurance that the boundary screen planting on the rear boundary will be acted on as per the plans.</b></p>
<p>Response 3  <i>The plans of the Development Application, including the landscape plan, will be endorsed as a part of the planning permit. In addition, a condition will be imposed on the planning permit to guide the installation and maintenance of proposed landscape plan.</i></p>
<p><b>Issue 4</b>  <b>We would request that any planned fencing is not colourbond as we believe it detracts from the scenic management plan.</b></p>
<p>Response 4  <i>No fence is proposed with this development and any proposed fence in future will require further approvals unless the proposal is exempt under the exceptions of Launceston Interim Planning Scheme 2015.</i></p>
<p><b>Issue 5</b>  <b>I do strongly condemn the Launceston Council for allowing a subdivision to be created here in the first place. If every purchaser within this subdivision decides to cut down trees for their house to be built, the area is going to be quite desolate.</b></p>
<p>Response 5  <i>The subject property is located in Low Density Residential Zone of the Launceston Interim Planning Scheme 2015 and the primary purpose of the zone (12.1.1.1) is to provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development. As detailed under Response 2, during the stage of subdivision, detailed assessments on visual impact and natural values have been undertaken to determine the viability of the project. Based on the findings and recommendations of those studies, a Section 71 Agreement has been enforced for the subject subdivision to protect the natural values of the area and to minimise any possible visual impacts due to future developments. In addition, the appearance of the area will change over the time as houses and gardens are developed.</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. DA0239-2022 - 66 Peel Street West, West Launceston - Planning Scheme Assessment - 30 June 2 [9.2.1 - 7 pages]
2. DA0239-2022 - 66 Peel Street West, West Launceston - Plans to be Endorsed - 30 June 2022 [9.2.2 - 9 pages]
3. DA0239-2022 - 66 Peel Street West, West Launceston - Representations - 30 June 2022 [9.2.3 - 4 pages]

### **9.3 DA0158/2022 - 28 Stanley Street, Summerhill - Residential - Demolition of an Existing Dwelling and Outbuildings and Construction of Three Dwellings**

**FILE NO:** DA0158/2022

**AUTHOR:** Dileep Karna (Graduate Town Planner)

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

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#### **DECISION STATEMENT:**

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

#### **PLANNING APPLICATION INFORMATION:**

Applicant:	Community Housing Limited, C/- Holmes Dyer
Property:	28 Stanley Street, Summerhill
Zoning:	General Residential
Receipt Date:	23/03/2022
Validity Date:	7/04/2022
Further Information Request:	12/04/2022
Further Information Received:	19/05/2022
Deemed Approval (Approval Granted):	30/06/2022
Representations:	Three

#### **RELEVANT LEGISLATION:**

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

#### **STANDARDS REQUIRING PLANNING DISCRETION:**

10.4.1 Residential density for multiple dwellings  
10.4.6 Privacy 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 DA0158/2022 - Residential - Demolition of an existing dwelling and outbuildings and construction of three dwellings at 28 Stanley Street, Summerhill 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 City Development unless modified by a condition of the Permit:

- a. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 1, dated 17/05/2022.
- b. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 2, dated 17/05/2022.
- c. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 3, dated 17/05/2022.
- d. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 4, dated 17/05/2022.
- e. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 5, dated 17/05/2022.
- f. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 6, dated 17/05/2022.
- g. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 7, dated 17/05/2022.
- h. Report, prepared by Holmes Dyer, Ref: 0710b, three dwelling, page 8, dated 17/05/2022.
- i. Site Plan, prepared by Holmes Dyer, drawing no 1189-007, three dwelling, Rev 02, page 9, dated 17/05/2022.
- j. Land scaping, prepared by Holmes Dyer, drawing no 1189-007, three dwelling, Rev 02, page 10, dated 17/05/2022.
- k. Private vs Common Land, prepared by Holmes Dyer, drawing no 1189-007, three dwelling, Rev 01, page 11, dated 17/05/2022.
- l. Site Plan, prepared by Survey Plus, drawing no SP21555, three dwelling, Rev A, page 12, dated 15/09/2021.
- m. Apartment 2, prepared by Holmes Dyer, drawing no 1189-007d, three dwelling, Rev 01, page 13, dated 27/01/2022.
- n. Floor Plan (Hipped End), prepared by Holmes Dyer, drawing no 1189-007d, three dwelling, Rev 2, page 14, dated 17/05/2022.
- o. Shadow Diagrams, prepared by Holmes Dyer, drawing no 1189-007c, three dwelling, Rev 1, page 15, dated 27/01/2022.

## **2. LEGAL TITLE**

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

## **3. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00526-LCC dated 14/04/2022 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;
- b. completed prior to the use commencing; and
- c. 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 neighbors. 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.

The existing garage on southern side boundary must be retained with a similar colorbond fence

## **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 6m<sup>3</sup> 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.

## **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 Technical Services is required prior to undertaking works where the works:

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

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

## **11. 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. FACILITIES AND HIGHWAYS BY-LAW**

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

## **13. AMENITY**

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

## **14. NO BURNING OF WASTE**

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

## 15. DEMOLITION

The Developer must:

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

### Notes

#### A. General

*This permit was issued based on the proposal documents submitted for DA0158/2022. 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) <<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. Demolition

Planning approval is granted for demolition of the existing building/s so indicated on the endorsed plan. However, Building Approval for the demolition is required before demolition can proceed.

F. Heat Pump Use

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

G. Street Addresses for Multiple Dwellings and Strata Lot Numbers Where Applicable

Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:

<i>Dwelling No.</i>	<i>Strata Lot No.</i>	<i>Street Address</i>
<i>A1 Type 2 - Ground floor</i>	<i>1</i>	<i>1/28 Stanley Street, Summerhill</i>
<i>A1 Type 2 - First floor</i>	<i>2</i>	<i>1/28 Stanley Street, Summerhill</i>
<i>D1 Type 18</i>	<i>3</i>	<i>1/28 Stanley Street, Summerhill</i>

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

H. 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.

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**REPORT:**

**1. THE PROPOSAL**

It is proposed to demolish the existing dwelling on site and construct three dwellings. Each unit will have parking spaces, including a visitor parking space, bin storage and 6m<sup>3</sup> of secure outdoor storage. A balcony is also proposed at the first level of unit two and new landscaping is also proposed at 28 Stanley Street, Summerhill.

The development includes the construction of parking areas and extensions of the existing driveways and demolition of existing outbuildings at the rear.

## 2. LOCATION AND NEIGHBOURHOOD CHARACTER



*28 Stanley Street, Summerhill (not to scale)*

The subject site is located on Stanley Street, Summerhill. It is rectangular in shape and has a total site area of 835m<sup>2</sup>. Access to the site is via a crossover and driveway to the northeast. The site is flat and no significant vegetation is found within site boundaries. The site has an existing dwelling and an associated outbuilding. Predominantly single dwellings on residential zoned land.

