



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 16 MAY 2024
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: 16 May 2024

Time: 1.00pm

Certificate of Qualified Advice

Background

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

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

Certification

I certify that:

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



**Shane Eberhardt
Acting Chief Executive Officer**

AUDIO of COUNCIL MEETINGS

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

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

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

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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 2 May 2024 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

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

5.1. Council Workshops Report 2 May 2024 and 9 May 2024

FILE NO: SF4401

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

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

1. pre-Council Workshop conducted on 2 May 2024:

Albert Hall Site Visit and Project Update

Councillors met (onsite) at Albert Hall for a tour and update on the Albert Hall Redevelopment Project.

In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton
Apologies: Nil

2. Workshop conducted on 9 May 2024:

Princess Theatre Update

Councillors were provided with an update on the Princess Theatre Redevelopment Project.

Homelessness Statement of Intent Community Consultation Outcome

Council officers updated Councillors on the feedback received during the consultation phase for the draft Homelessness: Statement of Commitment (HSoC) document. Officers also briefed Councillors on the proposed artwork to be used for the final HSoC.

Business Events Tasmania

Councillors received a biannual presentation on Launceston's Business Events bidding activities from Business Events Tasmania incorporating active bids, as well as those that succeeded and failed over the past six months.

Recreational Open Space

Councillors were provided with a progress update on the Recreation and Open Space Strategy (ROSS).

UTas Transition Arrangements

Councillors were be provided an update on the UTas Stadium Transfer.

In Attendance: Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Prof G Razay, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton

Apologies: Mayor Councillor M K Garwood and Councillor J J Pentridge

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 Workshops held since the last Meeting.

Attendance is recorded for noting and reporting in the Council's Annual Report.

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

Councillors' Leave of Absence Applications will be considered in Closed Council at Agenda Item 15.3 - 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).

No Community Reports have been identified as part of this Agenda

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1. Public Questions on Notice

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

8.1.1. Public Questions on Notice - Andrew Whitehead - Parking Receipt Contradiction - 27 April 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 27 April 2024 by Andrew Whitehead, has been answered by Natasha Tempest (Team Leader Environmental Health).

Question:

1. I have before me a printout from an on-street parking machine. (The machines that are very hard to read.) On one side it reads, "This ticket is not valid unless placed on the dashboard..." However, on the other side, it says "Receipt only, do not display". Which side do I obey, and can Launceston City Council do something about sending such mixed messages?

If a university graduate like me is confused, what hope is there for the rest of the population?

Response:

The City of Launceston previously identified the inconsistency in the printouts following transitioning to the new on-street metered parking system and have created new receipts for the on-street parking meters.

Council is in the process of updating them across our network however this will take some time as there is over 150 meters to update. Following your correspondence our Parking team will check the meters to ensure they have the new receipts stocked.

To confirm the process, in an on-street parking scenario there is no need to display the receipt as the meters use licence plate numbers to allocate zoned parking spaces. However, people may choose to display the receipt.

This differs from our open-air car parks where people are required to display the parking ticket on their vehicle dashboard.

8.1.2. Public Questions on Notice - Kirsten Ritchie Representing Strike It Out - Sleep Pod Proposal - 2 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, was submitted to Council on 2 May 2024 by Kirsten Ritchie (Strike it Out), has been answered by Chelsea van Riet (General Manager Community and Place).

Questions:

1. When are we going to receive a list of community buildings and spaces that are managed by the State and Local Government?

Response:

City of Launceston has and will continue to work with Strike it Out where there is a proposal to place the sleeping pod on Council managed land.

Further details are provided in Item 12.1.1 Councillors' Question on Notice Councillor J J Pentridge – Mobile Sleep Pods – May 2024 on page 70 of this Agenda.

8.1.3. Public Questions on Notice - Robin Smith - Parking Infringements - 2 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question was submitted to Council on 2 May 2024 by Robin Smith, has been answered by Shane Eberhardt (Acting Chief Executive Officer).

Questions:

1. The Thylacines have been moved from the Brisbane Street Mall and reinstalled in the Civic Square. Might I know what the cost for that process, the removal and the installation, was please?

Response:

The project of removing the Thylacine statues from the Brisbane Street Mall and the reinstallation in Civic Square included service location, footings, plinths, metalwork, soil removal, traffic management and concrete finishing. The total cost was \$25,230.75.

2. One of the larger properties in the Brisbane Street Mall has a lot of graffiti on it and has had for several years now. There is quite a lot of graffiti on the front on the Brisbane Street side and also on the car park side.

I understand there's a letter a template the Council sends out to a landlord or a property owner that suggests to them that they might want to look at removing the graffiti. May I have a copy of that letter please?

Response:

There are a number of ways to report an issues at City of Launceston, Report an Issue on our website, call customer service or use the Snap Send Solve application.

The graffiti was removed on 7 May 2024.

A letter template has been provided to Mr Smith.

8.1.4. Public Questions on Notice - Robin Smith - Graffiti in Brisbane Street Mall and Parking Infringements - 8 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question/questions, submitted to Council on 8 May 2024 by Robin Smith, have been answered by Chelsea van Riet (General Manager Community and Place) and Lee Simmons (Team Leader Parking) .

Questions:

1. Sorry to Council, I also mistakenly attributed in my question at the last meeting about the graffiti at 126 Brisbane Street Mall as being Council's responsibility, which it is not. Perhaps Council could write with the template letter Council has devised, to the owner of this property with a copy of the excellent Launceston Safer Communities Partnership brochure 'Graffiti Prevention' please?

Response:

Both a letter and brochure has been sent by Council to the property owner.

2. Thank you to Council for removing all of the graffiti from its adjacent property at 118-120 Brisbane Street Mall. Did, as the brochure suggests, Council take photographs and report the offence to Tasmania Police or Crimestoppers please?

Response:

The City of Launceston undertakes graffiti removal on a daily basis and provides relevant information to Tasmania Police if requested.

3. How many reports of graffiti has Council lodged with Tasmania Police or Crimestoppers this year please?

Response:

The City of Launceston reports graffiti offences that have been captured on CCTV that identifies the perpetrators. Year to date there has been two reports to Tasmania Police.

4. Has Council recognised that it should perhaps not start the clock on the 14 days to pay a parking infringement under the *Local Government (Highways) Act* (before fines and sanctions are added) until the HOW TO PAY method, option 1) online at www.launceston.tas.gov.au is actually capable of being paid by this method?

Response:

The fourteen (14) days customers have to pay a meter infringement does not commence until it is uploaded into the system. The upload occurs on the next business day after the infringement is issued. Uploads usually occur in the morning as part of the parking officers daily routine.

An infringement issued on a Friday, Saturday or Sunday will normally be uploaded the following Monday morning, unless it is a public holiday. In this case, the infringement will be uploaded on Tuesday morning. Once the infringement has been uploaded the customers will have more time to pay because of the delay between issuing and upload as a result of the weekend.

For example, at Easter, an infringement issued on the Thursday before Good Friday does not get uploaded until the following Wednesday morning when Council returns.

An infringement issued on a Monday, Tuesday, Wednesday or Thursday, the 14 day payment window will start the following day as the next day is a business day (notwithstanding public holidays). In this circumstance, customers have additional time to pay by virtue of the uploading occurring the next business day.

It should be noted that an infringement can be paid the same day it is received but only in-person at, or via phone call to, the Customer Service Centre.

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. DA0088/2023 - 298-308 Invermay Road & 25-29 Cadorna Street, Mowbray - Business and Professional Services, Storage, Service Industry, Demolition of Existing Buildings and Construction of 21 Workshops/Storage Units and Adjustment of Boundaries

FILE NO: DA0088/2023

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER APPROVAL: Chelsea van Riet (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	S Group Pty Ltd
Property:	298-308 Invermay Road & 25-29 Cadorna Street, Mowbray
Zoning:	Urban Mixed Use
Receipt Date:	28/02/2023
Validity Date:	8/03/2023
Further Information Request:	01/08/2023
Further Information Received:	18/03/2024
Deemed Approval (extension granted):	20/05/2024
Representations:	78

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

STANDARDS REQUIRING PLANNING DISCRETION:

13.3.2 - Discretionary uses
13.4.2 - Setback - location of plant
13.4.3 - Design
13.4.4 - Fencing
C14.5 - Suitability for intended use.

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0088/2024 - Business & Professional Services, Service Industry, Storage - demolition of existing buildings and construction of twenty one (21) workshop/storage units and subdivision to adjust the boundaries of the existing two lots at 298-308 Invermay Road, and 25-29 Cadorna Street, Mowbray, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Cover Sheet, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A001, dated 07/02/2024
- b. Site Plan, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A101, dated 07/02/2024
- c. Perspectives, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A201, dated 07/02/2024
- d. Site Image, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A202, dated 07/02/2024
- e. Tenancies 1-3, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A301, dated 07/02/2024
- f. Tenancies 4, 8, 15-20, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A302, dated 07/02/2024
- g. Tenancies 9-12, 21 & 13, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A303, dated 07/02/2024
- h. Tenancies 5-7, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A304, dated 07/02/2024
- i. Tenancy 14, prepared by S Group, project no. J005814, James Nelson Premium Storage, 298-308 Invermay Road, Mowbray, revision B, page A305, dated 07/02/2024
- j. Services Site Plan, prepared by Exceed Engineering, project no. P22001-456, James Nelson Storage, 298-308 Invermay Road, Mowbray, revision 01, page C101, dated 30/01/2024
- k. Drainage Plan, prepared by Exceed Engineering, 298-308 Invermay Road, Mowbray, revision 2, dated 18/03/2024
- l. Traffic Impact Assessment, prepared by TCS, James Nelson, 298-308 Invermay Road, revision 2, dated 05/03/2024
- m. Preliminary Site Investigation, prepared by ES&D, project no. 7012, James Nelson Premium Storage, 298-308 Invermay Road and 25-29 Cadorna Street, Mowbray, revision Final, dated 01/11/2022
- n. Preliminary Asbestos Assessment, prepared by ES&D, project no. 7012, James Nelson Premium Storage, 298-308 Invermay Road and 25-29 Cadorna Street, Mowbray, revision Final, dated 25/05/2020
- o. Stormwater Design Report, prepared by Exceed Engineering, project no. EE456, 298-308 Invermay Road revision 02, dated 17/02/2024

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development to show external lighting of pathways and parking areas, including size and location of light poles. Once approved, these amended plans will be endorsed and will then form part of the Permit.

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. BOUNDARY FENCING

Prior to the commencement of the use, a solid (no gaps) fence must be constructed for the full length of the northern and southern boundaries of the site. Such boundary fence must have a height of not less than 1.8m unless within 4.5m of a frontage to a road where the maximum height of the fence shall be 1.2m.

4. ROOF TOP PLANT

Roof top mechanical plant and service infrastructure must be contained within the roof.

5. STORAGE AND SCREENING

Screen fencing must be erected around all storage areas visible from a road. Screening must have a minimum height of 1.8m. Goods must not be stored or stacked above the height of the screen.

6. 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.

7. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Amended Submission to Planning Authority Notice, Reference No. TWDA 2023/00317-LCC, dated 20/03/2024 and attached to the permit.

8. BUSINESS HOURS

The operation of the storage/workshop tenancies approved by this permit must be confined to:

- a. 7:00am and 9:00pm Monday to Saturday.
- b. 8:00am and 9:00pm Saturdays and Public Holidays.

9. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Manager Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7 am to 6 pm; and
 - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

10. SITE LANDSCAPING

The landscaping along the Cadorna Street frontage must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing; and
- c. Maintained and not removed, destroyed or lopped without the written consent of the Council.

11. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

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

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

12. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to Council 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 Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

14. 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.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. 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). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

17. SUBMISSION AND APPROVAL OF PLANS

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

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

18. CONSTRUCTION OF WORKS

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

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

- a. Stormwater
 - i. Provision for updating the existing DN225 to DN375 and connect it to the DN900 on Southern side and provision of DN225 for Lot 2 connecting to the stormwater main in Invermay Road (Northern Side).
- b. Roads
 - i. Provision for Right Hand Channel in Invermay Road for vehicle access through South direction.
 - ii. Provision of a traffic medium and kerb ramp in Invermay Road for pedestrian access.
 - iii. Provision of removal of kerb on left side of the Invermay Road to facilitate the bike lane.
 - iv. Provision of removal of redundant cross overs at the property frontage of 298-308 Invermay Road and reinstatement of kerb and channel, nature strip and footpath to match the existing adjacent construction
 - v. Provision of removal of parking spaces in Invermay Road.
 - vi. All necessary line marking, signage and other traffic control devices.

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

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

19. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure & Assets Network.
- b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

20. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the General Manager, Infrastructure & Assets Network:

- a. The satisfactory completion of all public infrastructure works required by the planning permit.
- b. The provision of written evidence of the completion of third party services including connections to the electricity supply, telecommunications infrastructure and TasWater infrastructure, from the responsible service provider.
- c. The provision of engineering certification and as constructed documentation in accordance the Council requirements.
- d. The subsequent issue of a Certificate of Practical Completion by the General Manager, Infrastructure & Assets Network for those works that will vest with the City of Launceston (Roads and Stormwater infrastructure).
- e. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.
- f. Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

21. COMPLETION OF WORKS

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

22. AS CONSTRUCTED PLANS

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

23. FILL MATERIAL

As per the recommendation on pages 33 and 34 of the "Preliminary site investigation" report submitted by ES&D dated November 2022; soil which is excavated from the site must be tested and stockpiled onsite until test results have been received. Testing is to be conducted in accordance with EPA Tasmania Bulletin 105: Classification and Management of Contaminated Soil for Disposal.

Results are to be sent to the Manager of Health and Compliance within thirty (30) days of receiving the results. Appropriate disposal is to be conducted in accordance with EPA Tasmania Bulletin 105: Classification and Management of Contaminated Soil for Disposal.

24. PRE-DEMOLITION ASBESTOS AUDIT

A pre-demolition asbestos audit must be completed prior to any demolition work, as per the recommendation in the "Preliminary Asbestos Assessment" report submitted by ES&D dated May 2020. The audit must be completed by a licenced asbestos assessor. The audit must be in line with Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document. Removal of asbestos identified must be removed before demolition commences.

A copy of the visual clearance certificate is to be provided to council upon completion.

25. EXTERIOR AND SECURITY LIGHTING

Exterior lighting and security lighting is to comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

26. 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 (e.g. Launceston Waste Centre), reclaimed or recycled.

27. WASTE MATERIALS

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

28. DEMOLITION

The developer must:

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

29. 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) scheme; and
- b) in accordance with any additional recommended control measures as specified by the site contamination practitioner.

30. CONTROL OF DUST EMISSIONS

- a) Dust emissions from the land must be controlled to prevent environmental nuisance beyond the boundary of the land during development and use.
- b) Prior to the use commencing the site must be fully sealed, other than approved landscaping.
- c) The person responsible must maintain the site seal in good condition over the life of the operation.

31. VAPOUR ASSESSMENT

- a) A vapour assessment must be provided demonstrating that the development does not adversely impact on human health and the environment. It must include a vapour assessment of the internal building including the basement in order to determine any vapour intrusion that may occur during construction and over the life of the completed building.

- b) The vapour assessment must be completed after demolition and prior to commencement of excavation, earth works or construction.
- c) The vapour assessment must be undertaken by a suitably qualified environmental practitioner specialising in vapour intrusion.
- d) If vapour intrusion risks are identified through the assessment, the assessment report is to include recommendations to prevent the intrusion of vapours into the building structure, including the basement.
- e) A statement must be provided in the assessment report that confirms the site is suitable for the intended use or will be suitable upon implementation and completion of the recommendations of the report.
- f) The vapour intrusion recommendations included in the vapour assessment report must be implemented.
- g) This assessment report must be submitted to council to the satisfaction of the manager of Health and Compliance.

32. VAPOUR MONITORING

Monitoring for vapour intrusion must be undertaken annually by a suitably qualified environmental practitioner specialising in vapour intrusion, unless otherwise directed in writing by the Manager of Health and Compliance.

- a) Council must be notified within 24 hours if vapour intrusion occurs.
- b) Annual vapour records must be kept and made available to council upon request.

33. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the Building Act 2016.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0088/2023. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & 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 (2) 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 & 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 & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement.

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

E. Retention of building facade

The proponents are encouraged to delay the demolition of the facade of the James Nelson building to allow future consideration of opportunities to incorporate the facade with future development of lot 2.

F. Storage of Dangerous Goods

Dangerous goods/materials must be stored in accordance with the Work Health & Safety Regulations 2012 or any subsequent versions of the document.

G. Noise Nuisance

Noise and odour nuisance is regulated under the Environmental Management and Pollution Control Act 1994. The location of any air extraction, pumping, refrigeration systems, compressors or generators must not be located in such a manner that will cause an environmental nuisance, or unreasonable loss of amenity to residential zones.

REPORT:

1. THE PROPOSAL

It is proposed to:

1. demolish all of the existing buildings on the site, including the facade.
2. adjust the boundaries of the existing two lots to create
 - a lot of 8,733m² (Lot 1) and
 - a lot of 3,050m² (Lot 2).

3. construct 21 workshop/storage units on Lot 2. All of the workshops are single storey plus a 29.7m² mezzanine. 17 of the workshops have a ground level floor area of 110m², including a 15m² office and the remaining four have a ground level floor area of 176m², also including a 15m² office. The workshop buildings are laid out with three parallel to Invermay Road and the remainder in four rows perpendicular to Invermay Road.
4. construct associated driveways parking and manoeuvring areas.
5. enlarge the existing crossover at lot 1 to 9m wide.

Lot 2 is to gain access to Invermay Road via a right of way, 9m wide x 43m long, over Lot 1.

No further development is proposed for Lot 2, other than landscaping.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



298-308 Invermay Road, Mowbray (blue) and 25-29 Cadorna Street Mowbray (yellow)
(Not to scale)

The subject site is an irregular shaped parcel of 11,783m², made up of two existing lots of 1683m² and 10,100m².

The site is generally level and currently contains the James Nelson Pty Ltd building constructed around 1949/50 and is representative of the post war modern industrial style of architecture. Relevantly, the site is not heritage listed.

The site is located to the north of the Mowbray shopping centre and has frontage to Invermay Road to the west and Cadorna Street to the east.

To the north the site adjoins an industrial site (ACL Bearing) and to the south, it adjoins existing dwellings. Cadorna Street and the Mowbray Heights Primary School adjoin the site to the east. To the west, over Invermay Road, the land is mainly used for dwellings.

The character of the area is somewhat mixed, demonstrating residential, commercial and industrial traits.

3. PLANNING SCHEME REQUIREMENTS

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

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2023/00317-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 23 March 2024 to 11 April 2024. 78 representations were received. The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors on 9 May 2024.

Issue 1

The façade of the James Nelson Building should be saved it is of historic merit and a good example of modern post war industrial design and should be heritage listed. The façade is of high heritage value, demonstrating the importance of the textile industry to Launceston. It was designed by Graeme Lumsden and constructed in 1949/50.

Response 1

Notwithstanding the arguable historic merit of the façade as an example of post war modern industrial architecture, the importance of the textile industry to Launceston, and the work of architect Graeme Lumsden, the building and site is not included on the State or local lists of historic heritage buildings. The relevant legislation does not allow nominations or proposals to list to be made during assessment of a current application to develop the site. Clause 7.9 of the scheme provides: Unless approved as part of another development or Prohibited by another provision in this planning scheme, or the Local Historic Heritage Code applies, an application for demolition is Permitted and a permit must be granted ... There is no scope under the planning scheme to refuse the proposed demolition of the building and its façade. Relevantly,

the Manager City Development and other council officers have contacted the owner of the site and the likely future developers of the proposed greenfield area (location of the façade) with a view to retaining the façade. The likely developers of the greenfield area have advised unequivocally that the façade cannot be retained or incorporated into future design.

Issue 2

The plans do not include a demolition plan and it remains uncertain how much of the building is to be demolished.

Response 2

It is correct that a specific demolition plan has not been provided, however, the proposal was advertised as 'Demolition of existing buildings ...' and the proposal plans clearly show the complete removal of the existing buildings. To suggest that this was not clear is disingenuous.

Issue 3

"We appreciate that the Planning Scheme allows for this demolition to proceed as a permitted use, but we call on Council to exercise their responsibility to the community and refuse this application in order to progress a negotiation for its retention."

Response 3

In its role as the Planning Authority, Council is required to make its determination in accordance with the provisions of the planning scheme. As acknowledged by the representor, the site is not heritage listed and demolition is permitted. The planning scheme does not provide any opportunity for refusal of the proposed demolition. To demolish or otherwise, remains completely the choice of the proponent.

Issue 4

The proposed new right turn arrangement into the site will result in the adjoining property to the north losing its current right turn in and out, which will result in significant inconvenience and increased operational costs.

Response 4

Council's Infrastructure and Assets Network (IAN) officers advises that the design of the right turn lane and associated line marking is subject to further review and approval by IAN, as indicated in the proposed conditions. It is not intended to block the right hand turn into or out of the adjoining site.

Issue 5

The proposed right hand turn arrangement will result in the loss of on-street parking in front of the adjoining site to the north. These spaces are commonly used by employees at that site.

Response 5

IAN officers advise that the right turn lane is required and that a similar right hand turn lane will also be developed for the recreation hub to the north. Traffic and parking arrangements on this section of Invermay Road will change. However, part of the changes will include improved pedestrian crossing opportunities and lead to safer and more convenient access to parking on the western side of Invermay Road and in Foch Street.

Issue 6

The current factory building provides a solid brick wall along the northern boundary, preventing views into the adjoining site and access for vandalism or theft. The proposed pool fence style of boundary fence is inadequate and a solid 2.4m boundary fence should be required to avoid any adverse impact from the industrial activities and the proposed storage units and to maintain

security of the adjoining site. The adjoining property on the southern side of the site has an approval for the development of multiple dwellings with a requirement for solid fencing to a height of 1.8m. The proposed pool style fencing is incompatible with this condition.

Response 6

The planning scheme does not provide the opportunity to require boundary fencing between the site and the northern property. Nevertheless, the applicants have advised that they are happy to provide a solid fence along each side boundary. A note to this effect will be included in the permit. Clause 13.4.2 of the scheme allows for consideration of measures mitigate any impact upon adjoining residential zoned land. As such a condition for solid fencing along the southern boundary is proposed.

Issue 7

Concern that the demolition of the existing building, with its solid boundary wall, may impact upon the physical condition of the adjoining driveway and building and dust from demolition may impact upon

Response 7

The planning scheme does not provide the opportunity to require the preparation of dilapidation reports as this becomes the responsibility of the building surveyor. A condition is proposed addressing concerns with dust or other emissions from the site.

Issue 8

Traffic data is not truly representative and understates the actual traffic conditions in the area.

Response 8

Council's IAN traffic officers are satisfied that the Traffic Impact Assessment (TIA) demonstrates that with some modifications to line markings and turning lanes on Invermay Road traffic will be able to safely enter and exit the site, notwithstanding that, at peak times, right hand turn into or out of the site may be difficult. Overall, Council's IAN traffic officers are of the view that the increased number of vehicle movements for this proposal is not unreasonable for a site of this size and will not unduly impact upon the road network.

Issue 9

The proposed turning land will adversely impact upon traffic safety for users of Invermay Road and Foch Street.

Response 9

Much of this issue concerns the specific trafficable lanes and line marking. As noted, the final arrangement of this is a matter to be determined by Council's Infrastructure and Assets Network outside the formal planning assessment and approval process. It is significant to note that the professional advice received by the applicants traffic consultant is that the proposal is safe and acceptable. Council's professional traffic staff advise that ongoing changes to traffic flows in this area are being addressed and various changes to lane markings, including removal of some on-street parking bays, introduction of turning lanes and pedestrian refuges is inevitable to maintain the efficient and safe operation of the road network.

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 Tasmanian Planning Scheme - Launceston 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
Tasmanian Planning Scheme - Launceston

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. DA0088 2023 298 308 Invermay Road Mowbray Planning Scheme Assessment [9.1.1 - 11 pages]
2. D A 0088-2023 - 298-308 Invermay Road Mowbray - Tas Water SPAN [9.1.2 - 2 pages]
3. D A 088-2023 - 298-308 Invermay Road and 25-29 Cardorna Street Mowbray - Plans to be Endorsed [9.1.3 - 248 pages]

9.2. PSA-LLP0020 - 181, 183, 185, 187, 189, 191, 193 Westbury Road & 60 Oakden Road, Prospect - Section 37(1) Planning Scheme Amendment - Rezone Land from Low Density Residential to General Residential

FILE NO: PSA-LLP0020

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

GENERAL MANAGER APPROVAL: Chelsea van Riet (Community and Place Network)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0020 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant: PDA Surveyors, Engineers & Planners
Address: 181, 183, 185, 187, 189, 191, 193 Westbury Road and 60 Oakden Road, Prospect (described as CT 51268/1, 51268/2, 51268/3 & 51268/4, CT100576/3, CT 180140/2, CT 180140/1, CT122146/1, CT100907/1, CT30458/1 and CT37/9009)
Existing Zones: Low Density Residential to General Residential
Existing Use: 181 Westbury Road (DA0546/2021 recently approved subdivision to create 23 lots) and 60 Oakden Road are vacant of development with single dwellings occupying the remaining lots.

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

RECOMMENDATION:

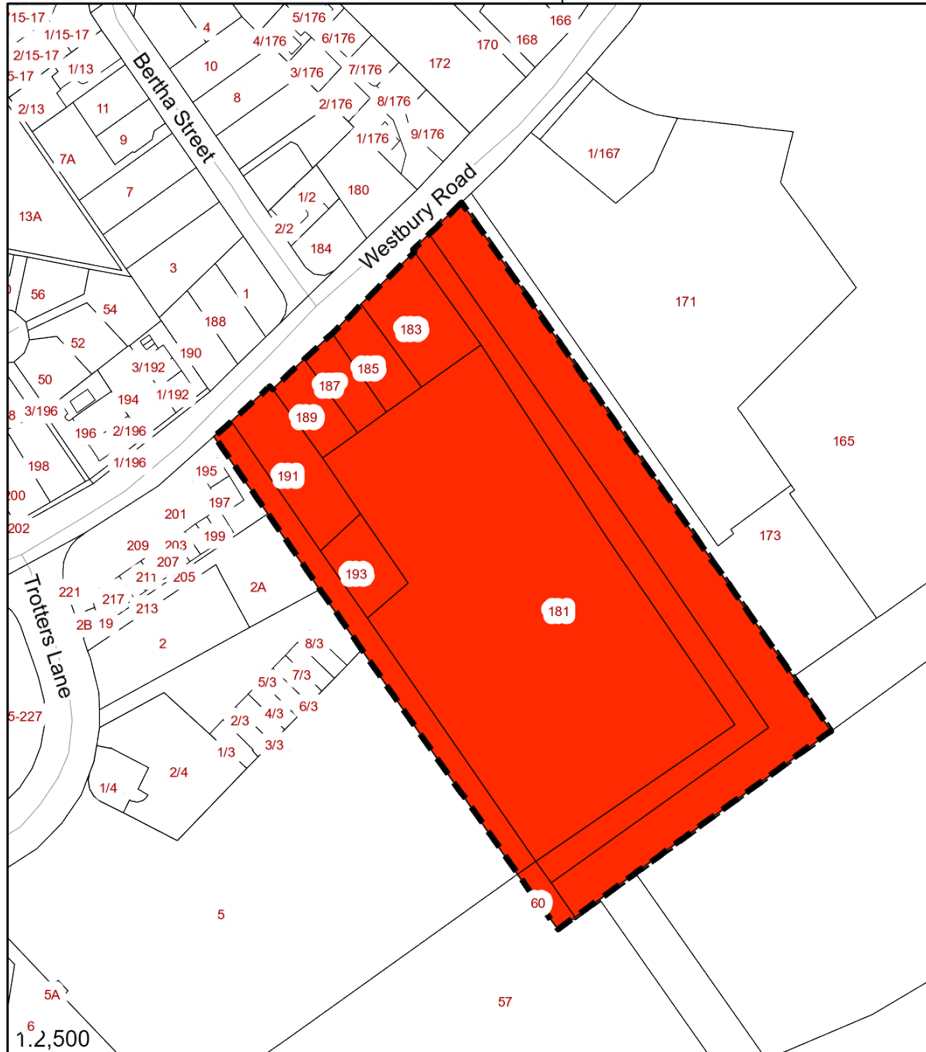
That Council, pursuant to:

1. Section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0020, to the Launceston Local Provisions Schedule, to rezone land at 181, 183, 185, 187, 189, 191, 193 Westbury Road and 60 Oakden Road, Prospect (described as CT 51268/1, 51268/2, 51268/3 & 51268/4, CT100576/3, CT 180140/2, CT 180140/1, CT122146/1, CT100907/1, CT30458/1 and CT37/9009) from the Low Density Residential Zone to the General Residential Zone.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0020; and
3. Sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0020

Rezone land at 181, 183, 185, 187, 189, 191, 193 Westbury Road and 60 Oakden Road, Prospect (described as CT 51268/1, 51268/2, 51268/3 & 51268/4, CT100576/3, CT 180140/2, CT 180140/1, CT122146/1, CT100907/1, CT30458/1 and CT37/9009) from the Low Density Residential Zone to General Residential.

Amend the Tasmanian Local Provisions Schedule maps as below:



Zoning



General Residential Zone

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Shane Eberhardt
Acting Chief Executive Officer

Date

Service Layer Credits:

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT

1. INTRODUCTION

An application was lodged with City of Launceston for the rezoning of land at 181, 183, 185, 187, 189, 191 & 193 Westbury Road and 60 Oakden Road, Prospect from the Low Density Residential Zone to the General Residential Zone. 181 Westbury Road is an internal lot south of the adjoining lots which front Westbury Road.

This application follows approval of a rezoning earlier this year which resulted in the total area of 181 Westbury Road being zoned Low Density Residential. The property at 181 Westbury Road had been used as a Nursery and residence for a number of years but has recently been sold. The current owner realised the development potential of the site under its current zoning. In association with the previous rezoning, an application was lodged and approved for a 23 lot subdivision (DA0546/2021).

Foreseeing further development options of the land, the owner in association with the owners of lots fronting Westbury Road, now seeks a further zone change to the higher density General Residential zone.

The proposed amendment will allow the properties fronting Westbury Road, to have a more appropriate zone given their land size. It would also provide the opportunity for a higher density development to be undertaken upon those lots and a further higher density subdivision to be lodged for 181 Westbury Road. The current approval for 181 Westbury Road has lots with land sizes between 801m² and 1342m².

Council officers support the zoning change. The site is well located for residential development because it is close to the local shopping precinct, schools, transport routes to the services of the city centre and areas beyond.

2. SUBJECT SITE AND SURROUNDING USES

The detail of the lots subject to the proposed change are documented below:

Address	Title	Area
181 Westbury Road	CT 51268/1, 51268/2, 51268/3 & 51268/4	2440m ² , 2.08ha, 4153m ² , 8213 m ² .
183 Westbury Road	CT100576/3	1611m ²
185 Westbury Road	CT 180140/2	820m ²
187 Westbury Road	CT 180140/1	687m ²
189 Westbury Road	CT122146/1	764m ²
191 Westbury Road	CT100907/1	1683m ²
193 Westbury Road	CT30458/1	895m ²
60 Oakden Road	CT37/9009	300m ²

The area proposed to be rezoned is approximately 4.205ha which is made up of eleven titles under eight separate ownerships. The overall site is on the southern side of Westbury Road with all lots other than the internal lots of 181 and 193 Westbury Road having full frontage to the road. 181 Westbury Road has a 30.4m wide access along the eastern side of 183 Westbury Road with a second access via a right of way west of 191 Westbury Road over the access to 193.