## 3. PLANNING SCHEME REQUIREMENTS

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

#### 4. REFERRALS

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure and Assets Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
<b>EXTERNAL</b>	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/00526-LCC, 14/04/2022.
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 21 May to 6 June 2022. Three representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p><b>Issue 1</b>  <b>The proposed site area is dissimilar to the density of existing development on established properties.</b></p>
<p><i>Response 1</i>  <i>Compatibility does not mean the same as, but rather the capacity of, the proposed density to maintain the character of development in the area. It is considered that the proposed density is compatible with the density of existing development in the area as discussed in the assessment against clause 10.4.1.</i></p>
<p><b>Issue 2</b>  <b>Visual Impact on adjoining property 26 Stanley Street.</b></p>
<p><i>Response 2</i>  <i>The proposed development is not considered to result in an unreasonable loss of amenity to adjoining properties by way of visual impacts as discussed in the assessment against clause 10.4.2</i></p>
<p><b>Issue 3</b>  <b>Overlooking concerns.</b></p>

*Response 3*

*The proposal meets the relevant acceptable solutions in clause 10.4.6. The proposed balcony at the first level is setback at least 3m from the side boundaries. The windows to the northwest and northeast are setback at least 3m from the other sites. The ground floor windows facing the northwest and northeast side boundaries are associated with rooms with a finished floor level under 1m from natural ground level.*

**Issue 4**

**The proposal has nine parking spaces.**

*Response 4*

*The proposal meets the performance criteria for parking numbers as set out in E6.5.1. The development requires seven parking spaces through an acceptable solution, but the proposal has six parking spaces including one visitor parking space.*

## **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. DA0158-2022 - 28 Stanley Street, Summerhill - Planning Scheme Assessment - 30 June 2022 [9.3.1 - 10 pages]
2. DA0158-2022 - Plans to be Endorsed - 28 Stanley Street, Summerhill - 30 June 2022 [9.3.2 - 15 pages]
3. DA0158-2022 - TasWater SPAN - 28 Stanley Street, Summerhill - 30 June 2022 [9.3.3 - 2 pages]
4. DA0158-2022 - Representations - 28 Stanley Street, Summerhill - 30 June 2022 [9.3.4 - 3 pages]

## 10. ANNOUNCEMENTS BY THE MAYOR

### 10.1 Mayor's Announcements

FILE NO: SF2375

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#### Thursday 16 June 2022

- Officiated at the *Sustainable Business* event
- Attended the farewell cocktail party for John Kirwan

#### Friday 17 June 2022

- Attended the *Circa's Peepshow* at the Princess Theatre

#### Sunday 19 June 2022

- Attended the *Boer War Memorial Service* in City Park

#### Wednesday 22 June 2022

- Provided a Welcome at the *Active Inclusion Sports Inclusion Day* at Elphin Sports Centre

#### Friday 24 June 2022

- Officiated at the *Friends of the Library 30<sup>th</sup> Anniversary* in the Launceston Library
- Attended the *Shannons Rally Launceston* show and dinner

#### Saturday 25 June 2022

- Attended the *South Launceston Rotary Club* change over dinner

#### Tuesday 28 June 2022

- Officiated at the *Launceston Probus Club's* monthly gathering

#### Wednesday 29 June 2022

- Officiated at the *Community Recognition Awards* for the City of Launceston
-

## **11. COUNCILLORS' REPORTS**

*(This item provides an opportunity for Councillors to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended).*

## **12. QUESTIONS BY COUNCILLORS**

### **12.1 Councillors' Questions on Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 30*

*(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).*

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

### **12.2 Councillors' Questions Without Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 29*

*(Questions Without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting).*



## **13. COMMITTEE REPORTS**

### **13.1 Tender Review Committee Meeting - 9 June 2022**

**FILE NO:** SF0100/CD.015/2022

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

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

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#### **DECISION STATEMENT:**

To receive a report from the Tender Review Committee.

#### **RECOMMENDATION:**

That Council receives the report from the Tender Review Committee Meeting held on 9 June 2022.

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#### **REPORT:**

The Tender Review Committee met on 9 June 2022 and considered the following:

That the tenderers listed for each schedule below be selected and registered for the Asphalt Placement Periodic Contract July 2022 - June 2025, Contract No. CD.0125/2022:

##### Section A - Roads

1. Fulton Hogan
2. Crossroads Civil Contracting
3. Northseal

##### Section B - Footpaths

1. Deray Contractors
2. Northseal
3. Crossroads Civil Contracting

be accepted.

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### **ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

Not considered relevant to this report.

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**STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Corporate Strategic Plan 2014 - 2024*

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

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

Focus Areas:

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

## **13.2 Council Committee - Petition to Amend Sealed Plans - 16325 and 19533 - 304 and 308 Penquite Road, Norwood - 21 April and 9 June 2022**

**FILE NO:** 11250

**AUTHOR:** Leanne Purchase (Manager Governance)

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

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### **DECISION STATEMENT:**

To receive a report from the Committee convened to deal with a petition to amend sealed plans 16325 and 19533 - 304 and 308 Penquite Road, Norwood.

### **RELEVANT LEGISLATION:**

*Local Government (Building and Miscellaneous Provisions) Act 1993 (Tas)*

### **RECOMMENDATION:**

That Council, in relation to the petition to amend Sealed Plans 16325 and 19533 - 304 and 308 Penquite Road, Norwood, notes:

1. the Council Committee convened in relation to the above met on 21 April 2022 for the purposes of the hearing and then on 9 June 2022 to make a decision.
2. on 9 June 2022, pursuant to the delegation of Council made on 23 March 2022 and section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993 (Tas)*, the Council Committee refused to exercise the discretion to cause the amendments to be made, as sought by the Petition to Amend Sealed Plan Numbers 16325 and 19533, 304 and 308 Penquite Road, Norwood (Petition) on the basis of the following reasons:
  - (a) the covenants sought to be removed from Sealed Plan Numbers 16325 and 19533 confer proprietary rights in favour of third parties who were representors at the Meeting;
  - (b) representors objected to the removal of the relevant restrictive covenants on the basis that:
    - (i) properties benefiting from and restricted by the covenants were purchased with notice;
    - (ii) the covenants continue to provide proprietary rights holders with value, in terms of monetary value and amenity; and
    - (iii) the covenants and associated rights had not been abandoned;

- (c) the evidence provided by the petitioner, in the form of the Petition itself and the submissions made by Peter Woolston and the petitioner's representative, Irene Duckett:
  - (i) fails to address how the removal of the restrictive covenants to facilitate the proposed development will not constitute an unreasonable detriment to the rights holders; and
  - (ii) provides an insufficient basis upon which to exercise discretion in favour of causing the amendments to be made.

3. The amendments sought by the Petition will not be made.

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#### **REPORT:**

Under the provisions of section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas), a Council Committee Hearing Meeting was held on 21 April 2022 in relation to the petition to amend Sealed Plans 16325 and 19533 - 304 and 308 Penquite Road, Norwood.

The representations made at the Council Committee Hearing are minuted in Attachment 1.

The Committee did not make a determinative decision on 21 April 2022. Accordingly, the Committee reconvened on 9 June 2022 to correct this. The decision made by the Committee on 9 June 2022 is minuted in Attachment 2.

#### **RISK IMPLICATIONS:**

As this is an item for noting by the Council, risk implications are not considered relevant to this report.

#### **ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

As this is an item for noting by the Council, economic, environmental and social impacts are 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.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

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**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

1. Committee Minutes - 21 April 2022 - 30 June 2022 [**13.2.1** - 16 pages]
2. Committee Minutes - 9 June 2022 - 30 June 2022 [**9.3.2** - 4 pages]

## 14. INFRASTRUCTURE AND ASSETS NETWORK

### 14.1 Proposed Street Name - Barbara Close, West Launceston

**FILE NO:** DA0760/2020/SF0621

**AUTHOR:** Jaclyn Galea (Infrastructure Development Officer)

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

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#### **DECISION STATEMENT:**

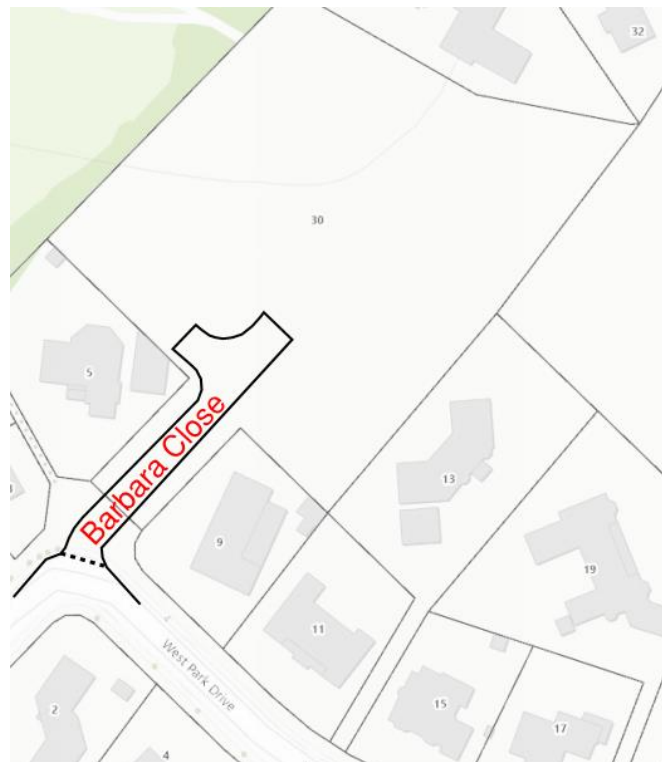
To consider approval for a new street name Barbara Close, West Launceston for the new residential street constructed between 5 and 9 West Park Drive, West Launceston.