Surrounding land has a mixed character and zoning. Land on the northern side of Westbury Road is residential and is zoned General Residential. Land to the east contains Government Offices and is zoned Particular Purpose Zone - P6.0 Prospect Business Precinct with land to the southeast zoned Open Space. Further south is the Bass Highway and east is the Southern Outlet. To the west is Prospect Vale/the Olde Tudor Shopping Complex zoned Commercial and Local Business.



Figure 1 - Subject site aerial (source: SAM mapping)

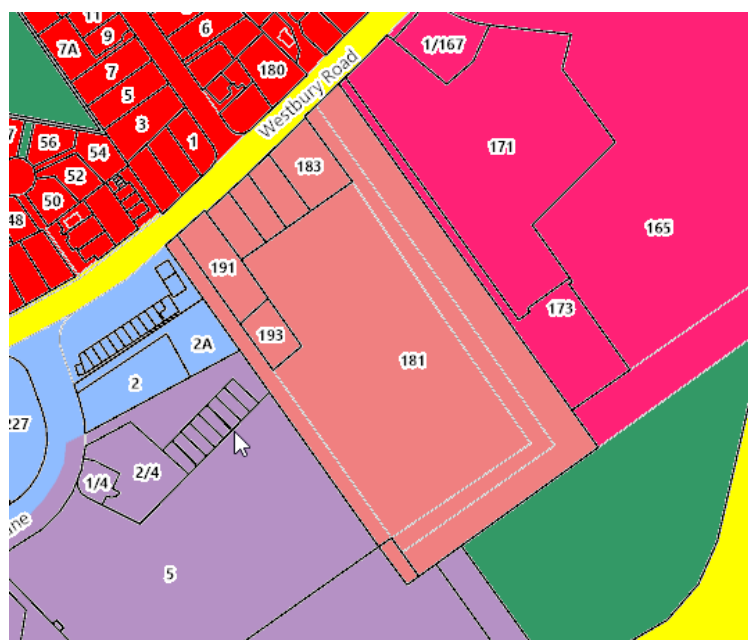


Figure 2 - Subject site and zoning (source: SAM mapping)

2.1 Heritage Values

There are no heritage listings over the site.

2.2 Scenic Values

The subject land is not burdened by any overlay, land to the south of the site is within the Southern Gateway Specific Area Plan.

2.3 Natural Values

The site is listed as containing priority vegetation under the Planning Scheme overlays.

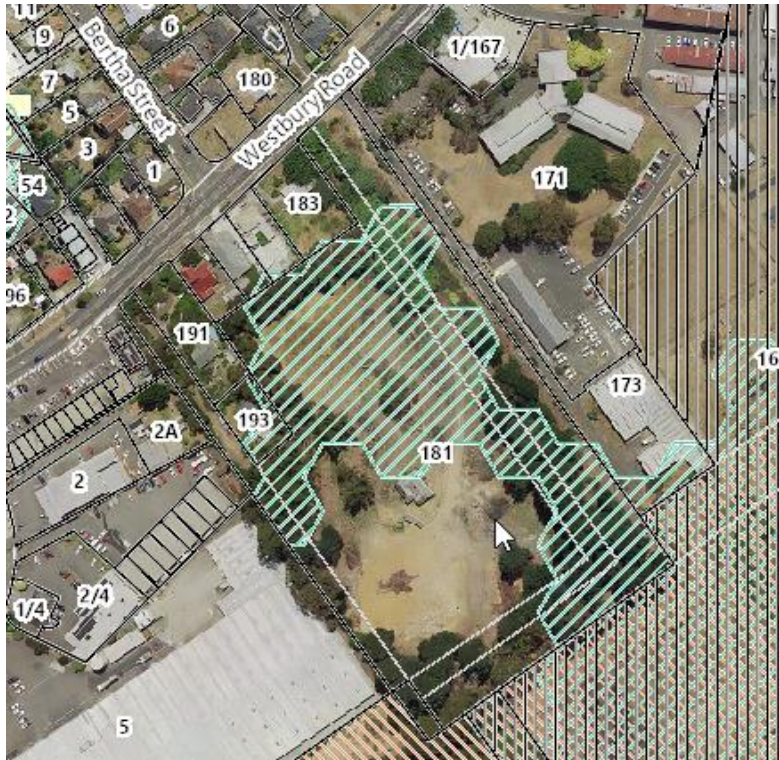


Figure 4 - Priority Vegetation (source: SAM mapping)

2.4 Land Capability

The site is not located within a rural area.

2.5 Environmental Hazards

The site is not subject to any environmental hazards but the adjoining land to the east and west is potentially contaminated.

181 Westbury Road was previously used as a nursery and adjoins land to the south west addressed as 5 Trotters Lane which has been nominated as being potentially contaminated. A report was provided with the recent rezoning PSA-LLP0016. It was considered that the site is free of contaminants but noted that advice should be sought if any ground borne vapours are present during any future works.

2.6 Bushfire

The site is not covered by the Bushfire-Prone Area Code.

2.7 Flood Hazard

The area is not subject to flood inundation by river rise but is subject to overland flow and ponding of water particularly along the rear of properties along Westbury Road and eastern boundary of 181 Westbury Road. Flows are able to be managed by re-alignment of the existing stormwater line along this eastern boundary.

2.8 Landslip & Slope

The site is not subject to active landslip.

2.9 Infrastructure

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

2.10 Attenuation

There are no uses in the area which will cause attenuation concerns for the proposal.

3. THE RATIONALE FOR SUPPORTING THE AMENDMENT

As part of the transition from the Interim Planning Scheme to the statewide scheme, a project was undertaken to review whether some sites zoned Low Density Residential Zone might be more appropriately zoned General Residential. The land subject of this proposal was not considered appropriate for a change at that time given environmental constraints of the Scenic Management Code and Priority Vegetation overlay.

When the State Planning Provisions (SPP) took effect, the Scenic Management Code no longer applied to the site. Vegetation located at 181 Westbury Road was damaged during a snow event in 2020. Given this, the current owner has foreseen the additional development potential of the land if it were to be zoned General Residential instead of Low Density Residential zone.

The land subject of the proposed change contains a variety of land sizes. Most lots, including those of the recently approved subdivision having areas below 1500m². The Acceptable Solution of the Low Density Residential Zone stipulates a 1500m² lot size. An absolute minimum lot size of 1200m² is possible under the performance criterion. Development of multiple dwellings is possible but is limited to an absolute minimum density of 1 dwelling per 1200m². Conversely, the acceptable solution for minimum lot size in the General Residential zone is 450m² with multiple dwellings limited to a density of 325m².

Therefore, a zoning change offers opportunities for further development of the fully serviced land. As the land immediately opposite is zoned General Residential, the proposed change is considered to be in keeping with the residential character of the area and also provides the option of subdividing 181 Westbury Road into smaller lots than is currently approved. This is considered a sustainable option for a well serviced and appropriately located site.

4. LAND USE PLANNING AND APPROVALS ACT 1993 REQUIREMENTS

Planning legislation in Tasmania allows the Planning Authority, to prepare a draft amendment of a Local Planning Scheme (LPS), in accordance with section 40D of the Act.

40D. Preparation of draft amendments

A planning authority –

- (a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –*
 - (i) it decides under section 38(2) to prepare a draft amendment of an LPS; or*
 - (ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or*
- (b) may, of its own motion, prepare a draft amendment of an LPS; or*
- (c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.*

4.1 ASSESSMENT AGAINST THE OBJECTIVES OF THE ACT

Objective	Response
<i>The objectives of the resource management and planning system of Tasmania are:</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The northern half and eastern side of 181 Westbury Road is mapped as a priority vegetation area under the natural assets code. Following a storm in 2020 the majority of vegetation on the site was compromised and has now been cleared.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The land is identified as a consolidation area within the regional land use strategy. The rezoning is considered to be appropriate to allow for the fully serviced site to maximise its residential potential as residential land on the northern side of Westbury Road without impacting on air, land or water.
<i>(c) to encourage public involvement in resource management and planning; and</i>	The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to

	deal with the representations if any are received.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The rezoning of the site will allow for a sustainable use and development of the site. The rezoning will be in accordance with the above objectives.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	This application was referred to TasWater. They have no objection to the proposal. There are no other relevant agency referrals required. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

4.2 Considerations for an amendment

Section 42(2) of the Act requires that a draft amendment to a Local Provisions Schedule meets the following LPS criteria.

34. LPS criteria

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument*
- (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*

Response:

The proposed amendment does not alter the State Planning Provisions and is applying to *rezone* land from the suit of zones available under the SPPs.

- (b) *is in accordance with section 32; and*

Response:

The proposed amendment is for rezoning of land in the Launceston municipal area, as identified in the instrument of certification prepared in accordance with section 32 of *Land Use Planning and Approvals Act 1993 (LUPAA)*.

- (c) *further the objectives set out in Schedule 1 ; and*

Response:

A response to the objectives is under Section 4.1 of this report.

- (d) *is consistent with each State policy; and*

Response:

A response to the state policies is provided in Section 5 of this report.

- (da) *satisfies the relevant criteria in relation to the TPPs; and*

Response:

The Tasmanian Planning policies have not been implemented.

- (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*

Response:

A response to the objectives is under Section 6.1 of this report.

- (f) *has regard to the strategic plan, prepared under <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095> Local Government Act 1993(Tas), that applies in relation to the land to which the relevant planning instrument relates; and*

Response:

A response to the objectives is under Section 6.2 of this report.

- (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*

Response:

The adjacent municipal areas adopted the Tasmanian Planning Scheme. The proposed Amendment to the LPS will not impact the adjacent municipal areas.

- (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*

Response:

The gas pipeline extends along Westbury Road and therefore extends over the frontage of the lots. Under the referral assessment guidelines rezoning is not stated. Therefore, the *Gas Pipelines Act 2000* is not applicable to the proposed zone change.

4.3 Zone Application Guidelines

Guideline No. 1 Local Provisions Schedule (LPS): zone and code application guideline paper that assists Councils in determining appropriate zoning based on set factors. The General Residential Zone, zone purpose states:

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilization of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off-site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

To achieve the purpose of the zone, the following zone application guidelines need to be considered:

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:
(a) are not targeted for higher densities (see Inner Residential Zone); and
(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system

Response:

The zone change will allow the opportunity for a range of dwelling types to be developed on the fully serviced land, where the existing lot sizes are more aligned with the General Residential Zone rather than the Low Density Residential zone.

The land is within easy walking distance of the Prospect Vale Shopping centre, is serviced by public transport and a five minute drive to the CBD.

The vacant land is capable of being fully connected to reticulated services, servicing to be achieved through detailed design as part of any future development proposal.

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:
(a) within the General Residential Zone in an interim planning scheme;
(b) within an equivalent zone under a section 29 planning scheme; or
(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;
and
(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Response:

The zone is proposed to be applied to both developed and grey field land. It is connected or capable of connecting to reticulated services and able to sustain a higher density compatible with land on the opposite side of the road.

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process

Response:

The site had been covered by the Scenic Management Code but that was removed with the coming into effect of the statewide scheme. It is also covered by the Priority Vegetation Code. The code only applies to subdivision with any other proposed development exempts from the provisions. The previous environmental concerns to the greater 181 Westbury Road no longer apply. Combined with the lots fronting Westbury Road, which generally have land sizes well below the preferred minimum lot size for the Low Density Residential zone, a change to higher density is considered appropriate.

5. STATE POLICIES

The proposed amendment assessment against the state policies are as follows:

5.1 State Policy on the Protection of Agricultural Land 2009

The site is not located within a rural estate.

5.2 State Coastal Policy 1996

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

5.3 State Policy on Water Quality Management 1997

The provisions of this Policy are reflected in the C7.0 Natural Assets Code in the planning scheme. The assessment of the application addresses this Code to achieve the objectives of this Policy.

5.4 National Environment Protection Measures

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

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

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

5.5 Gas Pipelines Act 2000

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

6. PLANNING STRATEGIES

6.1 Northern Tasmania Regional Land Use Strategy (NTRLUS)

The site is located within the Supporting Consolidation Area, an urban growth area, within the regional framework. This land is within the developed urban settlement or in areas intended for urban development. The land is within the developed urban settlement area and assessed against the goals of the strategic planning frameworks as follows:

C4.1 Goal 1: Economic Development To facilitate economic development and productivity through integrated land use and infrastructure planning.
Strategic Direction G1.1 Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.
Response: The site is identified within a Supporting Consolidation Area within the NTRLUS. A supporting consolidation area is defined as an urban growth area. Rezoning of the land to higher density, where the land is within walking distance of a local shopping centre, fully serviced with infrastructure including public transport, provides opportunity to maximise the potential of the subject land, especially when vacant residential land is at a premium.
Strategic Direction G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.
Response: The proposed change to higher density development is for land which is able to be appropriately serviced and is well connected to transport options. The land on the northern side of Westbury is zoned General Residential and the proposed change will maintain continuity of residential zoning in the area.
Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements.
Response: The site is located within a highly populated and accessible part of the Launceston municipality, within the suburb of Prospect. Noting the current housing market and access to vacant residential sites, the rezoning would assist in future housing supply. While the currently approved subdivision is for 23 lots, and is still appropriate, the proposed rezoning, could provide additional lots or the option of multiple dwellings (not possible under the Low Density Residential zone given the lot sizes existing and proposed).

C4.2 Goal 2: Liveability To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.
Strategic Direction G2.1 Identify Urban Growth Areas to advance a sustainable urban settlement pattern.
Response: The land is zoned for residential development with the proposed change allowing for a higher density of development to occur upon the serviced land.
Strategic Direction G2.2 Plan for socio-demographic change
Response: As some of the existing sites have a variety of lot sizes the options available by altering the zone to General Residential allow for a greater range of housing types for a range of different socioeconomic and age groups.
Strategic Direction G2.3 Promote local character values.
<i>Response:</i> The change from Low Density to General Residential zoning allows for the relatively higher density development of the greater area to be maintained especially when it can be serviced by the adjoining local shopping centre.
Strategic Direction G2.2 Plan for socio-demographic changes.
Response: The change to the General Residential zone would allow for higher density future development as the development standards allow for smaller lot sizes and the ability of existing and future lots to be developed with additional multiple dwellings. A greater range of housing types are then possible and viable, particularly smaller households.
Strategic Direction G2.4 Enhance social inclusion.
Response: The site is within 10 minutes walking distance of a large IGA supermarket and hotel with smaller shops and services between. Summerdale Primary School and Prospect High School also serve the area and are within half an hour walk. Cycling trails and public transport options serve the area.
C.4.3 Goal 3: Sustainability To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.
Strategic Direction G3.2 Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.
Response: Future development would be required to address any impacts of climate change, energy efficiency, environmental emissions and pollutants, as they would be relevant and prescribed under the planning scheme.

C.4.4 Goal 4: Governance

To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.

Strategic Direction G34.1

Advance regional leadership.

Response:

The amendment is required to address all relevant sections of the regional strategy, state, and local policies. This report has considered all of these matters and is supportive of the change to the current planning scheme.

In order to ensure the above, the proposed amendment has considered a number of policies and actions within the NTRLUS. Those relevant to the assessment are:

- Regional Land Use Categories
- Regional Planning Policies
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy
- Regional Economic Development Policy

6.1.1 Regional land use categories

D.1 Introduction to Categories

The proposed Amendment seeks to rezone land which is aligned with the Urban Growth Areas as show in Map D.1, Regional Framework Plan.

D.1.1 Purpose of Categories

The proposed Amendment will be reflected in Tasmanian Planning Scheme - Launceston through land use zones.

D.2.1.1 Urban Growth Areas

The site is within a supporting consolidation area. Supporting Consolidation Areas:

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

Section D2.1.1 of the NTRLUS offers the key principles for urban growth areas. The relevant principles for this amendment are listed below, with a response.

- *The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that:*
 - *Maintains the integrity of ‘intra-regional’ open space green breaks;*
 - *Minimises impacts on natural resources;*
 - *Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);*
 - *Enables efficient physical and social infrastructure, including public transport;*
 - *Has ready access to services and employment; and*
 - *Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.*

Response:

The site is located within an established area of Prospect Vale which is fully serviced and close to services. The rezoning would not impact on natural resources. It is also close to major transport routes within and beyond the city.

- *Development opportunities will increase the capacity of the existing Urban Growth Areas, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.*

Response:

The change will increase the capacity of the existing urban growth area.

- *Land within the Urban Growth Areas illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.*

Response:

The site is already zoned for residential development but the proposed change will allow greater opportunities to increase density and provide a range of housing types. The residential strategy supports the rezoning.

- *Land considered for rezoning within or contiguous to an Urban Growth Area should:*
 - *Be physically suitable;*
 - *Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;*
 - *Exclude areas with significant biodiversity values;*
 - *Be appropriately separated from incompatible land uses; and*
 - *Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure.*

Response:

The vacant parcels within the subject site are suitable for development. There are no longer constraints to development of the site.

There are commercial sites to the west of the land where uses are relatively low key and operate standard business hours.

As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant:

- *the identification of existing land use;*
- *for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.);*
- *for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1;*
- *an analysis of growth opportunity based on local strategy for the relevant settlement.*
- *an analysis of the potential loss to the agricultural estate including prime agricultural land;*
- *the impact on agricultural productivity and infrastructure, and*
- *other resources;*
- *the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure);*
- *the potential for land use conflict with nearby uses if residential development were to occur;*
- *the potential impact on the efficiency of the State road and rail networks;*
- *the potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources),*
- *an assessment of natural, cultural and landscape values;*
- *an assessment of natural or other hazards; and*
- *the potential for conflict with State policies.*

Response:

When considering the above, it is important to recognise the wording 'as a guide' when determining compliance with the key principle.

The proposal is supporting growth within an identified urban growth area. The proposal alters the zoning from the existing Low Density Residential zoning to General Residential zone on the subject site, to make a more cohesive and appropriately aligned land use pattern.

6.1.2 Regional Planning Policies

Section E of the NTRLUS sets out the regional policies and key planning policies and actions.

E.2 Regional Settlement Network Policy

Regional Settlement Networks	
Policy	Action
<i>RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be</i>	<i>RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the</i>

<p><i>restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</i></p>	<p><i>details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</i></p> <p><i>RSN-A2</i> <i>Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:</i></p> <ul style="list-style-type: none"> <i>• Priority Consolidation Areas</i> <i>• Supporting Consolidation Areas</i> <i>• Growth Corridor</i> <i>• Future Investigation Areas.</i> <p><i>RSN-A3</i> <i>Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilized land.</i></p>
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Response:

The proposal to rezone the land from the Low Density Residential zone to the General Residential zone will allow a higher density of development. At the same time, only two of the six lots currently developed along Westbury Road frontage have an area greater than 1500m². In addition, the recently approved subdivision (approved under the Interim Order 2015) contains lots below the absolute minimum lot size of 1200m² under the Tasmanian Planning Scheme. Introduction of the General Residential zone will reflect the size and capacity of the land.

<p><i>RSN-P2</i> <i>Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</i></p> <p><i>RSN-P3</i> <i>Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</i></p>	<p><i>RSN-A4</i> <i>Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</i></p> <p><i>RSN-A5</i> <i>Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population</i></p>
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	<p><i>composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ageing in home options should be provided.</i></p> <p>RSN-A6 <i>Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</i></p> <p>RSN-A7 <i>Ensure all rural and environmental living occurs outside Urban Growth Areas.</i></p> <p>RSN-A8 <i>Identify areas with existing mixed land use patterns, and/ or Brownfield areas adjacent to activity centres, for mixed use redevelopment and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</i></p>
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Response:

The proposal does not seek to establish a new residential settlement, but expand on an existing residential location and remove the western split zone from the site. The key principles of the Supporting Consolidation Area have been previously discussed, with the amendment deemed to be consistent. The relevant strategy guiding the change is the Residential Strategy, discussed later in this report. The zoning allows flexibility for differing residential types. The site is able to be serviced in the future subject to relevant discussions with the relevant regulated entities.

Housing Dwellings and Densities	
Policy	Action
<p>RSN-P4 <i>Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.</i></p>	<p>RSN-A9 <i>Undertake a regional dwelling yield analysis.</i></p>
<p>RSN-P5 <i>Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of</i></p>	<p>RSN-A10 <i>Apply zoning provisions which provide for a higher proportion of the region’s growth to occur in suitably zoned and serviced areas. The application of Urban Mixed</i></p>

<i>multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.</i>	<i>Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</i>
RSN-P6 <i>Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</i>	RSN-A11 <i>Clearly identify settlement boundaries at the local level for all significant activity centres.</i>
RSN-P7 <i>In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services</i>	RSN-A12 <i>Encourage well-designed new urban communities through detailed planning provisions.</i>

Response:

The land is able to be fully serviced and the rezoning will allow for the creation of needed residential properties. Zoning of the land to General Residential will allow more options for housing choice and lot size for future development of 181 Westbury Road. The land is within a well serviced area on the urban fringe yet within easy walking distance of the Olde Tudor complex and short commute to Prospect Vale Market Place and the CBD.

Integrated Land Use and Transport	
Policy	Action
RSN-P8 <i>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</i> RSN-P9 <i>Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.</i> RSN-P10 <i>Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</i>	RSN-A14 <i>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit-oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</i>
RSN-P11 <i>Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.</i>	RSN-A15 <i>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require</i>

<p><i>RSN-P12</i> <i>Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.</i></p>	<p><i>planning schemes provide appropriate zoning patterns and support land use activities by:</i></p> <ul style="list-style-type: none"> • <i>identifying transport demands and infrastructure required;</i> • <i>protecting key transport corridors from incompatible land uses; and</i> • <i>creating sustainable land use patterns that maximise efficient use of all future transportation modes ie. road/rail, freight routes (including land and sea ports); and</i> • <i>public transport, pedestrian and cyclists networks.</i>
<p><i>RSN-P13</i> <i>Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</i></p> <p><i>RSN-P14</i> <i>New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.</i></p>	<p><i>RSN-A16</i> <i>Promote the region’s Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</i></p>

Response:

The proposed change will allow for the full utilisation of the 4.2 ha area and allow the sustainable development of the property. It is not considered that the zone change will have any significant impact on the necessary infrastructure services or transport network to service the fully utilised parcel. The land is close to services and employment opportunities. Being on the south western fringe of the municipality the land has close links to the Southern Outlet/Midlands Highway and the Bass Highway and therefore is easily accessible to other parts of the state.

<p><i>RSN-P11</i> <i>Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.</i></p> <p><i>RSN-P12</i> <i>Connect active transport routes to improve accessibility and encourage transport use by a broader range of people</i></p>	<p><i>RSN-A15</i> <i>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</i></p> <ul style="list-style-type: none"> • <i>Identifying transport demands and infrastructure required;</i> • <i>Protecting key transport corridors from incompatible land uses; and</i> • <i>Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail,</i>
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	<i>freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.</i>
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Response:

The land has many transport options. It is within walking distance of the Olde Tudor Shopping Centre and Westbury Road is serviced by public transport. Being on the south-western fringe of the municipality, the land has close links to the Southern Outlet/Midlands Highway and the Bass Highway.

<p><i>RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</i></p> <p><i>RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.</i></p>	<p><i>RSN-A16 Promote the region’s Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</i></p>
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Response:

Future development and associated use of the land will be subject to the provisions of the car parking code at that time. The land being rezoned will facilitate the development of the property which is within walking distance of the Olde Tudor Shopping Centre and Westbury Road is serviced by public transport.

<i>Housing Affordability</i>	
<p><i>RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i></p>	<p><i>RSN-A19 Review the community needs for housing provision and affordability.</i></p>

Response:

The proposed rezoning of the land to the General Residential zoning will provide options for housing types and residential density.

***E3 Regional Activity Centre Network
Specific Policies and Actions***

<p><i>RAC-P1 Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of</i></p>	<p><i>RAC-A1 Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</i></p>
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<i>residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</i>	<i>RAC-A2 Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</i>
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Response:

The proposed rezoning will not compromise the activity centre network with the option of higher density residential development likely to benefit both the local Prospect Vale shopping centre and the nearby Central Business District (CBD).

<i>RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.</i>	<i>RAC-A5 Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services</i>
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Response:

The proposed zone change will provide the opportunity to sustainably utilize the total area of land currently zoned Low Density Residential for a higher density residential purpose to strengthen and increase the population base adjoining a neighbourhood centre.

<i>RAC-P5 Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.</i>	<i>RAC-A6 Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre.</i>
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Response:

The land is located within an acceptable walking and cycling distance of the neighbourhood centre at Prospect Vale and Westbury Road supports the local public transport route.

E.4 Regional Infrastructure Network Policy

Specific Policies and Actions	
Policy	Action
<p><i>RIN-P3</i> Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</p>	<p><i>RIN-A3</i> Direct growth to areas where existing infrastructure capacity is underutilized and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</p>

Response:

The change of zoning to General Residential will allow the full utilisation of the property for residential development upon a fully serviceable site. The site has access to the Prospect Vale neighbourhood centre and higher order centres of Prospect, the CBD, and Kings Meadows within a 10 minute walk or drive respectively. The property also has close links to statewide transport corridors of the Bass and Midland Highways. The site has sufficient infrastructure capacity to be fully serviced by the reticulated systems and Westbury Road is a highly utilised vehicular corridor with multiple public transport stops.

E.5 Regional Environment

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

	<i>within a settlement and ability to restructure underutilized land.</i>
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Response:

The proposal to rezone the land from Low Density Residential to General Residential will allow a higher density of development. At the same time only two of the six lots currently developed along the Westbury Road frontage have an area greater than 1500m². In addition, the recently approved subdivision (approved under the Interim Order 2015) contained lots below the absolute minimum lot size of 1200m² under the Tasmanian Planning Scheme. Imposition of the General Residential Zone will reflect the size and capacity of the land.

<p><i>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</i></p> <p><i>RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</i></p>	<p><i>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</i></p> <p><i>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.</i></p> <p><i>RSN-A6 Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</i></p> <p><i>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas. RSN-A8 Identify areas with existing mixed land use patterns, and/ or ‘Brownfield’ areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the</i></p>
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	<i>activity centre and the role of the settlement.</i>
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Response:

The proposal will provide additional well serviced residential land for development in an area that supports the nearby local services provided by the Olde Tudor Complex. The land also has access to transport routes and services within the central city.

<i>Housing Dwellings and Densities Policy</i>	
<i>RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.</i>	<i>RSN-A9 Undertake a regional dwelling yield analysis.</i>

Response:

The land is able to be fully serviced and the rezoning will allow for the creation of needed residential properties. Zoning of the land to the General Residential will allow more options for housing choice.

<i>RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.</i>	<i>RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</i>
<i>RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</i>	<i>RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.</i>
<i>RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.</i>	<i>RSN-A12 Encourage well-designed new urban communities through detailed planning provisions.</i> <i>RSN-A13 Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.</i>

Response:

The rezoning provides the potential for additional residential lots to be proposed in a well serviced area on the urban fringe yet within an acceptable walking distance of the Olde Tudor complex and short commute to Prospect Market Place and the CBD.

<i>Integrated Land Use and Transport</i>	
<p><i>RSN-P8</i> <i>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</i></p> <p><i>RSN-P9</i> <i>Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.</i></p> <p><i>RSN-P10</i> <i>Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship.</i></p>	<p><i>RSN-A14</i> <i>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</i></p>

Response:

The proposed change will allow for the full utilization of the 4.2 ha area and allow the sustainable development of the property. It is not considered that the zone change will have any significant impact on the necessary infrastructure services or transport network to service the fully utilised parcel. The land is close to services, employment opportunities and transport links to the other parts of the city and the state.

<p><i>RSN-P11</i> <i>Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.</i></p> <p><i>RSN-P12</i> <i>Connect active transport routes to improve accessibility and encourage transport use by a broader range of people</i></p>	<p><i>RSN-A15</i> <i>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</i></p> <ul style="list-style-type: none"> • <i>Identifying transport demands and infrastructure required;</i> • <i>Protecting key transport corridors from incompatible land uses; and</i> • <i>Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.</i>
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Response:

The land has transport options. It is within walking distance of the Olde Tudor Shopping Centre with Westbury Road serviced by public transport. Being on the south western fringe of the municipality the land has close links to the Southern Outlet/Midlands Highway and the Bass Highway.

<p>RSN-P13 <i>Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</i></p> <p>RSN-P14 <i>New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.</i></p>	<p>RSN-A16 <i>Promote the region’s Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</i></p>
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Response:

Future development and associated use of the land will be subject to the provisions of the car parking code at that time. The land being rezoned will facilitate the development of the property which is within walking distance of the Olde Tudor Shopping Centre and Westbury Road is serviced by public transport.

<p><i>Housing Affordability</i></p>	
<p>RSN-P20 <i>Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i></p>	<p>RSN-A19 <i>Review the community needs for housing provision and affordability.</i></p>

Response:

Zoning of the land to the General Residential zoning will provide options for housing types and residential density.

**E.6 Regional Activity Centre Network
Specific Policies and Actions**

<p>RAC-P1 <i>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and</i></p>	<p>RAC-A1 <i>Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</i></p> <p>RAC-A2 <i>Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and</i></p>
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<i>active transport provision and associated infrastructure.</i>	<i>reinforce the spatial hierarchy, role and function of centres.</i>
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Response:

The proposed rezoning will not compromise the activity network with the option of higher density residential development likely to benefit both the local Prospect Vale shopping centre and the nearby CBD.

<i>RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.</i>	<i>RAC-A5 Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.</i>
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Response:

The proposed zone change will provide the opportunity to sustainably utilize the total area of land currently zoned Low Density Residential for a higher density residential purpose to strengthen and increase the population base adjoining a neighbourhood centre.

<i>RAC-P5 Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.</i>	<i>RAC-A6 Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre.</i>
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Response:

The land is located within an acceptable walking and cycling distance of the neighbourhood centre at Prospect Vale and Westbury Road supports the local public transport route.

**E.7 Regional Infrastructure Network Policy
Specific Policies and Actions**

<i>RIN-P3 Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</i>	<i>RIN-A3 Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</i>
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Response:

The change of zoning to General Residential will allow the full utilisation of the property for residential development which has sufficient infrastructure capacity to be fully serviced by the reticulated systems. The land has access to neighbourhood and higher order centres within a 10 minute walk or drive respectively. The property also has close links to statewide transport corridors.

**E.6 Social Infrastructure and Community Strategies
Specific Policies and Actions**

Social Infrastructure	
<p>SI-PO1 <i>Coordinate planning for social infrastructure with residential development.</i></p> <p>SI-PO2 <i>Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities.</i></p> <p>SI-PO3 <i>Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.</i></p> <p>SI-PO4 <i>Allow for a greater choice in housing types.</i></p> <p>SI-PO5 <i>Protect the operation of existing and planned education/ training facilities from conflicting land uses.</i></p> <p>SI-PO5 <i>Protect the operation of existing and planned education/training facilities from conflicting land uses.</i></p>	<p>SI-A01 <i>Plan for the region’s social infrastructure needs through:</i></p> <ul style="list-style-type: none"> • <i>A needs analysis;</i> • <i>Identification of locally appropriate standards of service;</i> • <i>Identification of gaps in supply and predicted future needs;</i> • <i>An implementation plan; and</i> • <i>Monitoring and review.</i> <p>SI-A02 <i>Provide for the use and development of community gardens within residential areas in planning schemes.</i></p> <p>SI-A03 <i>Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities.</i></p> <p>SI-A04 <i>Planning schemes are to support the provision of social housing in residential areas.</i></p> <p>SI-A05 <i>Planning schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure.</i></p> <p>SI-A06 <i>Provide flexibility in planning schemes to allow for a greater choice of housing types in residential areas, particularly in centrally located areas.</i></p>

	<p><i>SI-A07</i> <i>Existing and planned education and training facilities are to be appropriately zoned and protected from conflicting land uses.</i></p>
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Response:

Rezoning the land to the General Residential Zone increases the number of lots able to be created within the overall property. The land is fully serviced, near to a local activity centre and also to educational facilities of Summerdale Primary/Glen Dhu Primary, Prospect High School and St Patricks College.