#### **RELEVANT LEGISLATION:**

*Local Government (Highways) Act 1982*  
*Survey Co-ordination Act 1944*

#### **RECOMMENDATION:**

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and section 20E of the *Survey Co-ordination Act 1944*, approves the name Barbara Close, West Launceston for the newly created cul-de-sac:



**REPORT:**

The proposed street name, Barbara Close, West Launceston, has been provided by the developer. The justification for the proposed name of Barbara is that Barbara is the name of the developer's mother.

There are no instances of the name Barbara being used in the north of Tasmania for any streets or roads recorded in the State-wide database administered by the State Government.

**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 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 Proposed Street Name - Tasha Street, Youngtown

**FILE NO:** DA0222/2016/SF0621

**AUTHOR:** Jaclyn Galea (Infrastructure Development Officer)

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

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### DECISION STATEMENT:

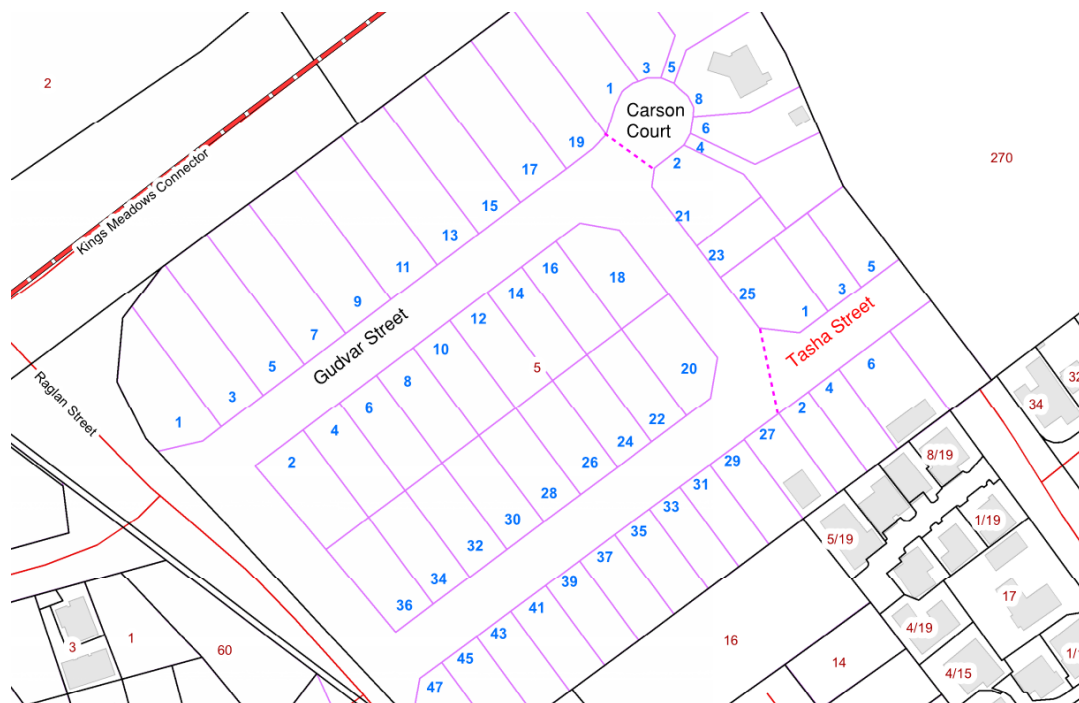
To consider approval for a new street name, Tasha Street, Youngtown for the new residential street constructed off Gudvar Street.

### RELEVANT LEGISLATION:

*Local Government (Highways) Act 1982*  
*Survey Co-ordination Act 1944*

### RECOMMENDATION:

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and section 20E of the *Survey Co-ordination Act 1944*, approves the name Tasha Street for a new residential street resulting from a subdivision located at 5 Dundas Street, Youngtown:





**REPORT:**

No justification has been provided by the developer for the name Tasha Street, Youngtown.

There are no instances of the name Tasha being used in Tasmania for any streets or roads as recorded in the State-wide database administered by the State Government.

**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 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

## 15. ORGANISATIONAL SERVICES NETWORK

### 15.1 2021/2022 Budget - Budget Amendments

**FILE NO:** SF6817/SF7334

**AUTHOR:** Nathan Williams (Manager Finance)

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

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#### **DECISION STATEMENT:**

For Council to:

1. consider changes to the Council's 2021/2022 Statutory Estimates.

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

2. consider adjustments made during 1 - 31 May 2022 by the Chief Executive Officer to the 2021/2022 Budget.

#### **RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

#### **RECOMMENDATION:**

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993 (Tas)* and by an absolute majority, approves the following changes to the 2021/2022 Statutory Estimates:
    - (a) Expenses
      - i. the net decrease in operations expenditure of \$175,359.00.
    - (b) Capital Works Expenditure
      - i. the increase in the Council's funded expenditure of \$175,359.00.
  2. notes that amendments from Recommendation 1. result in:
    - (a) the operating surplus being amended to \$17,784,394 (including capital grants of \$24,819,194) for 2021/2022.
    - (b) the capital budget being increased to \$47,986,366 for 2021/2022.
  3. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2021/2022 budget for the period 1 - 31 May 2022.
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## REPORT:

### 1. Budget Amendments

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

	<b>Operations \$'000</b>	<b>Capital \$'000</b>
<b>Statutory Budget as 01/07/2021</b>	(5,371)	24,831
Adjustments Approved by Council to 30/04/2022	22,980	22,980
Balance Previously Advised as at 30/04/2022	<u>17,609</u>	<u>47,811</u>
<b>Amendments</b>		
Additional Council Funds	0	0
Capital to Operations	(73)	(73)
Operations to Capital	248	248
External Funds	0	0
External Funds Not Received	0	0
<b>Statutory Budget as at 31/05/2022</b>	<u><b>17,784</b></u>	<u><b>47,986</b></u>
Deduct Capital Grants and Contributions	<u>(24,819)</u>	
<b>Underlying Operating Budget Surplus/(Deficit)</b>	<u><b>(7,035)</b></u>	

The table summarises all other Budget Agenda Items and includes reconciliations of the budgeted operating result and capital expenditure.

Details of the amendments are as follows:

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

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23718	Flood Defence Infrastructure Works	\$160,000.00	\$25,949.00	\$0.00	\$134,051.00
OP25129	OPM2022 Flood Capital to Operations	\$0.00	\$0.00	\$25,949.00	\$25,949.00
	<b>TOTALS</b>	<b>\$160,000.00</b>	<b>\$25,949.00</b>	<b>\$25,949.00</b>	<b>\$160,000.00</b>

#### The project scope of works:

Work undertaken on project CP23718 Flood Defence Infrastructure Works does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised the actuals have been moved to the operations area and the matching budget amount is required to be transferred to operations project OPM25129 Flood Capital to Operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24250	Glenwood Road Safety Improvements	\$140,490.00	\$47,186.00	\$0.00	\$93,304.00
OP25063	OPM2022 Roads Transfers from Capital	\$79,456.00	\$0.00	\$47,186.00	\$126,642.00
	<b>TOTALS</b>	<b>\$219,946.00</b>	<b>\$47,186.00</b>	<b>\$47,186.00</b>	<b>\$219,946.00</b>

**The project scope of works:**

Work undertaken on project CP24250 Glenwood Road Safety Improvements does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised the actuals have been moved to the operations area and the matching budget amount is required to be transferred to operations project OPM2022 Roads Transfers from Capital.