E.8 Regional Environment Policy

Biodiversity and Native Vegetation	
Policy	Action
<p><i>BNV-P01</i> <i>Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.</i></p> <p><i>BNV-P02</i> <i>Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.</i></p> <p><i>BNV-P03</i> <i>Land use planning is to minimise the spread and impact of environmental weeds.</i></p> <p><i>BNV-P04</i> <i>Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy</i></p>	<p><i>BNV-A01</i> <i>Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.</i></p> <p><i>BNV-A02</i> <i>Implement a planning assessment approach consistent with the avoid, minimise, mitigate, offset hierarchy.</i></p> <p><i>BNV-A03</i> <i>Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.</i></p> <p><i>BNV-A04</i> <i>Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.</i></p> <p><i>BNV-A05</i> <i>Further investigate regional biodiversity:</i></p> <ul style="list-style-type: none"> <i>• To protect, conserve and enhance the region’s biodiversity considering the extent, condition and connectivity of critical habitats;</i> <i>• priority vegetation communities; and the number and status of vulnerable and threatened species;</i>

	<ul style="list-style-type: none"> • <i>Provide for use and development to be carried out in a manner that assists the protection of biodiversity by -</i> <ul style="list-style-type: none"> - <i>Minimising native vegetation and habitat loss or degradation.</i> - <i>Appropriately locating buildings and works.</i> • <i>To develop a methodology that defines triggers and priorities for important habitat in assessing development.</i>
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Response:

Whilst part of 181 Westbury Road is mapped as priority vegetation, vegetation has been removed from the site. It contained a range of species and larger trees but a large number of these were damaged during a snow event in 2020 and have been lost. The change of zoning and utilisation of the area for residential purposes will allow for re-establishment of domestic scale vegetation.

Natural Hazards	
<p>NH-P01 <i>Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.</i></p> <p>NH-P02 <i>Future land use and development is to minimise risk to people and property resulting from flooding.</i></p> <p>NH-P03 <i>Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</i></p> <p>NH-P04 <i>Where avoidance of hazards is not possible or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented</i></p>	<p>NH-A01 <i>Manage further development in declared landslip zones. Complete regional land slide hazard mapping to allow identification of land susceptible to landscape hazards and its associated level of risk to specific scale and types of land uses and developments.</i></p> <p>NH-A02 <i>Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.</i></p> <p>NH-A03 <i>If there is doubt about the geotechnical stability of land proposed for urban development, Council may require a geotechnical assessment to identify risks and mitigation techniques.</i></p> <p>NH-A04 <i>Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.</i></p>

	<p><i>NH-A05</i> <i>Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</i></p> <p><i>NH-A06</i> <i>Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</i></p> <p><i>NH-A07</i> <i>Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management.</i></p>
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Response:

The rezoning of the land to the General Residential Zone will allow 181 Westbury Road to be suitably developed, maintained and free of risk. The land has remained underutilized for a number of years. As noted above, it contained a range of species and larger trees but these were damaged during a snow event in 2020 and have been cleared. The unmanaged vegetation also posed a bushfire threat. Drainage paths have also resulted in significant ponding of water on the site during heavy rain events. Development of the site and installation of appropriate stormwater drainage will address ponding from occurring.

6.2 CITY OF LAUNCESTON CORPORATE STRATEGIC PLAN 2014-2024

Pursuant to section 20(1) of the *Local Government Act 1993* (Tas) an amendment must have regard to the strategic plan of a council referred to in Division 2 of Part 7 of *Local Government Act 1993* (Tas) as adopted by Council at the time the planning scheme is prepared. The relevant strategy is the City of Launceston Corporate Strategic Plan 2014-2024 (the LSP).

The assessment of the application has had regard to the LSP and is generally consistent with the principles and goals as it:

- Supports housing choice and diversity in a planned location;
- Stimulates population growth in the municipal area; and
- Considers the impacts on the natural values of the site.

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

- Rationalising the zoning of the site in line with the existing lot sizes, residential zoning on the northern side to the road and services available;
- Ensuring all natural values of the development area are considered; and
- Invest in the local community by creating additional development opportunities which will allow future development to occur, as well as increase population numbers.

If initiated, the amendment will proceed for formal exhibition, allowing the public to effectively engage with the proposal.

6.3 LAUNCESTON RESIDENTIAL STRATEGY 2009-2029

The aim of the strategy is to create choice, diversity and desirability and to maximise sustainability in Launceston's housing market.

The key issues are listed below:

1. The influence of population trends on urban form.
2. Maximising environmental sustainability.
3. Social issues influencing housing.
4. The benefits of promoting higher density housing.
5. Recognising the benefits of good design.
6. Regional planning for housing.
7. Protection Agricultural Land (PAL) policy.

The site is on the south western fringe of the municipality amongst land with a mix of zonings including Low Density Residential, Particular Purpose, Commercial and Local Business. The proposed rezoning will allow a consistent zone for residential land in the area and positively contribute to the city's land supply.

Recent development within the city has predominantly been in the southern areas of the city, particularly in subdivisions known as Mount Pleasant Estate and Oakden Park. Both areas are not serviced to the extent of the subject land which in effect is partly 'infill'. The proposal meets *Policy 10 - Promoting increased density around activity centres* and *Policy 11 - Transition areas*.

The lots are within walking distance of the shopping centre, serviced by public transport and close to transport links to the city and its services and other areas of the state. And, while on the fringe will not impact any agricultural land.

The proposed rezoning is considered to be aligned to the strategy.

7. REFERRAL AGENCIES

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The proposed amendment will be referred to TasWater if the amendment is initiated. Under section 56S(2) of the *Water and Sewerage Industry Act 2008*, the relevant regulated entity may provide comment during the public notification period.

REFERRAL	COMMENTS
	INTERNAL
Infrastructure and Assets Network	No objections to rezoning
Environmental Health	No objections to rezoning
Heritage/Urban Design	N/A
Building and Plumbing	N/A

EXTERNAL	
TasWater	No objections to rezoning
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

8. CONCLUSION

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme - Launceston 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
Tasmanian Planning Scheme - Launceston

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. PS A- LL P 0020 - 181 Westbury Road Prospect - Planning Scheme Amendment Map [9.2.1 - 1 page]
2. Section 37 Rezoning 181 Westbury Road NEW - PS A- LL [9.2.2 - 15 pages]
3. Environmental Site Assessment 181 Westbury Road Pr [9.2.3 - 121 pages]

10. ANNOUNCEMENTS BY THE MAYOR

10.1. Acting Mayor's Announcements

FILE NO: SF2375

Friday 3 May 2024

- Attended the Women's Art Prize Tasmania at Queen Victoria Museum, Inveresk

Saturday 4 May 2024

- Attended the St Florian's Day (International Fire Fighters Day) Memorial Service, Launceston Fire Station

Monday 6 May 2024

- Joined the Chair, CEO and Directors of Hydro Tasmania to talk over Securing Tasmania's Energy Future, Peppers Seaport

Thursday 9 May 2024

- Attended the Red Shield Appeal Breakfast, Boatshed Centre
- Officiated at the Speech and Drama section of Launceston Competitions, Earl Art Centre

Friday 10 May 2024

- Read at the Mother's Day Memorial Service, Carr Villa
- Attended the Clifford Craig *Roaring 20's* Ball, Hotel Grand Chancellor

Saturday 11 May 2024

- Attended President's Function - Hawthorn V St Kilda, UTAS Stadium
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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).

12.1.1. Councillors' Questions on Notice - Councillor J J Pentridge - Mobile Sleep Pod - 2 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question submitted to Council on 2 May 2024 by Councillor J J Pentridge, has been answered by Shane Eberhardt (Acting Chief Executive Officer).

Questions:

1. Can Council consider putting the Mobile Sleep Pod at Royal Park on the car park temporarily to alleviate this issue, rather than the facility, that's cost a lot of money, sitting inside the warehouse somewhere?

Response:

Before the Council can consider location recommendations further detail regarding operations needs to be confirmed.

Officers are meeting with Strike It Out on May 10 to review the additional detail they sent through in late April. At this meeting we will establish whether any further information is required from Strike It Out.

Based on the latest information received from Strike It Out, the supporting infrastructure for the Sleep Pod Project includes:

- a) *A mobile sleep pod trailer that can accommodate sleeping arrangements for up to seven people (12.5m x 2.5m)*
- b) *A portable shower trailer consisting of two showers and two change rooms (5.0m x 2.5m)*
- c) *A forty foot container that has been repurposed as a common area complete with breakout space and a kitchenette (12.5 m x 2.5m).*

It is likely additional infrastructure would also be required, e.g. fencing, undercover area etc.

This proposal requires compliance with the Tasmanian Planning Scheme. The Mobile Sleep Pods are classified as a Residential use and must be situated within a zone that allows this specific use. The Recreation Zone prohibits Residential uses. As an alternative option, Strike It Out could investigate the option of registering as a housing support provider. This approach offers greater flexibility to provide temporary housing under the Tasmanian Planning Scheme.

No site plan has been submitted for Park Street. Works to the Park Street Toilet Block are likely to commence early next year. In location, the site is close to a playground and two schools. Consultation with owners on Park Street occurred across August and September 2023 regarding a trial for mobile shower trailer. Business owners cited car parking capacity, overall access to, and enjoyment of amenities and access for people with a disability and their right to recreate. Overall the site was not supported for a service in this location.

The consideration of locations needs to be a separate process. That process will need to consider surrounding amenity and uses amongst other matters. Park Street is in close proximity to a school, which would be a consideration should Strike It Out want Council to consider this site.

12.1.2. Councillors' Questions on Notice - Equilibrium of Silt in the Tamar River - 2 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 2 May 2024 by Councillor J J Pentridge, has been answered by Shane Eberhardt (Acting Chief Executive officer).

Questions:

1. Regarding the silt that has accumulated around the area of Rupert and Hound. We have previously been advised that the silt would reach equilibrium. How high is the equilibrium going to get because it is getting higher and higher and someone needs to address it, otherwise it's going to get to the stage where we are not going to be able to fix it in a cost-effective matter?

Response:

The rise and fall in the volume of sediment is expected, depending on the environmental conditions.

During summer, sediment levels increase as there are lower fresh water flows coming down the river and stronger tides pushing salt water further up the estuary, causing sediments to flocculate.

Annual cycles demonstrate that sediment levels typically decrease during winter and substantially during flood events.

Further detailed explanation is provided in the Environment, flooding and aesthetics: sediment in the kanamaluka/ Tamar estuary 2021, which can be found on the can be found on the Tamar Estuary Management Taskforce website (www.tamarestuary.com.au)

12.1.3. Councillors' Question on Notice - Councillor D C Gibson - Formalised Access For all Ability Toilets - 2 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 2 May 2024 by Councillor D C Gibson, was answered by Louise Foster (General Manager Organisational Services).

Question:

Could the inclusion of the formalised access for all ability toilets, be an Annex to the East Launceston Croquet Club lease, and the responsibility of Council to ensure that that's provided rather than the two tenants themselves needing to strike that arrangement?

Response:

The East Launceston Croquet Club has a toilet, but not an accessible toilet. We understand the Croquet Club have an informal agreement to use the accessible toilets at the East Launceston Bowls club, which is nearby. Council does not own the East Launceston Bowls Club building itself so we are unable to intervene in regard to formalising access to their facilities. In addition we understand the East Launceston Croquet Club intend to submit a grant application for funds to renovate and provide an accessible toilet.

Council has provided a letter of support for this grant application.

12.1.4. Councillors' Questions on Notice - Councillor D C Gibson - Racism and the Inquiry into the International Student and Tourism Sector - 6 May 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 6 May 2024 by Councillor D C Gibson, has been answered by Shane Eberhardt (Acting Chief Executive Officer).

Question:

Based on a recent report in *The Examiner*, the contributions provided to the Inquiry into the International Student and Tourism sector suggest there are opportunities for collaborative action and a greater understanding of real or perceived racism and the reduction of UTAS International Student numbers. Given our community has a zero-tolerance for racism and given our strong partnership with UTAS, can Council please extend an invitation to UTAS Executive to see if we can pre-emptively work together on this item?

Response:

The Acting Chief Executive Officer will engage with the University of Tasmania to invite them to a Council Workshop.

12.2. Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

13. NOTICES OF MOTION

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

13.1. Notice of Motion - Family Violence - Councillor A J Palmer

FILE NO: SF5547

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

ACTING CHIEF EXECUTIVE OFFICER APPROVAL: Shane Eberhardt

DECISION STATEMENT:

To consider a Notice of Motion submitted by Councillor A J Plamer regarding Family Violence.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council:

1. acknowledges that family and domestic violence has never, and will never be tolerated in our community; and
 2. recognises the strategies and programs Council has in place to support victims of domestic and family violence; and
 3. implement a respectful relationships program, for all Staff and Councillors (presently employed), to commence within the 2024/2025 financial year and that it is included as part of the on boarding and induction for new staff and future Councillors, starting July 1 2024.
-

REPORT:

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015*, please accept this Notice of Motion for placement on the *Agenda* of the Meeting of Council to be held on 16 May 2024.

Motion

1. That the City of Launceston acknowledges that family and domestic violence has never, and will never be tolerated in our community; and
 2. That we recognise the strategies and programs Council has in place to support victims of domestic and family violence; and
 3. That Council Officers implement a respectful relationships program, for all Staff and Councillors (presently employed), to commence within the 2024/2025 financial year and that it is included as part of the on boarding and induction for new staff and future Councillors, starting July 1 2024.
-

Background

The City of Launceston no doubt has a number of initiatives in place to support employees experiencing family violence. There is also information regarding accessing the Federal Government's Escaping Violence payment; however given the unprecedented national figures and the overdue focus on this important matter, I believe that the City of Launceston can and should do more.

I note the 2020 Notice of Motion by then Mayor Albert van Zetten which requested officers develop a Domestic and Family Violence Strategy for adoption by Council. I also note that due to resourcing restraints and the fact that some matters were being carried out via other means, this was not done.

It is imperative that Council's commitment as both an employer and as a leader within the community to raising awareness, educating and supporting individuals and families impacted by domestic and family violence is demonstrated, embedded and importantly, owned by our people.

This Notice of Motion seeks to highlight how the City of Launceston acknowledges the impacts of family violence and the supports that we have in place for our employees - with an encouragement for other employers to consider how they too can support their employees.

Further, given we do not provide respectful relationships training (specifically), it is considered timely that we investigate incorporating this into our training and onboarding processes for all staff and Councillors.

OFFICER COMMENTS:

(Louise Foster – General Manager Organisational Services)

It is agreed that Family Violence is a workplace issue. One-in-four women and one-in-13 men have experienced violence by an intimate partner. Two-thirds of those people experiencing family violence are in paid employment. We acknowledge the role employment plays in preventing economic dependence on a perpetrator and enabling survivors to leave an abusive relationship.

The City of Launceston is committed to providing a safe and supportive workplace for employees experiencing family violence. There are a number of initiatives in place to support any employee experiencing family violence. These support options include:

- Any employee experiencing family violence will have access to 15 days' paid Family Violence Leave every year
- Temporary changes to work hours, including days of work, location and duties
- Access to Annual Leave or Personal Carer's leave
- Change of phone numbers (office and mobile) as well as email contact details
- Access to support through our People and Culture team, as well as our Employee Assistance Program with Newport and Wildman on 1800 650 204
- Financial Assistance of up to \$5000, repayable over an 18-month period

There are posters around our workspaces that outline the support available, brochures to hand to employees and an intranet site for employees that lists the information and in addition, provides details of external support providers, our Employee Assistance Program and a link provides information regarding accessing the Federal Governments Escaping Violence payment.

We provide training to our employees regarding values aligned behaviours in our workplace, bullying and harassment, having difficult conversations and we will be scheduling cultural awareness training in coming months. Many of these elements are also covered specifically as part of our on-boarding and induction programs for new employees.

Training can be identified for elected representatives regarding respectful relationships and a review can be undertaken to determine any further opportunities to enhance our current training offering for our employees.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Notice of Motion - Family Violence - Councillor A J Palmer

14. COMMITTEE REPORTS

14.1. Homelessness Advisory Committee Report

FILE NO: SF7447

AUTHOR: Nindarra Wheatley (Community Development Officer Inclusion)

GENERAL MANAGER APPROVAL: Chelsea van Riet (Community and Place Network)

DECISION STATEMENT:

To receive a report from the Homelessness Advisory Committee.

RECOMMENDATION:

That Council receives the report from the Homelessness Advisory Committee Meeting held on 9 April 2024.

REPORT:

The Homeless Advisory Committee (HAC) met and the following items were discussed:

- City Mission has a new outreach worker starting mid-April, contact details will be shared with relevant parties once on board.
 - CatholicCare has observed an uptake in individuals over 60 seeking their services.
 - Anglicare/Housing Connect are undergoing reform with new managers and roles being implemented across the state. Currently recruiting various roles. It is likely a new representative from the service provider will be allocated to attend the HAC meetings in the future.
 - Discussion of crafting a media release to raise public awareness of homelessness in Launceston ahead of winter.
 - There is no formal process for the Northern Community Action Group (NCAG) to feed through to HAC. NCAG are seeking how to create formal process if it is deemed warranted by the committee. There's an ongoing discussion about formalising the connection between NCAG and HAC, prompting the HAC Chair to consider drafting a letter to representatives.
 - Rod Gardner's artwork will be incorporated into the Homelessness Statement of Commitment (HSoC).
 - 80 Customer Service Requests relating to homelessness have been recorded for 2024. A draft action plan has been circulated for feedback, with consideration for potential contributions during Homelessness Week.
 - Monthly reports on homelessness efforts are now provided to Councillors.
 - The By-Names List will be a topic of discussion at the next meeting, with feedback sought by April 30.
 - Dr. Catherine Robinson's research remains ongoing, and her contact details are available through Community Development if required.
 - Feedback has been given to Link technologies on their assistance form. More work is needed and ongoing to ensure that service providers are happy with the
-

information, how it is inputted and what happens in the output. Further investigation into the cost and licensing fee is occurring.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

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. 2023/2024 Budget - Budget Amendments

FILE NO: SF6940 / SF7558

AUTHOR: Samuel Kelty (Manager Finance)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

For Council to:

1. consider changes to the Council's 2023/2024 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. notes that there are no adjustments made during 1 April to 30 April 2024 by the Chief Executive Officer to the 2023/2024 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 2023/2024 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$15,000.
 - (b) Expenses
 - i. the net increase in operations expenditure of \$4,730.
 - (c) Capital Works Expenditure
 - i. the increase in the Council's funded expenditure of \$10,270.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating surplus being amended to \$13,482,083 (including capital grants of \$18,581,404) for 2023/2024.
 - (b) the capital budget being increased to \$43,238,985 for 2023/2024.
-

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.

	Operations \$'000	Capital \$'000
Statutory Budget as 01/07/2023	(2,406)	20,636
Adjustments Approved by Council to 31/03/2024	15,878	22,593
Balance Previously Advised as at 31/03/2024	<u>13,472</u>	<u>43,229</u>
 <u>Amendments</u>		
Council Funds	0	0
Capital to Operations	(12)	(12)
Operations to Capital	22	22
Operations	(15)	0
External Funds	15	0
External Funds Not Received	0	0
Statutory Budget as at 30/04/2024	<u>13,482</u>	<u>43,239</u>
 Deduct Capital Grants and Contributions	 <u>(18,581)</u>	
Operating Budget Surplus/(Deficit)	<u>(5,099)</u>	
 <u>Underlying Result Adjustments</u>		
Tamar Estuary River Health Action Plan Contribution	4,500	
South Esk Road Retaining Wall Project	1,080	
Underlying Operating Budget Surplus/(Deficit)	<u>481</u>	

The table above 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
CP24436	Sports Facilities Renewal Program 2022/2023	\$350,000	\$11,880	\$0	\$338,120
OPM25371	NTCA Indoor Cricket Netting Upgrade	\$0	\$0	\$11,880	\$11,880
	TOTALS	\$350,000	\$11,880	\$11,880	\$350,000

The project scope of works:

It has been identified that the City of Launceston is required to upgrade the indoor cricket netting at the NTCA indoor cricket building. It was anticipated that these works would be delivered within the Sports Facilities Renewal Program project, however, these works do not meet the expenditure threshold requirements under Council's Capitalisation framework.

As such, it is proposed that the required funds be transferred from the Sports Facilities Renewal Program capital project, to the newly created major operational project to fund the purchase.

Capital to Operations	Operations	Capital
Sports Facilities Renewal Program 2022/2023	\$11,880	(\$11,880)
TOTAL	\$11,880	(\$11,880)

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
OP44401	York Park Maintenance	\$1,023,143	\$22,150	\$0	\$1,000,993
CP24500	Major Plant Replacement 2023/2024 Purchase	\$2,284,252	\$0	\$14,970	\$2,299,222
CP24611	UTAS Stadium Minor Equipment	\$0	\$0	\$7,180	\$7,180
	TOTALS	\$3,307,395	\$22,150	\$22,150	\$3,307,395

The project scope of works:

A tractor attachment was purchased within the York Park Maintenance operational project, it has since been identified as it meets the definition of capital expenditure within Council's Capitalisation framework and the expenditure has been transferred into the Major Plant Replacement Purchase project for the current year.

Additionally, some audio equipment has been purchased within the same maintenance project, as this also meets the definition of capital expenditure in Council's Capitalisation framework. As such the expenditure has been transferred to a newly created capital project.

It is therefore required that a matching budget amount is also transferred for both items of expenditure.

Operations to Capital	Operations	Capital
Major Plant Replacement 2023/2024 Purchase	(\$14,970)	\$14,970
UTAS Stadium Minor Equipment	(\$7,180)	\$7,180
TOTAL	(\$22,150)	\$22,150

1(c) The following items have been affected by external funding changes and affect the Operations budget:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL.10.0.6090 .1000.12757	Federal Major Operational Grant - Parks	(\$32,978)	\$15,000	\$0	(\$47,978)
OPM25332	OPM2024 Ravenswood Skate Park Improvements	\$0	\$0	\$15,000	\$15,000
	TOTALS	(\$32,978)	\$15,000	\$15,000	(\$32,978)

The project scope of works:

The City of Launceston has been successful in obtaining Federal Grant funding under the Investing in Our Communities Program for the amount of \$15,000.

The amount is to be used to address community interest in providing some form of barrier around the Ravenswood Skate Park, the City of Launceston aims to provide a solution via landscaping works. This amendment is required to recognise the additional funding as budget on the project.

External Funding	Operations	Capital
Federal Major Operational Grants - Parks	(\$15,000)	\$0
OPM2024 Ravenswood Skate Park Improvements	\$15,000	\$0
TOTAL	\$ 0	\$ 0

2. Chief Executive Officer's Report on Adjustments

There have been no adjustments made by the Chief Executive Officer for the period 1 April to 30 April 2024.

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. City of Launceston Annual Plan 2023/2024 - Progress Against Annual Plan Actions for Period Ending 31 March 2024

FILE NO: SF6937

AUTHOR: Pepper Griffiths (Team Leader Performance and Planning)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the progress against Council's 2023/2024 Annual Plan Actions for the period ending 31 March 2024.

PREVIOUS COUNCIL CONSIDERATION:

Council – 21 March 2024 – Agenda Item 14.1 - City of Launceston Annual Plan 2023/2024 - Progress Against Annual Plan Actions for Period Ending 1 December 2023

Council - 29 June 2023 - Agenda Item 16.6 - City of Launceston Annual Plan 2023/2024

Council - 16 November 2023 - Agenda Item 15.3 - City of Launceston Annual Plan 2023/2024 - Progress Against Annual Plan Actions for Period Ending 30 September 2023

Council – 29 June 2023 – Agenda Item 16.6 - City of Launceston Annual Plan 2023/2024

RECOMMENDATION:

That Council:

1. Notes progress against 2023/2024 Annual Plan Actions for the period ending 31 March 2024; and
2. Notes that the following action listed with a % complete as *Not Progressing* will not be proceeding due to third party direction (further comments provided against the item in the report):

Implementation Review:

A review of each City Deal is scheduled every three years.

Plan and deliver the Review from Council's perspective.

Annual Plan 2023/2024 Progress Report

Q3: to 31 March 2024

Strategic Priority 1: We *connect with our Community and our Region* through meaningful engagement, cooperation and representation.

Our interactions with our community are authentic, timely, accurate and open. We want to build strong and productive relationships with our community and regional partners.

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

Focus Area:		
To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.		
Action	Network	% Complete
Develop a City of Launceston Regional Sports Facility four-year implementation program and where possible, commence addressing identified areas of need.	Infrastructure and Assets	95%
Comment		
The Regional Sports Facility Management Plan was completed in August 2023. Recreation and Parks staff have developed an implementation action plan and are working through the identified actions. In the coming quarter, the implementation action plan will be finalised and commencement of undertaking prioritised actions will occur.		
Focus Area		
To develop and consistently utilise contemporary and effective community engagement processes.		
Action	Network	% Complete
Continue to engage with our community on: <ul style="list-style-type: none"> Aboriginal Partnership Plan Tomorrow Together themes Key infrastructure projects Key projects and initiatives of community impact 	Organisational Services	75%
Comment		
The City of Launceston continues to engage with its community on topics that may impact its residents/ratepayers (community) in a way that affects their lifestyle and amenity. <ul style="list-style-type: none"> Aboriginal Partnership Plan (APP) - The internal project group is progressing action item 10 to develop an Aboriginal cultural awareness training program for the organisation with the first session to be held in May 2024. 		

- Tomorrow Together theme - *A Resilient City* included six topics; Trails and Networks, Dog Management, Community Emissions Reduction, Future Planning for Carr Villa and Waste Management. The theme launched mid-February 2024 and will close on Friday 5 April 2024. Once the survey closes and we have ensured the demographics are representative of the Launceston community it is anticipated that we will have around 750 responses (*using current response numbers as an indicator*). Also included in this was a mapping function that allowed people to comment on our trails and pathways.
- Key infrastructure projects: the community were asked to engage on a number of infrastructure projects in the third quarter, such as the City Park and Punchbowl Playground upgrades and Riverbend Pump Track.
- Key projects and initiatives of community impact - the City of Launceston has commenced engagement on a number of key projects, including; Community Emissions Reduction - Low Carbon Launceston: Engage for Change, and stage two of the Recreation and Open Space Strategy (in addition to Tomorrow Together engagement).

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

We use our influence and resources to deliver the foundations for ongoing economic development. We want Launceston to be the heart of a thriving regional economy.

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

Focus Area		
To promote tourism, and the development of a quality tourism offering for Launceston.		
Action	Network	% Complete
Partner with the State Government's International Engagement Program where there are clear benefits to the City of Launceston which are aligned with our Sister City relationships.	Chief Executive Officer	50%
Comment		
<p>There have been no opportunities identified in this quarter to partner with the State Government's International Engagement Program. Council Officers will continue to engage with the relevant Government Departments to identify opportunities.</p> <p>In terms of our Sister City relationships it was fantastic for the Mayor to meet tourists (Carol and Derek) from Napa California who personally know Napa City Mayor Scott Sedgley.</p> <p>In the lead up to them arriving, Mayor Sedgley advised City of Launceston that two of his constituents were coming to Town Hall to visit.</p> <p>The City of Launceston arranged a visit through Town Hall to showcase the gifts shared between the cities and a meeting with Mayor Garwood.</p>		

Over the past 6 weeks Civic Affairs have received emails regarding Sister City Ikeda and the relationship anniversary of 60 years in 2025. Launceston Locals have requested advice on what and when events will be entertained in Launceston and in Ikeda.

Wayne the Wombat, a Guinness World Record holder, has created its own media which again comes back to the Sister Cities and our warm relationship we have with Ikeda.

Arrangements were made to support a local Launceston family to visit Ikeda City Hall and meet with their own Civic Affairs officer to have lunch and a meet and greet.

In 2025 a Launceston College language teacher is taking his Japanese class to Japan in and we have provided contact details in Ikeda.

Civic Affairs are having a student/teacher visit Launceston in July 2024 from Ikeda and an Ikeda teacher will also be visiting Launceston Schools in August 2024.

Focus Area

To facilitate direct investment in the local economy to support its growth.

Action

Network

% Complete

Implement Economic Development Strategy including Business Friendly Council and night-time economy initiatives

Organisational Services

75%

Comment

The City of Launceston's efforts to improve the Business Connect platform have produced real results, strengthening our support system and building a strong network for local businesses. Importantly, introducing a new Business Connect Signup form has made the process smoother, leading to more direct involvement from stakeholders. In February, the first Business update had a great 64.8% opening rate, showing strong interest and engagement from the community. Also, the Business Connect Posters in Launceston & nearby areas got a lot of attention, with 101 QR code scans showing that the community is really engaged. The Council also been working closely with the Employment Partnership group, which provided valuable insights into upcoming projects and government-funded workforce programs.

The Council also helped organise an event with the Northern Young Professionals Network, along with Bell Bay Advanced Manufacturing Zone and the Chamber of Commerce, creating an opportunity for meaningful dialogue and collaboration. The City of Launceston's commitment to improving the night-time economy continues with targeted efforts to make it more vibrant and grow. The Consumer Preference Workshop for City businesses was planned last quarter and the aim is to execute it this quarter. In addition, the City of Launceston has been working closely with Launceston Central, providing data and measuring the success of activities in the Central Business District, which promotes economic growth.