Capital to Operations	Operations	Capital
Flood Defence Infrastructure Works	\$25,949.00	(\$25,949.00)
Glenwood Road Safety Improvements	\$47,186.00	(\$47,186.00)
<b>TOTAL</b>	<b>\$73,135.00</b>	<b>(\$73,135.00)</b>

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

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP22703	Invermay Levee Interface Emergency Works Sediment Management	\$338,180.00	\$111,765.00	\$0.00	\$226,415.00
CP24342	Invermay Levee Interface Emergency Works	\$0.00	\$0.00	\$111,765.00	\$111,765.00
OP22532	Invermay Levee Interface Emergency Works Stormwater Management	\$451,190.00	\$70,000.00	\$0.00	\$381,190.00
CP24364	Corin Street Stormwater Main	\$0.00	\$0.00	\$30,000.00	\$30,000.00
CP24365	Ellison Street Stormwater Main Renewal	\$0.00	\$0.00	\$40,000.00	\$40,000.00
	<b>TOTALS</b>	<b>\$789,370.00</b>	<b>\$181,765.00</b>	<b>\$181,765.00</b>	<b>\$789,370.00</b>

**The project scope of works:**

A significant risk was found beneath the Invermay Levee and required immediate rectification. The work was carried out on unfunded project CP24342 Invermay Levee Interface Emergency Works. Due to this unexpected work, budget reallocation from OPS22703 Invermay Levee Interface Emergency Works Sediment Management is required.

Projects CP24364 Corin Street Stormwater Mains and CP24365 Ellison Street Stormwater Main Renewal have been identified as capital works and re-allocation of budget from OPS22532 Invermay Levee Interface Emergency Works Stormwater Management into these two new projects is needed to allow for the creation of assets which meet the Council's capitalisation requirements under the Capitalisation Framework Document.

<b>Project Number</b>	<b>Project Description</b>	<b>Current Approved Amount</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>New Budget</b>
OP22858	Road Services Bridge and Road Maintenance	\$2,818,860.00	\$59,465.00	\$0.00	\$2,759,395.00
CP24366	Mechanical Workshop - Six Lifts	\$0.00	\$0.00	\$59,465.00	\$59,465.00
	<b>TOTALS</b>	<b>\$2,818,860.00</b>	<b>\$59,465.00</b>	<b>\$59,465.00</b>	<b>\$2,818,860.00</b>

**The project scope of works:**

This is for a transfer of funds from the roads operational project Roads Services Bridge and Road Maintenance to a capital number for the purchase of six x 6.2t Wireless Column Lifts for the workshop plus one set off frame-engaging lifting kits. The current lifts within the workshop have come to the end of their 10-year life where a major rebuild is required for each tower. Ongoing issues with these towers were highlighted on the last hoist inspection certificate. A major rebuild could exceed the cost of replacement as indicated when serviced. A quote has been received for \$59,465 exc GST for the supply, installation and certification of the new items.

<b>Project Number</b>	<b>Project Description</b>	<b>Current Approved Amount</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>New Budget</b>
OP40106	Planetarium Operations	\$7,500.00	\$3,634.00	\$0.00	\$3,866.00
CP24367	Planetarium Zeiss Projector Lift	\$0.00	\$0.00	\$3,634.00	\$3,634.00
OP49786	Maintenance Art Gallery	\$52,806.00	\$3,630.00	0.00	\$49,176.00
CP24368	QVMAG Glass Carrying Trolley	\$0.00	\$0.00	\$3,630.00	\$3,630.00
	<b>TOTALS</b>	<b>\$60,306.00</b>	<b>\$7,264.00</b>	<b>\$7,264.00</b>	<b>\$60,306.00</b>

**The project scope of works:**

Two items of equipment have been recently purchased for addressing work health and safety issues. These items meet the City of Launceston's capitalisation thresholds and, therefore, need to be costed to capital projects. This amendment allocates budget to these capital projects from identified areas of available funding within the museum budgets.

<b>Operations to Capital</b>	<b>Operations</b>	<b>Capital</b>
Invermay Levee Interface Emergency Works	(\$111,765.00)	\$111,765.00
Corin Street Stormwater Main	(\$30,000.00)	\$30,000.00
Ellison Street Stormwater Main Renewal	(\$40,000.00)	\$40,000.00
Mechanical Workshop - Six x Lifts	(\$59,465.00)	\$59,465.00
Planetarium Zeiss Projector Lift	(\$3,634.00)	\$3,634.00
QVMAG Glass Carrying Trolley	(\$3,630.00)	\$3,630.00
<b>TOTAL</b>	<b>(\$248,494.00)</b>	<b>\$248,494.00</b>

**1(c) The following items need to be reallocated between Capital projects but do not alter the operating surplus:**

<b>Project Number</b>	<b>Project Description</b>	<b>Current Approved Amount</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>New Budget</b>
CP24128	Town Hall and Annexe Refurbishment 21/22	\$1,152,845.00	\$543,000.00	\$0.00	\$609,845.00
CP24231	End of Trip Facilities	\$0.00	\$0.00	\$543,000.00	\$543,000.00
	<b>TOTALS</b>	<b>\$1,152,845.00</b>	<b>\$543,000.00</b>	<b>\$543,000.00</b>	<b>\$1,152,845.00</b>

**The project scope of works:**

The End of Trip Facilities project is to be funded from the Town Hall and Annexe Refurbishment project budget. This budget transfer allows for the current cost estimate for the works to be undertaken and includes approximately 10% to cover additional costs associated with permits and internal project management.

**2. Chief Executive Officer's Report on Adjustments**

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

<b>Project Number</b>	<b>Project Description</b>	<b>Budget Before This Adjustment</b>	<b>Adjustment</b>	<b>Revised Budget</b>	<b>Type of Change</b>
CP24305	City Wide Play Space Equipment 2021/2022	\$45,000.00	(\$40,192.00)	\$4,808.00	Decrease
CP24309	Parks Footpath Reseal Program 2021/2022	\$50,000.00	(\$9,808.00)	\$40,192.00	Decrease

Project Number	Project Description	Budget Before This Adjustment	Adjustment	Revised Budget	Type of Change
CP24369	Coronation Park Basketball Half Court	\$0.00	\$50,000.00	\$50,000.00	Increase
CP24370	QVMAG Showcase Cabinet	\$0.00	\$25,000.00	\$25,000.00	Increase
CP24098	QVMAG Roof Replacement Royal Park	\$650,000.00	(\$25,000)	\$625,000.00	Decrease
	<b>TOTALS</b>	<b>\$745,000.00</b>	<b>\$0.00</b>	<b>\$745,000.00</b>	

The following capital project adjustments have occurred in the period 1 - 31 May 2022:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24305	City Wide Play Space Equipment 2021/2022	\$45,000.00	\$40,192.00	\$0.00	\$4,808.00
CP24309	Parks Footpath Reseal Program 2021/2022	\$50,000.00	\$9,808.00	\$0.00	\$40,192.00
CP24369	Coronation Park Basketball Half Court	\$0.00	\$0.00	\$50,000.00	\$50,000.00
	<b>TOTALS</b>	<b>\$95,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$95,000.00</b>

**The project scope of works:**

A project for the construction of a community half basketball court has been identified through community consultation and development of the Coronation Park passive recreation design (2018/2019). Budget to be transferred from City Wide Play Space and Parks Footpath Reseal programs to fund this project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24370	QVMAG Showcase Cabinet	\$0.00	\$0.00	\$25,000.00	\$25,000.00
CP24098	QVMAG Roof Replacement Royal Park	\$650,000.00	\$25,000.00	\$0.00	\$625,000.00
	<b>TOTALS</b>	<b>\$650,000.00</b>	<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$650,000.00</b>

**The project scope of works:**

A space within Town Hall has been identified as an opportunity to better promote the QVMAG, by the display of collection materials. This budget amendment is to transfer funds across to a capital project to fund the purchase of cabinets for this display purpose. Funds are to be sourced from the QVMAG Roof Replacement Project at Royal Park as work is now complete and the total project has come in under budget.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Corporate Strategic Plan 2014 - 2024*

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

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

Focus Areas:

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

**BUDGET AND FINANCIAL ASPECTS:**

As per the report.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

Nil



## 15.2 Fees and Charges - 2022/2023

**FILE NO:** SF2968

**AUTHOR:** Nathan Williams (Manager Finance)

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

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### DECISION STATEMENT:

To consider amendments to the Council's fees for the 2022/2023 financial year, adopted on 21 April 2022 in accordance with the requirements of the *Local Government Act 1993* (Tas).

### STATUTORY REQUIREMENTS:

*Local Government Act 1993 (Tas)*

### PREVIOUS COUNCIL CONSIDERATION:

Council - 21 April 2022 - Agenda Item 14.2 - Fees and Charges - 2022/2023

Workshop - 17 March 2022 - 2022/2023 Annual Plan and Budget

Workshop - 31 March 2022 - Follow Up Budget Discussion

### RECOMMENDATION:

That Council, pursuant to section 205 of the *Local Government Act 1993 (Tas)*, amends the fees as detailed below for the financial year ending 30 June 2023. All other fees remain as per the decision of Council at its 21 April 2022 Meeting.

Change to Original Fees and Charges	Fee	GST Status	2022/2023 Fee
	<b><i>Myrtle Park</i></b>		
Add Fee	Camp Site With Firepit <i>(maximum two adults)</i>	Taxable	25.00
Add Fee	Camp Site Without Firepit <i>(maximum two adults)</i>	Taxable	20.00
Add Fee	Extra Adult <i>(after maximum of two per site)</i>	Taxable	5.00
	<b><i>Dog Registrations</i></b>		
Remove Fee - Redundant	Purebred dog with papers with microchip - paid on or before 1 July	GST Exempt (Div 81)	0.00
Remove Fee - Redundant	Purebred kept for breeding - greyhound or working dog with microchip - paid on or before 1 July	GST Exempt (Div 81)	0.00

<b>Change to Original Fees and Charges</b>	<b>Fee</b>	<b>GST Status</b>	<b>2022/2023 Fee</b>
Remove Fee - Redundant	Dangerous dog (guard) with microchip - paid on or before 1 July	GST Exempt (Div 81)	0.00
Remove Fee - redundant	Tasmanian Canine Association registered with microchip - paid on or before July 1	GST Exempt (Div 81)	0.00
<b><i>Creative Arts and Cultural Services</i></b>			
Add Fee	Education guided tours - adult <i>(10 students minimum charge)</i>	GST Free	6.00
Amend Fee - change from \$7.50 to \$5.50- remove reference to <i>per child</i> and <i>materials</i> .	Workshop Sessions	GST Free	5.50
Amend Wording - remove reference to <i>per adult</i> and <i>materials</i> .	Workshop Sessions	GST Free	10.00
<b><i>Community Relations</i></b>			
Add Fee	Busking Permit - per annum	GST Free	20.00
<b><i>Banner Booking Fees</i></b>			
Add Fee	<i>Group 1: Charles Street and Kingsway</i> Paterson Street to York Street (8) and Kingsway (4) - 12 single or double sided - Specification A	Taxable	462.00
Add Fee	<i>Group 2: Paterson Street</i> Charles Street to George Street - 12 single or double sided - Specification A	Taxable	462.00
Add Fee	<i>Group 3: York Street</i> Charles Street to George Street - 10 single or double sided - Specification A	Taxable	385.00

## REPORT:

### ***Myrtle Park***

The previous flat fee of \$20 per night has been updated to allow for greater flexibility. This pricing structure has been developed in discussion with the on-site operators of Myrtle Park.

### ***Dog Registrations***

The Council no longer offers these registration options, hence the \$0.00 cost, therefore, it is recommended to remove from the approved listing.

### ***Creative Arts and Cultural Services***

Changes to Workshop Sessions will allow flexibility based on the length and complexity of each workshop with the fee charged able to be \$5.50 or \$10.00 depending on each individual workshop.

### ***Community Relations***

The Council has recently taken over management of busking and installation of street banners from Cityprom and therefore, needs to introduce the relevant fees.

### **RISK IMPLICATIONS:**

The Council ensures all fees and charges are in accordance with the *Local Government Act 1993* (Tas) and any other relevant legislation.

### **ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

The net economic impact to the community is considered to be marginal. The effect on household budgets has the potential to have some impact, but this is considered to be marginal given the spread of the impact of increased fees across the broader community.

### **STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Corporate Strategic Plan 2014 - 2024*

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

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

Focus Areas:

1. To provide for the health, safety and welfare of the community.
2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

### **BUDGET AND FINANCIAL IMPLICATIONS:**

As per the report.

### **DISCLOSURE OF INTERESTS:**

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

### **ATTACHMENTS:**

Nil

## 16. CREATIVE ARTS AND CULTURAL SERVICES NETWORK

### 16.1 Queen Victoria Museum and Art Gallery Futures Plan and Queen Victoria Museum and Art Gallery Interim Brand

**FILE NO:** SF5784

**GENERAL MANAGER:** Shane Fitzgerald (Creative Arts and Cultural Services Network)

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#### **DECISION STATEMENT:**

To consider the endorsement of the *Queen Victoria Museum and Art Gallery Futures Plan* and the Queen Victoria Museum and Art Gallery Interim Brand.

#### **PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 20 August 2020 - *The QVMAG Futures Plan - A Paradigm Shift*

Workshop - 1 April 2021 - *QVMAG Futures Plan*

*Workshop - 23 June 2022 - Queen Victoria Museum and Art Gallery Futures Plan and Queen Victoria Museum and Art Gallery Interim Branding*

#### **RECOMMENDATION:**

That Council:

1. endorses the *Queen Victoria Museum and Art Gallery Futures Plan* (ECM Doc Set ID 4738858) (Attachment 1).
  2. commits to the Recommendations outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*, namely:
    - (a) Queen Victoria Museum and Art Gallery governance arrangements will transition to a Company Limited by Guarantee, and that:
      1. the Council retains ownership of the Queen Victoria Museum and Art Gallery Collection and all building assets;
      2. an interim transitional Board is established; and
      3. a governance framework review is commenced which outlines the pathway of transition.
    - (b) agrees to actively lobby the State Government in the increase of State funding in the operational funding of Queen Victoria Museum and Art Gallery as outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*.
    - (c) agrees to work with the State Government, public and private sectors in the establishment and realisation of the Queen Victoria Museum and Art Gallery Futures Fund.
    - (d) supports Queen Victoria Museum and Art Gallery in the generation of own-source revenue.
    - (e) that Queen Victoria Museum and Art Gallery establishes and implements an advancement strategy.
-