Focus Area		
To actively market the City and Region and pursue investment.		
Action	Network	% Complete
Finalise and progress Smart Cities Strategy.	Organisational Services	100%
Comment		
<p>The City Innovation Strategy was developed in place of a Smart City Strategy, encompassing Smart City themes yet also allowing scope for projects that are not necessarily technology focused. Taking a people first approach was identified throughout community engagement rather than a ‘tech for the sake of tech’ approach.</p> <p>The Strategy was completed in 2023 and endorsed by Council with a 5 year life span. It is publicly available via the City of Launceston webpage. The implementation plan is also nearing completion and is expected to be reviewed and endorsed by the Executive Leadership Team by the end of June. The implementation plan will include an action plan, a framework for measuring success and a decision making framework to assess the desirability, viability and feasibility of potential projects.</p> <p>Council officers continue to engage in identification and implementation of projects that align with the opportunities detailed in the City Innovation Strategy. Extension of the Council public Wi-Fi network, enhancing the flood intelligence system and assessing the future direction of Council’s electric vehicle charger network are all current examples.</p>		
Focus Area		
To promote tourism, and the development of a quality tourism offering for Launceston.		
Action	Network	% Complete
Update Launceston Strategic Tourism Plan.	Community and Place	40%
Comment		
<p>Council officers are continuing to draft the Tourism Plan which will speak to the currently-being-developed Events Strategy. A draft strategy will be presented to Council in the final quarter of the year for their input before undergoing stakeholder consultations to refine its objectives and ensure alignment with local needs. Feedback will be incorporated into a revised strategy, which will be further reviewed with the executive team and Council. The final strategy will include an implementation plan.</p> <p>Several ongoing tourism initiatives guided by the current Tourism Plan include the Launceston Place Brand, destination marketing, leveraging event marketing to enhance business engagement, and the production and distribution of both print and digital visitor materials, tourism interpretation and signage.</p>		

Focus Area		
To provide an environment that is supportive to business and development within the municipality.		
Action	Network	% Complete
Work with Stadiums Tasmania to finalise the transfer of UTAS Stadium and to embed key agreements with respect to content and events.	Chief Executive Officer	60%
Comment		
<p>In December 2022 Council made a decision to commence a process to transfer UTAS Stadium to the newly formed State Government owned Stadiums Tasmania. This process consists of these key components:</p> <ul style="list-style-type: none"> • The Stadium is on what is defined as public land, under the <i>Local Government Act 1993</i> for Council to transfer the Stadium it needs to go through a public process to allow the community to identify their concerns prior to Council making a decision. The public call for comments occurred in November and December 2023 with 3 objections received. The objections were considered and Council made a decision to transfer the land as required by the <i>Local Government Act 1993</i>. The transition is still dependent on the successful completion of the following two points: <ul style="list-style-type: none"> ○ The Stadium requires a subdivision to create an individual title to transfer to Stadiums Tasmania. This process has commenced and expected to be considered by the Planning Authority early in the new financial year. ○ A contract for the transfer is required to document transitional and ongoing support arrangements, Council expectations of Stadiums Tasmania and the detail mechanisms of the transfer. This has commenced and expected to be considered by Council in the last quarter of 2023/2024. <p>The Council and State Government have signed a Memorandum of Understanding which documents the future commitments and expectations of AFL content at the Stadium with the establishment of a Tasmania's AFL men's and women's team. The minimum requirement is to maintain the current content of 4 roster games and one pre-season game.</p> <p>The Federal and Tasmanian Government have made a \$130m investment in the future of the Stadium to improve accessibility and improve user experiences. This will be delivered by Infrastructure Tasmania with oversight from Stadiums Tasmania.</p> <p>Councillors and Council Officers are working with Stadiums Tasmania and the State to progress the details of the term sheet.</p> <p>A Development Application has been submitted for subdivision of the land.</p>		

Focus Area		
To provide an environment that is supportive to business and development within the municipality.		
Action	Network	% Complete
Work with Northern Tasmania Development Corporation (NTDC) to implement the Northern Economic Development Strategy.	Chief Executive Officer	75%
Comment		
<p>NTDC operate with three key focusses - economic development, regional collaborations and organisation strength. The key tasks the NTDC and the City of Launceston have worked in partnership on are:</p> <ol style="list-style-type: none"> 1. Residential Demand and Supply Study completed 2. Advocating for funding a pilot for freight aggregation 3. Review of the Greater Launceston Plan 4. Facilitation of the Regional Sports facility Plan 5. Advocacy on State budget, Federal Immigration Policy and State Sustainability Strategy 6. Identification of regional priority projects through the Regional Collaboration Framework <p>It is expected a review of the Population Strategy will be commenced in the third quarter by NTDC as well as finalisation of the Greater Launceston Plan Review and alignment of regional priorities. NTDC will provide an update to Councillors at Workshop on their program of work in May 2024.</p> <p>Councillors received a presentation on the supply and demand for housing in the region.</p>		

Strategic Priority 3: We are a **Progressive Leader** that is accountable to our governance obligations and responsive to our community.

Our decision-making and actions are evidence-based, strategic, transparent and considered. We are ethical, fair and impartial in complying with and enforcing the law.

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

Focus Area		
To maintain a financially sustainable organisation.		
Action	Network	% Complete
Implement recommendations of the QVMAG Futures Plan.	Chief Executive Officer	70%
Comment		
<p>Various aspects of the recommendations in the Futures Plan were met during the period. The development and implementation of the Organisational Strategic Development Program strategic instruments outlined in the Futures Plan reached 90% completion are in final draft review phase. Key Directions 3 and 4 are ongoing annual recommendations and were successfully delivered to 100% completion in this period.</p>		
Focus Area		
To provide for the health, safety and welfare of the community.		
Action	Network	% Complete
Develop and implement a flood resilient community program.	Community and Place	75%
Comment		
<p>The development of a flood resilience community program is now at a stage where the City of Launceston is able to introduce a number of initiatives publicly.</p> <p>The City of Launceston 'CoL Emergency Management Hub' was launched in late December 2023. The hub provides a single location where the public can access all information in regard to emergency management including flood, fire and storm. There is no other website in Tasmania that currently provides this function. The Hub was promoted through a media campaign in March 2024 via the Examiner and was supported by the newly developed <i>City of Launceston Guide to Emergency Preparedness</i> brochure. Since the Hub was launched there have been 312 views, up 154% since January 2024. The Hub also has a physical presence in the Customer Service area for those members of the public wanting physical resources. Further promotion of the hub will continue.</p> <p>In June 2024, the City of Launceston, in conjunction with the Resilience Canopy, will be running Resilience Canopy Practitioner Training. This aims at providing community leaders with the tools to help guide their community develop resilience. This will be the second program run in Tasmania since its inception and the first for the north of the state.</p> <p>Over the coming months, in partnership with Red Cross, the council will be targeting Invermay and Newstead residents to undertake the RediPlan Program. This is a workshop facilitated by Red Cross that guides the community through strategies on how to prepare for disasters and make an emergency plan. The aim is to run two of these workshops prior to the end of the financial year.</p> <p>Work continues on Councils Recovery Planning. This Council led initiative in conjunction with Resilience and Recovery Tasmania (DPAC), aims to support the community by</p>		

<p>comprehensively outlining recovery actions prior to a large flood event. The objectives of the project are to ensure a planned, coordinated and adaptable recovery approach between recovery partners and cohesion between recovery partners including all levels of Government, business and industry, and the community. The project will be seeking expressions of interest from the community to be involved in the recovery project.</p> <p>The City of Launceston has been involved with the recent Engage to Change talk series as well as the Tomorrow Together 'Resilient City' survey. Both of which aim to enhance community awareness around their risk from natural hazard emergencies while encouraging the community to take proactive approach to preparing for a disaster before it happens leading to a more resilient community.</p>		
<p>Focus Area</p> <p>To ensure decisions are made on the basis of accurate and relevant information.</p>		
Action	Network	% Complete
Continue the level of service project.	Organisational Services	20%
<p>Comment</p> <p>Another phase of the trial was completed in late 2023 with internal stakeholders and a draft Framework has been developed. Trials have now been completed with our GIS team and with the Visitor Information Centre.</p> <p>Recruitment for the vacant Level of Service Officer role was initiated but was unsuccessful. Officers are looking at the opportunities presented through our Corporate Applications Replacement Program for better data around of levels of services and will consider whether what alternate resourcing for the project might look like.</p>		
<p>Focus Area</p> <p>To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.</p>		
Action	Network	% Complete
Update the Cultural Roadmap based on findings and insights from our Organisation Cultural Inventory Survey.	Organisational Services	50%
<p>Comment</p> <p>Culture Survey Action Planning is ongoing by Team Managers. There has been a commitment from the Senior Leadership Team to have their Action Plans completed by 30 April 2024 and the Organisational Development Team have been reaching out to support leaders to facilitate their action planning workshops with their teams.</p> <p>The Senior Leadership Team recently completed their action planning workshop as a team and are finalising their 3 priorities for the coming year.</p> <p>The Cultural Roadmap has been updated in draft, shared with the Values Champions and People and Culture Team and the final draft will be finalised once team action planning is completed, early in May.</p>		

An Executive Leadership Team Paper will then be prepared and presented to the Executive Leadership Team outlining a review and reflection of the 2018 – 2023 Cultural Roadmap and sharing the new, proposed Cultural Roadmap for 2023 – 2026.

Work continues on implementing our Employee Development Program with the leadership team and employees.

The Values Champions have prepared their 2024 Plan and Our Value of “Our People Matter” has been launched by the CEO.

Check-ins with teams who have been using the Values to Behaviors tool have taken place with significant shifts in team culture evident and employee feedback very positive.

Focus Area

To fairly and equitably discharge our statutory and governance obligations.

Action	Network	% Complete
Commence a review of the Corporate Strategic Plan.	Organisational Services	60%

Comment

The project to develop a new 10-year Corporate Strategic Plan covering years 2025 to 2034 has been resourced and endorsed.

The project team completed the research phase and presented findings and recommendations on how to approach the creation of the new Plan to the City of Launceston Executive Leadership Team, with a presentation to Councillors scheduled for April.

This action is progressing on track, in line with both the project timeline and in conjunction with the progress of the revised Greater Launceston Plan (GLP). The review will inform the creation of a new Corporate Strategic Plan for the 2025 - 2034.

Focus Area

To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.

Action	Network	% Complete
Undertake the Corporate Application Replacement Program.	Organisational Services	74%

Comment

The CARP project has progressed with 74% of Phase 1 of the project now complete. Three critical-path delays have been identified that impact the successful delivery of the project. This includes *payroll integrations*, *statutory reporting* and *budgetary/project functions*. To address these delays additional resources have been provided by the vendor to finalise integrations. An additional data load to resolve issues identified during User Acceptance Training is required to effectively test the works and assets to projects functionality and provide confidence the solution will meet City of Launceston's requirements.

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

We facilitate our community's sense of place by enhancing local identity. We want people to be proud to say that Launceston is "my city".

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

Focus Area		
To support the central business district (CBD) and commercial areas as activity places during day and night.		
Action	Network	% Complete
Develop and commence implementation of Stage 2 Launceston City Heart Project which includes the following key areas of investment: <ul style="list-style-type: none"> • Greening of our City • Improved public transport infrastructure • Creating greater opportunities for pedestrianisation of the CBD 	Community and Place	40%
Comment		
<p>The first phase of City Heart included a refresh of key civic spaces in the Central Business District (CBD) including the Brisbane Street Mall, The Quadrant, Civic Square, and improvements in community amenities including wayfinding and public Wi-Fi. These projects were successfully completed in the 2018 financial year.</p> <p>The original focus of City Heart 2 was to renew streetscapes in selected areas of the CBD including removal of buses from St. John Street, turning one-way traffic into two-way on Paterson Street, greening and realigning footpaths. The initiation of phase 2 of the project relied upon the availability of a new location for buses and the availability of Tasmanian and Australian Government funding. These preconditions have met with some challenges including availability of a suitable location for the bus depot and changes in Australian Government funding sources.</p> <p>Staff have been working with WSP Australia on a revised approach to the implementation of City Heart 2 that includes the development of:</p> <ol style="list-style-type: none"> 1. An urban design manual that will establish key guidelines for streetscapes and civic spaces that will apply not only in the CBD but to the broader urban footprint; and 2. A pilot Place Plan for the City Heart activity centre. The Place Plan will include approximately six character management areas that identify the unique features of the area and identify those elements that should be protected and those that should be changed. The Place Plan will include an action plan to support implementation as funding is available. <p>The planning process incorporates the extensive community engagement activities that have occurred to date, a review of all previous planning documents and evaluation of new information since the previous planning was undertaken.</p>		

In the past quarter, WSP Australia has facilitated the first of several planning workshops with staff from across Council to identify priority projects and technical requirements in two of the six character management areas including identification of opportunities to leverage existing investments (i.e. refurbishment of the Princess Theater), identification of physical constraints (i.e. underground infrastructure), and availability of resources to support implementation. The project has been extended to incorporate additional internal workshops on the remaining four character management areas.

In addition, WSP Australia presented a session with Councillors outlining the place planning approach and explaining how the proposed plan will help improve development and community outcomes.

The next milestone of the project is presentation of the draft City Heart place plan to Councillors for comment and input prior to a community engagement process.

Target completion of the project is September 2024.

Focus Area

To promote and enhance Launceston’s rich heritage, culture and natural environment.

Action	Network	% Complete
Launceston Heritage List Review and Precincts - continue the review of the City of Launceston’s local heritage list.	Community and Place	60%

Comment

The updated Launceston Heritage List Review plan is well underway with the first precinct datasheet completed (Babbington precinct).

Community education forms a key role in the renewed plan. Accordingly, a heritage explainer video has been developed and included in the engagement platform, which complements Council's recently updated heritage page. In addition, our Place and Heritage Officer has conducted radio interviews to highlight the project and the role of heritage in the community.

Focus Area

To promote and enhance Launceston’s rich heritage, culture and natural environment.

Action	Network	% Complete
Implement the first year of the four year action plan from the Cultural Strategy.	Community and Place	75%

Comment

The Cultural Advisory Committee will return in the coming months, and there are a large number of cultural and public art opportunities to be tabled, including the progression of a creative hub in Launceston.

The Cultural Development Officer role was recently advertised, and a number of high quality applicants were received. It is expected that a new officer will be appointed in the near future to continue the work relating to the Cultural and Public Art strategies.

Focus Area		
To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.		
Action	Network	%Complete
Undertake a review of the City of Launceston Events Strategy.	Community and Place	60%
Comment		
<p>The draft proposal for the Events Strategy is scheduled for a Council Workshop on 18 April where officers will seek council feedback on three key pillars and a proposed new thematic approach to funding events in Launceston. Internal and external stakeholder consultation has commenced and seeks input and advice on the three proposed pillars as well as themes for funding.</p> <p>In the meantime, the Events team continues to facilitate both large and small scale events in Launceston including Festivale in February and Mona Foma in March. These events all contribute to significant economic activity in Launceston from interstate and intrastate visitation, as well as local participation and engagement in events.</p>		
Focus Area		
To promote and enhance Launceston's rich heritage, culture and natural environment.		
Action	Network	% Complete
Implement the Public Art Strategy.	Community and Place	70%
Comment		
<p>Two murals were installed on the Paterson Street Carpark by artists Jamin and Mel McVee. While many murals are temporary in nature, the overwhelming public reception to the installations have led to a number of requests for additional artworks in the city.</p> <p>The Criterion Lane toilet block is soon to receive a mural installation with a selection panel consisting of Council officers and members of the Cultural Advisory Committee convening to assess a number high quality candidates. The successful artist will be announced in the coming weeks.</p> <p>The final Thylacine artwork from artist, Dan Kershaw, is set to be installed in Civic Square in the coming weeks. Measuring approximately 1m x 1m, the 110kg skeleton plaque was intended to be installed into the Brisbane Street Mall as part of the original thylacine-pack installation, but was deemed unsuitable for the space at the time. Its installation onto the garden bed wall in Civic Square will be the first time it has been made available for public viewing to our community.</p>		

Focus Area		
To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.		
Action	Network	% Complete
Undertake a review of the City of Launceston Open Space Strategy.	Infrastructure and Assets	70%
Comment		
<p>Population growth coupled with urban expansion, increased urban densities, changing demographics, community needs, and outdated Open Space and Play Space strategies, are some of the triggers for the City of Launceston’s review and update the Recreation and Open Space Strategy (ROSS). The ROSS will provide a 20-year vision and a list of initiatives that can be implemented by the City.</p> <p>The first round of community and stakeholder consultation is complete, with feedback being incorporated into the draft Recreational and Open Space Strategy. Staff and consultants have made progress working through stages 3-5 of the project:</p> <p>Stage 3: Existing and Forecast Demographic, Land Use, Participation and Tourism Review and Report</p> <p>Stage 4: Open Space Analysis, Classification</p> <p>Stage 5: Mapping of Open Space Analysis and Gap Analysis</p> <p>The project team will engage with the Councillors and the wider community in Quarter four. The project is on track to be completed by the end of 2024.</p>		
Focus Area		
To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.		
Action	Network	% Complete
Develop and commence staged implementation of an improvement plan for the Princess Theatre and Earl Arts Centre upgrade.	Infrastructure and Assets	75%
Comment		
<p>A Project Working Group has been established to guide the multi-year project to refresh the Princess Theatre and Earl Arts Centre to improve accessibility, building compliance and user experience. The Group comprises of Theatre North and Council officers and receives expert advice as required. The Group has overseen:</p> <ol style="list-style-type: none"> 1. The appointment of architects Lovell Chen to undertake design 2. Review of recent upgrades to the Regent Theatre to better understand the challenges and opportunities of working in heritage theatres 3. Working with key stakeholders on the conceptual design 4. To improve access to seating in the Earl Arts Centre a hand rail has been installed <p>To improve accessibility to the theatre, stage works have commenced in preparation for installation of a lift.</p>		

Key activities in coming quarters are engagement with stakeholders through March to April for final conceptual design in May. Draft conceptual materials are expected to be delivered in April to enable Council engagement mid-May.