- (f) that Queen Victoria Museum and Art Gallery establishes and implements a commercial strategy.
  - (g) that Queen Victoria Museum and Art Gallery develops and implements the Organisational Strategic Development Program.
  - (h) that Queen Victoria Museum and Art Gallery develops and implements the Queen Victoria Museum and Art Gallery brand and *marcomms* strategy.
  - (i) that Council will support Queen Victoria Museum and Art Gallery in achieving increased activation outcomes as identified in the *Queen Victoria Museum and Art Gallery Futures Plan*.
  - (j) that Council will support Queen Victoria Museum and Art Gallery in achieving increased accessibility of the institution as outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*.
  - (k) that Council will support support, prioritise and lobby the infrastructure initiatives outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*, recognising that such support is provided in principle and dependent upon stakeholder partnerships (operational and capital funding) from State and Federal Government partners and public and private sectors, for:
    - 1. the delivery of the Royal Park expansion project as outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*;
    - 2. the establishment of the Centre for Aboriginal Science and Education at the Royal Park facility as outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*;
    - 3. the design and development of the Queen Victoria Museum and Art Gallery Collections Discovery Centre as outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*; and
    - 4. the design and development of the community/cultural/creative/education precinct at Inveresk, as outlined in the *Queen Victoria Museum and Art Gallery Futures Plan*.
3. endorses the implementation of the Queen Victoria Museum and Art Gallery Interim Brand.
- 

## **REPORT:**

### Introduction

Owned and operated by the City of Launceston (CoL), the Queen Victoria Museum and Art Gallery (QVMAG) is the single largest cultural institution situated in regional Australia and services communities across Northern Tasmania, Tasmania generally, Australia and abroad. Although recognised as a regional institution, which forms part of an established cultural regional network, the scope and value of its collections, currently valued in excess of \$203m, position it comparably to State and Territory owned collecting museums from across Australia, such as the:

- Tasmanian Museum and Art Gallery - \$408m
  - South Australian Museum - \$294m
  - Art Gallery of Western Australia - \$326m
-

Presently, QVMAG occupies two historic sites in Launceston which are connected by the North Esk River and within walking distance of one another. These sites include the original purpose-built museum building at Royal Park and the former railway station and rail yards at Inveresk. Pre-COVID-19, the institution generally received annual visitation ranging between 125,000 - 140,000 visitors, who contributed total annual spending in the region estimated at \$44m.

Annually, QVMAG also provides a significant educational contribution to the region with 30% of education bookings coming from beyond the greater Launceston area. The CoL is responsible for all operational aspects of QVMAG including budgets, financial performance and the employment of staff. This currently equates to a cost of around \$7.65m per year. The State Government provides an endowment annually of around \$1.5m, which equates to 20% of the operational funding.

QVMAG is a significant cultural asset in many respects, but is also unique in that it is the largest regional museum and art gallery in Australia operating in the smallest State in Australia alongside a substantial State Government-owned museum and art gallery - the Tasmanian Museum and Art Gallery.

The governance of QVMAG is also unique in the fact that it is one of the only large museum and art galleries in the country led by a local government council rather than a skills-based board. With an annual budget of around \$115m, it is untenable for the CoL to continue owning and substantially funding such a large regional museum and gallery in its own right.

This reality is exacerbated by the need to fund future upgrades to QVMAG, in order to position it as a dynamic and relevant institution with a vital role to play in delivering positive outcomes for the people of northern Tasmania and beyond.

When compared with other similar sized entities from across Australia, it is clear that QVMAG is underfunded and is underperforming in a number of key performance areas, with visitation and, as a result, own-source revenue being the most significant. Simply put, QVMAG is not currently generating sufficient visitors for the investment being made by Launceston ratepayers, and this is not likely to change without investment and redevelopment.

The CoL provides a wide range of services that are essential to the Launceston community's quality of life and as a result is responsible for the acquisition, operation, maintenance, renewal and disposal of an extensive range of physical assets with a total replacement value of \$2.03b. If the region is to be sustainable and innovative and able to compete on the national stage for residents, investors and visitors then it is critical that there is a focal point for this activity. However, it is clear that Launceston is at a financial disadvantage relative to other regional centres as a result of being the major service centre for Northern Tasmania and the leading role it plays in the region. Launceston provides the critical social infrastructure (schools, hospitals, sport, recreation and entertainment) that enhance the regional lifestyle. This includes regional assets such as: QVMAG, Princess Theatre, Launceston Leisure and Aquatic Centre, Cataract Gorge, Launceston CBD and the like.

While people may choose to live or work in another municipal area, Launceston's urban infrastructure supports their ability to live in the region and provides access to both facilities of a national standard and a wide range of lifestyle choices. This creates a situation whereby the CoL is providing a substantial number of assets to service the northern region of approximately 140,000 people, yet these assets are funded predominantly by the CoL rate base of 68,007 people, or around 31,000 rateable properties.

Clearly, Launceston is currently providing and maintaining regional level infrastructure, which is utilised by the many residents from surrounding local government areas (the spillover effect) with these surrounding local government entities not required to support the provision of these services. In fact, the Council contends that the costs borne by CoL ratepayers and avoided by the residents of other municipal areas are in excess of \$4.2m annually. The Recreational and Cultural Services portfolio (including the Launceston Leisure and Aquatic Centre, UTAS Stadium and QVMAG) is the CoL's largest operating cost centre. The Council's expenditure in this area is significantly higher than the Tasmanian council average.

The review has identified a number of key challenges, risks and opportunities facing QVMAG and the CoL that need to be met with imagination, bold action, scaled commitment, investment and long-term vision. In response, the *Queen Victoria Museum and Art Gallery Futures Plan* addresses these challenges and presents a number of considered and innovative Key Directions that will inform and define the future strategic, performance and infrastructure developments which are required to support and enhance QVMAG as a sustainable, dynamic and accessible cultural and economic driver for Launceston and which supports the CoL in developing a sustainable and considered strategic pathway in this realisation.

### QVMAG Interim Brand

Forming part of the strategic development focus of the institution, and in response to the broad feedback received through the community and sector consultation survey, the proposed QVMAG Interim Brand presents a refined and subtle, yet distinctive and elegant, modernisation and transition of the QVMAG brand.

The graphical elements incorporated within the brand allow for flexibility of application, whilst concurrently establishing a defining style that is immediately synonymous with the institution. With consideration of potential cost impacts attributed to brand renewal, the Interim Brand has been developed to allow for an extremely cost effective and phased implementation across all collateral and as such allows for scalable market placement.

The subtle shift in the presentation of the brand reinforces awareness with existing audiences, serving to maintain existing cut-through and brand recognition. The QVMAG Interim Brand is considered transitional, allowing for the institution to monitor and review performance prior to the Audience Segmentation Review planned for completion at the close of 2022.

### **RISK IMPLICATIONS:**

Not considered relevant to this report.

## **ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

Whilst this decision in itself will not have any economic impact, it would provide an opportunity which, if realised in the future, would substantially increase the QVMAG's economic impact in Northern Tasmania. There is a substantial opportunity for the QVMAG to act to increase visitation and diversity its offerings, which would have substantial flow-on effects for the northern economy.

Socially, and in order to achieve our community's vision as laid out in the CoL's *Greater Launceston Plan*:

*Sustainable prosperity for greater Launceston will be achieved by consolidating and building nationally and internationally recognised strategic advantages for the region through a focus on creativity and innovation, maintaining exceptional environmental and liveability qualities and ensuring a diverse, connected and inclusive region.*

it is widely accepted that harnessing and investing in the cultural identity of the City will facilitate the necessary foundations for creative activity, international attention, growth and economic prosperity, all centered around the individual offering of Launceston's cultural point of difference.

Launceston, whilst being significantly unique in its geographic location and environmental diversity, lacks the necessary tangible (built) elements to realise and capture its rich cultural diversity. Without an investment in culture, Launceston will fail to capitalise on all the existing attributes that would see it mature into a city of creation, innovation and as an internationally unique destination.

QVMAG is demonstrably the leading cultural destination in Northern Tasmania and is an inextricable, but often underestimated, part of the region's innovation effort. As a storehouse of cultural memory, innovative educator, provision of unique sites of multi-disciplinary research and a powerhouse of design and innovation, QVMAG's impact extends far beyond the arts and information services portfolios within which it is sited. The core strength of QVMAG lies in the vast and deep collections which traverse all subject areas and media. These collections represent the past knowledge of Launceston and the surrounding region, the natural world within which we live and contemporary arts practice, intersecting with the local community, Tasmania, Australia and the world, providing both critical historic reference points and springboards to new ideas.

Launceston, like many cities, recognises the impact that a strong cultural base has on the region's economy, particularly in terms of tourism and regional identity. The creative and cultural industries are a significant platform on which Launceston can position and brand itself, amalgamating cultural identity, social development, and economic growth. Launceston competes, not just nationally but internationally, for talent, attention and revenue. Maximising the potential of creative production requires harnessing the opportunities that are generated in the interaction between arts, creativity, culture and the marketplace. Encouraging the creative industries is one of the most powerful means of enhancing the City's identity and distinctiveness, while simultaneously creating employment and generating social capital.



The future development of QVMAG would provide a strategic and supported platform upon which Launceston could harness and support the creative sector whilst building on its strengths as a destination city by better utilising the creative industries to attract people to visit, live and work, providing a positive social and economic return for the region.

Such activation by QVMAG as the region's major cultural institution will increase social capital in the local community through:

- enhancing a change in residents' sense of place of their city;
- defining local identity;
- integrating Aboriginal heritage into our collective identity.

## **STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Corporate Strategic Plan 2014 - 2024*

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

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

Focus Areas:

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

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

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

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.
2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.

*City of Launceston Cultural Strategy 2020 - 2030*

Strategic Focus Area 1: Value and respect Aboriginal culture

Strategic Focus Area 2: Realise the potential of our cultural places and assets

Strategic Focus Area 3: Foster creative practice

Strategic Focus Area 4: Reveal our cultural stories

Strategic Focus Area 5: Build and extend partnerships

## **BUDGET AND FINANCIAL IMPLICATIONS:**

If Council determines to proceed with the Recommendation contained in this report, the budget implications will be dealt with by future annual plan and budgets and/or a budget amendment process if necessary.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

1. QVMAG Futures Plan - 30 June 2022 [**16.1.1** - 89 pages]

## 17. CHIEF EXECUTIVE OFFICER NETWORK

### 17.1 UNESCO City of Gastronomy Funding Request

FILE NO: SF7420

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

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#### DECISION STATEMENT:

To consider a request for funding to be provided for the 2022/2023 financial year for the UNESCO City of Gastronomy program.

#### PREVIOUS COUNCIL CONSIDERATION:

Council - 20 May 2021 - Agenda Item 19.2 - UNESCO Creative City of Gastronomy Bid

#### RECOMMENDATION:

That Council approves the request for financial support of \$25,000 for the UNESCO City of Gastronomy program in 2022/2023.

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#### REPORT:

##### Introduction

The UNESCO Creative Cities Network (UCCN) was created in 2004 to promote cooperation with, and among, cities that have identified creativity as a strategic factor for sustainable urban development. The cities that make up this network work together towards a common objective: *placing creativity and cultural industries at the heart of their development plans at the local level and cooperating actively at the international level.* The network recognises seven areas of creativity, one of which is gastronomy.

UNESCO takes a broad definition of gastronomy to include all stages of the food supply chain but with a focus on utilising the region's unique cultural and creative identity in the area of gastronomy to address issues of economic, social and environmental sustainability. Within the broader Launceston region, food plays a vital role in culture, creativity, social exchange and mental wellbeing.

The production, processing, distribution, preparation and consumption of food contributes significantly to the northern economy, while gastronomic tourism is a vital part of visitor economy. It is with this appreciation that Council considered its support for the bid for Launceston and Northern Tasmania to be designated as a UNESCO Creative City of Gastronomy and, at its Meeting on 20 May 2021, agreed to provide funding support for the bid in the 2021/2022 financial year along with the other Northern Councils.

The Council resolved to:

1. *Approve the request for financial support of \$25,000 for the UNESCO Creative City of Gastronomy program in 2021/2022, subject to the final approval of the City of Launceston 2021/2022 Annual Plan and Budget;*
2. *Agree that the funding for 2021/2022 is provided on the basis of any future funding for the program being dependent upon reporting against a suite of Key Performance Indicators and metrics to be agreed between the applicant and the Council and demonstrating success against the agreed Key Performance Indicators; and*
3. *Endorse the submission of the bid to seek City of Gastronomy designation as part of the UNESCO Creative Cities program.*

In agreeing to support the UNESCO Creative City of Gastronomy bid, the Northern Councils provided the following financial support for the 2021/2022 financial year:

City of Launceston	\$ 25,000.00
Break O'Day	\$ 2,311.53
Dorset	\$ 2,438.72
George Town	\$ 2,568.12
Meander Valley	\$ 7,294.84
Northern Midlands	\$ 4,939.57
West Tamar	\$ 8,848.35
<b>TOTAL</b>	<b>\$ 53,401.13</b>

In November 2021 Launceston and Northern Tasmania was successfully designated as a UNESCO Creative City of Gastronomy and is now one of 49 cities in this important global network.

The Northern Councils have now received a request from the Creative City of Gastronomy team for funding to be provided for the 2022/2023 financial year. The request is to maintain the same level of funding provided in the current financial year, which was detailed earlier. This report considers the funding request against the progress that has been made since the designation was awarded in November 2021 along with actions that are planned for the 2022/2023 financial year and beyond.

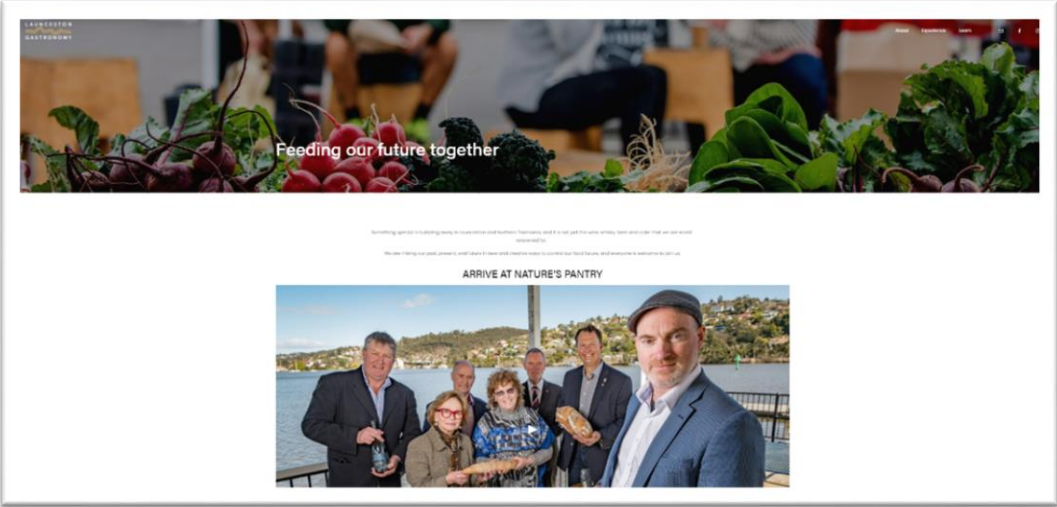
#### **Progress to Date:**

Work commenced on the City of Gastronomy program in November/December 2021 following designation as a UNESCO Creative City of Gastronomy. Please see Attachment 1 for an overview on progress made on Strategic Intents, however, progress has been restricted due to resourcing difficulties which have been experienced over the past six months. Despite these difficulties, a set of key performance Indicators (KPI) were developed for 2021/2022 and progress against these KPIs is outlined in the following table:

<b>KPI - 1</b>	<b>Development, socialisation and release of a four-year Implementation and Action Plan</b>
<i>Progress</i>	<i>The Launceston Gastronomy Strategy which was originally crafted for the bid has been recast to make it fit for purpose and a draft implementation and action plan for 2022/2023 and beyond is included in this report.</i>

<b>KPI - 2</b>	<b>Development and Implementation of a Communication and Stakeholder Engagement Plan</b>
<i>Progress</i>	<p><i>The Communication and Stakeholder Engagement Plan has not been delivered. A costed detailed plan has been included in the 2022/2023 Action Plan. While a Communication and Stakeholder Engagement Plan has not been developed at this stage, the region has received the following benefits through the communication and engagement that has occurred in respect to its designation as a City of Gastronomy:</i></p> <p><u><i>Media Exposure</i></u>  <i>The value of the media exposure received since designation alone provides substantial return on investment from contributions to this initiative. In addition to all of the exposure immediately following the announcement, there has been an ongoing national profile through major features in all of the NewsCorp newspapers and the Australian Financial Review (AFR) (appended separately). Tourism Tasmania has estimated the value of the AFR exposure alone to be approximately \$75,000 in terms of advertising equivalent, but this does not account for the reputational benefits. The initial and ongoing media coverage resulting from the Creative Cities status is enhancing the brand of the City and region.</i></p> <p><u><i>Australia's Top Travel Destination</i></u>  <i>WOTIF, Australia's premier travel website, has listed Launceston as the top travel destination in Australia for 2022, highlighting the recent City of Gastronomy status as one of the key factors and once again linking the City to the surrounding region. This alone will show a return on investment from the bid.</i></p> <p><u><i>Tourism Industry Council of Tasmania's (TICT) Top Tourism Town</i></u>  <i>TICT announced Launceston as their Top Tourism Town of 2022 in June on the back of its heritage, food and wine, fresh produce and so much of what entails a City of Gastronomy. Following this success, Launceston now goes on to vie for Australia's Top Tourism Town. This is a further opportunity to promote Launceston as a City of Gastronomy.</i></p>
<b>KPI - 3</b>	<b>Development and Delivery of Three Pilot Projects</b>
<i>Progress</i>	<p><u><i>agriCULTURED</i></u>  <a href="http://www.agricultured.com.au"><i>www.agricultured.com.au</i></a>, a highly successful annual event developed by Launceston Gastronomy partner organisation VNT to address a gap in the Tasmanian winter events calendar is designed to grow and empower the agrifood and farming sector and celebrate who we are and what we make and grow so well. The inaugural event in August 2021 was sold out before it even started. It drew participants from Launceston to a series of events in the Northern Midlands for three days and this year it is from Launceston to the Meander Valley area to showcase the rural scene in that region. This is set to become one of the signature events for Tasmania, place based, authentic and playing to regional strengths.</p>

<b>KPI - 3</b>	<b>Development and Delivery of Three Pilot Projects</b>
	<p><u><i>Abled Kitchen</i></u>  <i>Abled Kitchen, a collaboration between St Giles, FermenTasmania and Sandy's Sourdough, is providing commercial bakery experiences for the disability sector, helping train high functioning individuals with an intellectual or sensory disability or on the autism spectrum to make them job ready for the baking industry and the success of our pilot program last year and the first of the full program just rolled out this month is exciting. This initiative is helping create a new source of workers for the industry who are loyal, thrive on repetitive tasks and bring such joy into the workplace. Currently a commercial facility is being borrowed for this program. This will be only temporary until the fermentation hub up and running. TasTAFE is now involved and helping work towards micro-credentialing the program.</i></p> <p><u><i>Fermentation Hub</i></u>  <i>FermenTasmania was successful with a Building Better Regions Fund grant bid of \$7.5m to build the Fermentation Hub. Support from Launceston Gastronomy has been invaluable in receiving this successful grant. As part of the UNESCO Creative City of Gastronomy bid, the Fermentation Hub is the signature resource that will allow Northern Tasmania to give back to the Creative Cities Network, helping food regions around the world solve their food system problems and see new opportunities through the transformative properties of fermentation. Signing off on the grant deed just prior to the election announcement means the design and build of the Fermentation Hub is now underway. The fit-out costs have been bolstered by an additional \$3.4m election commitment from the incoming Federal Labor Government. With all going to plan, the aim is to be operational in early 2024.</i></p> <p><u><i>School Lunch Program</i></u>  <i>Julie Dunbabin from the Tasmanian School Canteens Association has a vision to roll out healthy lunch time meals for schools across the State. The pilot program, which ran for three months across three schools in Tasmania, in 2019 was highly successful in terms of increasing attendance, improving behaviour and learning outcomes. The Premier provided the program funding earlier this year in order to roll it out to more schools. Launceston Gastronomy found a sponsor in Kinetic to help roll out the program in two more schools in the Meander Valley area and this has egged us on to start unearthing more to broaden the reach. An essential program at the coalface of how to help address food literacy and understanding how to make nourishing meals will lead not only to great health outcomes but to better learning, both which some suburbs and regions throughout Tasmania need to address.</i></p>
<b>KPI - 4</b>	<b>Development of Metrics and Reporting</b>
<i>Progress</i>	<i>The development of suitable metrics and reporting is still a work in progress. This report represents the most comprehensive summary of progress that has been prepared to date.</i>
<b>KPI - 5</b>	<b>Delivery of Four Systems Workshops</b>
<i>Progress</i>	<i>These workshops have not been progressed, however, they are costed and included in the Action Plan for 2022/2023.</i>

<b>KPI - 6</b>	<b>Development of Website</b>
<i>Progress</i>	<p>A web-site has been developed and is currently active: <a href="#">Launceston Gastronomy-Connecting Northern Tasmania</a></p> 

**Conclusion**

In 2021 all of the Northern Councils agreed to fund the successful bid for Launceston and Northern Tasmania to be designated as a UNESCO Creative City of Gastronomy for the 2021/2022 financial year. In doing so, the Councils required that any future funding for the program is dependent upon reporting against a suite of KPIs and metrics to be agreed on between the applicant and the Councils and demonstrating success against the agreed KPIs.

It has been demonstrated in this report that a suite of KPIs has been established for the City of Gastronomy program and that progress has been made. In reality, the program has only been running for six months and has experienced difficulties in resourcing the necessary tasks, and therefore, a number of the KPIs have not been substantially progressed at this stage. Despite this, it is clear that the City of Gastronomy program has delivered strong media exposure and provided a reputational lift for the region.

It is considered that the program requires more time to establish itself and that the outstanding KPI's need to be carried over into the next financial year, together with the work program that has been outlined in the draft Implementation and Action Plan 2022/2023. Accordingly, it is recommended that Council provides a contribution of \$25,000 to the City of Gastronomy for the 2022/2023 financial year.

**RISK IMPLICATIONS:**

The main risk in approving this contribution is that the City of Gastronomy program does not deliver on the planned actions. To mitigate this risk the Council's staff will continue participating on the reference group and will regularly liaise with the program Chairperson.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

Whilst there are expected to be a significant economic contribution through the region's participation in the UNESCO Creative Cities Network, the primary focus of the program will be to improve the region's livability.

Networks such as the UNESCO Creative Cities network have, over time, demonstrated tangible brand and economic value to the designated cities. This is in part due to heightened brand exposure to the audience in the network and opportunities for collaboration within the network resulting in attracting more visitors to the city and region, enhancing exposure and perception of the city's products and services in the marketplace and creating a strong identity around which innovation and enterprise can flourish, including attracting new businesses. For instance, the Tuscon City of Gastronomy (Arizona, USA) indicate that the national and international exposure and profile that Tuscon has received since its designation has been valued to be in the vicinity of \$35m per annum.

#### **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.
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.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

An allocation for \$25,000 has been made in the Council's Draft 2022/2023 Annual Plan and Budget for City of Gastronomy in anticipation of a request for funding being received.

#### **DISCLOSURE OF INTERESTS:**

The Chief Executive Officer has no interests to declare in this matter.

#### **ATTACHMENTS:**

1. Progress on Strategic Intentions [17.1.1 - 12 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 Councillor's Leave of Absence

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

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

#### 18.3 Councillor's Leave of Absence

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

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

#### 18.4 Chief Executive Officer Employment and Performance Review Committee Report

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 relations matters.

#### 18.5 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 14 July 2022 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.**