It is intended to be in a position to submit a development application in August 2025.

Strategic Priority 5: We *Serve and Care* for our Community by providing equitable and efficient services that reflects needs and expectations of our community.

We are invested in our community's long term health, well-being, safety and resilience. We want to be trusted and respected by our community.

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

Focus Area		
To plan for and provide services and facilities that recognise the changing demographics and needs of our community.		
Action	Network	% Complete
Implement Council commitments from the My Place My Future Plan, and support State and Federal Governments on implementation of their actions.	Community and Place	75%
Comment		
<p>A school holiday fun time event was held at Lexfun on 16 January 2024, for 70 children and 30 adults from the Northern suburbs. We facilitated International Women's Day 2024 activities (2 weeks of art activities, featuring 5 local artists) based at QVMAG, including a celebration event on 8 March 2024. Harmony Week in Civic Square on 20 March 2024 was a positive and successful day which saw our community celebrate our multicultural community. This is an initiative led by the council with partners including Libraries Tas, MRC North, MRC Tas, PCYC, Multicultural Youth Tasmania, Connected Women (Red Cross) and MAX Training & Women's Friendship Group.</p> <p>Council has facilitated the establishment of community action groups in Rocherlea and Newnham/Mowbray, with plans for Waverley/Ravenswood to increase community capacity and address local issues.</p> <p>Council also joined the Health Literacy Network (statewide) and is working with 26TEN to increase digital literacy in the Northern suburbs.</p> <p>The Food and Resilience Movement (FaRM) lease has been forwarded to the Northern Suburbs Community Centre for execution.</p>		

Focus Area		
To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.		
Action	Network	% Complete
Implement the action plan for the Access Framework.	Community and Place	60%
Comment		
<p>Work continues in the access space with additional work being undertaken on the new asset map. This map, which can be accessed from https://www.launceston.tas.gov.au/Community/Accessibility#/map, shows the community where our current disabled parking spots are and also shows our access toilets. The next update to the map will show our accessible bus stops.</p> <p>We are also working to update the access widget to contain additional languages to better support our multicultural community.</p> <p>The Access Committee continues to remain on hold as we prepare for a review of the Access Framework in 2024/2025.</p>		
Focus Area		
To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.		
Action	Network	% Complete
Continue to roll out the ABCDE Learning Sites community development program, including the conclusion of the Invermay Learning Site in December 2023.	Community and Place	100%
Comment		
<p>The ABCDE Social Impact Study was awarded to consultant Leanne Mitchell who has presented a project plan for the study, and is currently undertaking a desktop review of the historical and demographic context of the ABCDE learning sites since its commencement. A literature review will be produced which will position ABCDE within the national and international community development practice.</p> <p>Community engagement, and research methods, including interviews and focus groups, will occur across May and June 2024.</p> <p>The program's Community Connector is on long service leave until the end of April. When the Community Connector returns, they will lead a program reflection and review, with a focus on strengths and potential opportunities for future program delivery.</p>		

Focus Area		
To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.		
Action	Network	% Complete
Develop and implement the Homelessness Action Plan through collaboration with the Homelessness Advisory Committee.	Community and Place	80%
Comment		
<p>The community consultation period for the Homelessness: Statement of Commitment has now ended. There were 752 views of the document and 9 comments in total. We have engaged with local artist Rod Gardner to provide images for the Homelessness: Statement of Commitment as per feedback received. The final statement is being presented to council in May for endorsement.</p> <p>The Homelessness Advisory Committee resumed meeting in April after a three month hiatus at the start of the year due to a council review of its committees. At that meeting the 2024/2025 action plan draft to guide the first year of the statement of commitment was recently presented and discussed.</p> <p>Council officers continue to respond to customer service requests and officers are providing monthly updates to Councillors via the bulletin on our work with service providers and our homeless community. Council has actively worked with service providers to facilitate permanent housing for some of our vulnerable homeless community members.</p>		
Focus Area		
To plan for and provide services and facilities that recognise the changing demographics and needs of our community.		
Action	Network	% Complete
Finalise and commence implementing a master plan for Northern Tasmanian Cricket Association (NTCA) precinct and associated action plan.	Infrastructure and Assets	75%
Comment		
<p>The NTCA Concept Masterplan has been endorsed by the NTCA Facilities Management Group, Council, NTCA Board and user groups and Clubs committees. The concept plan was released to clubs for broader consultation, and constructive feedback was received from most clubs. Club feedback will be finalised in quarter 4. The concept Masterplan will now be reviewed to include feedback, prior to detailed design and developing a scope for staging and costing.</p> <p>During the 2024 State election, both major parties committed funding to completing some stages of the masterplan: improved access and parking, three additional basketball courts, shared function centre between Elphin Sport Centre and Launceston Tennis Centre and improved change facilities.</p>		

Key activities in the coming quarter are the collation of community feedback and preparation for commencing detailed design work.

Strategic Priority 6: We ***Protect our Environment*** by caring for our unique natural assets and amenity and sensitively managing future development opportunities.

We strive to minimise the impact of our actions on the environment, while planning for, adapting to and managing the impact of climate change. We want to protect the special character and values of our city for future generations.

10-Year Goal: To enhance the unique natural character, values, and amenity of our City by minimising the impacts of our organisation’s and our community’s activities in the environment.

Focus Area		
To contribute to air and river quality improvements in Launceston.		
Action	Network	% Complete
Support the Tamar Estuary Management Taskforce including supporting the implementation of the 10-year vision for the kanamaluka/Tamar Estuary.	Chief Executive Officer	75%
Comment		
<p>In August 2023, the Tasmanian State Government adopted the Vision and Implementation Plan for the kanamaluka/Tamar Estuary as recommended by the Tamar Estuary Management Taskforce. The Taskforce is made up of the five northern councils in the catchment, State Government (Infrastructure Tasmania and the Department of Natural Resources and Environment Tasmania), Hydro Tasmania, TasWater, Launceston Chamber of Commerce and NRM North.</p> <p>The Vision is designed to reframe Launceston’s relationship to the estuary, recognising and embracing its transformation from an industrial landscape to a focal point for community events and recreation. Based on feedback from the community, the vision is underpinned by three values which help to guide the future direction of the kanamaluka/Tamar Estuary:</p> <ol style="list-style-type: none"> 1. Creating community spaces to bring people together 2. Enhancing recreational connections around the estuary 3. Preserving natural values for future generations. <p>The vision focuses on two priorities to develop the estuary as a focal point for community events and recreation, while supporting its natural ecology to better manage sediment and water quality.</p> <ul style="list-style-type: none"> • Priority 1 focuses on creating a cultural and recreational precinct. • Priority 2 focuses on the long-term sustainable management of sediment. 		

In August 2023, the Tasmanian State Government adopted a four-year Implementation Plan (2023-2027) and has committed seed funding of \$2.4m to scope immediate priority actions including:

1. Improving connectivity and amenity of the foreshore through:
 - a. development of a masterplan to connect people with the estuary - including infrastructure and revegetation plans;
 - b. identifying priorities and implement improvements; and
 - c. clean-up of disused infrastructure, weeds, and rubbish
2. Trial wetland and water's edge vegetation restoration projects on the North Esk River.

City of Launceston representatives are collaborating with other members of the Tamar Estuary Management Taskforce (TEMT) on initial planning of the priority actions.

In the first half of this financial year, Council staff participated in the scoping of a project, and preparation of tender documents, to secure a qualified consultant to prepare a masterplan for both sides of the estuary from the Tailrace/Ti Tree Bend to the Charles Street Bridge. The aim of the masterplan is to revitalise the waterfront and activate the space by bringing people to the water's edge, creating new and enhance existing cultural and recreational precincts, connecting key areas of the city, educating users and visitors about the environmental importance of the estuary, and enhancing visual amenity by restoring natural values to the foreshore.

TEMT staff will circulate the current draft of the tender documents to TEMT members for comment and aim to advertise the tender shortly after approval

In the October - December quarter, the State Government established a project Steering Committee and a project Working Group, including representatives from the City of Launceston, to plan and oversee the trial wetland and water's edge vegetation restoration projects on the North Esk River. The project aims to restore wetlands in the North Esk River to reduce sediment in the kanamaluka/Tamar Estuary and improve water quality and aquatic habitat to benefit native species and provide community access to nature and urban green space. Activities will increase community access to the estuary by increasing the tidal prism and in turn, decrease the extent of sediment/mudflats. The State Government is finalising procurement processes to conduct site surveying to develop baseline ecosystem inventory, biological and water monitoring, soil sampling and conducting LiDAR and aerial surveying. Representatives from the City of Launceston participated in a risk management workshop, to inform the development of the project plan.

The next phase will include informal levee mapping, communications and public engagement activities, revegetation trial planning and permitting, and the preparation of a project management plan and budget for works.

The Tasmanian Government has negotiated with the Australian Government on a Federation Funding Agreement securing \$8m from the Urban Rivers and Catchments Program to progress the wetland restoration priority project.

Focus Area		
To contribute to air and river quality improvements in Launceston.		
Action	Network	% Complete
Support TasWater and NRM North with the implementation of the \$129.2M River Health Action Plan to improve catchment management and reduce overflows from the combined system.	Infrastructure and Assets	75%
Comment		
<p>New sewerage infrastructure for the city to improve the health of the kanamaluka/Tamar Estuary and the environment that surrounds it is the current focus of this initiative.</p> <p>New sewer pipeline Project - This transformative pipeline project, which is one of the largest infrastructure projects of its type in the southern hemisphere, will increase capacity to transfer sewage and stormwater, significantly reducing the frequency and volume of overflow events. Major construction works are underway in areas near the Margaret Street Pump Station, along the western foreshore (Trevallyn area) and at the Ti Tree Bend Sewage Treatment Plant, Invermay.</p> <p>Update -</p> <ul style="list-style-type: none"> • Successful completion of the first river crossing between Ti Tree bend and Valley St - 650 metres installed 40 metres below the Tamar. • At Margaret Street Pump Station, as part of the second river crossing, 65 metres of large diameter steel casing has been driven to the bedrock below the Estuary. • Works continue on the second river crossing at present, where the completed pilot hole is now being ream cut to size. The pipe string will then be fed through under the river for this 1 km section. • Installed and backfilled 600 m of pipeline which will connect the two river crossings, adjacent the West Tamar Silt Ponds area. • Scour valves and air valves are being installed for this trenched pipeline section. • Major construction works are planned for completion late 2024. The Kings Park reinstatement works will be undertaken following completion of construction in this area. 		

Focus Area		
To contribute to air and river quality improvements in Launceston.		
Action	Network	% Complete
Develop a Clean Air Strategy and a supporting implementation plan.	Community and Place	30%
Comment		
The opportunity for a Clean Air Strategy has been discussed with relevant State Government agencies. Resourcing for development of the Strategy and implementation plan needs to be identified prior to any substantial commencement of this project. The document will be more of an action plan and will need to work in with other Government departments (EPA). Wood smoke appears to be the largest issue we are faced with during the winter months.		
Focus Area		
To reduce our and the community's impact on the natural environment.		
Action	Network	% Complete
Implement Urban Waterway Health Management Program.	Infrastructure and Assets	70%
Comment		
<p>The Urban Waterway Health Management Program was finalised in March 2023. The program was written to document threats to waterways from urbanisation, highlight the natural values of urban waterways and identify strategies around implementation actions. Key activities undertaken over the past few months include:</p> <ul style="list-style-type: none"> • Rehabilitation and revegetation work on urban waterways, sites currently underway include Newnham Creek at the University and a small tributary to Jinglers Creek within the Jinglers Drive Reserve. • Trial of floating wetlands for revegetation at Queechy Lake. • Monitoring the success of revegetation works completed in autumn 2022 and 2023 to inform future revegetation programs. • Ongoing weed management works, including willow removal. • Bi-annual monitoring of waterway health through sampling macroinvertebrates (water bugs) from key urban catchment sites. • Investigation of reported pollution events, including identification of a truck wash discharging into the stormwater network within Youngtown Regional Reserve. <p>The focus for the coming months is finalisation of the revegetation work underway and identification of revegetation works to be completed during Financial Year 24/25.</p>		

Focus Area		
To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding.		
Action	Network	% Complete
Review Stormwater System Management Plan.	Infrastructure and Assets	50%
Comment		
The Stormwater System Management Plan is the overarching document for management of the stormwater system within the urban areas of Launceston. The focus for the past 9 months has been to update the hydraulic modelling that underpins the Stormwater System Management Plan. This update was required due to significant changes in industry standards and will incorporate climate change predictions that were previously not considered within the Stormwater System Management Plan. The update to the hydraulic modelling now complete. The updated modelling will be incorporated into the reviewed document.		
Focus Area		
To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding.		
Action	Network	% Complete
Integrate development policy and assessment to facilitate best practice stormwater management, including consideration of water quality.	Infrastructure and Assets	50%
Comment		
The policy has been drafted. Resourcing constraints have delayed the development of the implementation plan.		
Focus Area		
To reduce our and the community's impact on the natural environment.		
Action	Network	% Complete
Implement the City of Launceston Urban Greening Action Plan.	Infrastructure and Assets	75%
Comment		
The Urban Greening Action Plan has been translated into a four-year delivery plan, and implementation has commenced. The first of the tree order for 2024 has arrived at the City of Launceston's nursery, ready to be prepared for planting in the coming years. Council officers have participated in community engagement activities, such as Tamar NRM's Sustainable Living Festival, and have created new content for the Council website. The city's first Precinct Plan, for the suburb of Mowbray, is nearing completion, and will form the template for other suburbs. Work has progressed on the development of a Significant Tree Register for the City, focussed on Council-owned trees. Significant trees may be of outstanding aesthetic significance, very large or very old (venerable), commemorative, a significant component within the landscape, a variety that is rare or of horticultural or genetic value, and/or important to the ecological community.		

Quantitative risk assessments have been completed for the trees within City Park. Assessments will be undertaken in Royal Park and Brickfields in the coming quarter.

Council officers have worked through design options for Central Business District planters and urban micro greening options. Urban greening elements will also be delivered through the Launceston City Heart Project.

In the coming quarter, officers will participate in an organisational capacity assessment which will set a framework for improved delivery and management of Launceston’s urban forest to achieve the canopy cover targets within the Strategy.

Focus Area

To reduce our and the community’s impact on the natural environment.

Action	Network	% Complete
Continue to implement the City of Launceston Sustainability Action Plan.	Infrastructure and Assets	75%

Comment

The Sustainability team continue to deliver ongoing and new projects outlined in the Sustainability Action Plan (SAP). The 2 yearly review of the SAP is currently being worked on, to provide a report on progress and relevance of actions.

Highlights for this financial year so far include:

- Emissions profile completed.
- Major methane gas capture infrastructure installed at the Launceston landfill site at Cavalry Road which has doubled landfill gas capture capacity.
- Landfill diversion facility audit and feasibility report has commenced with draft report received for review.
- Water efficiency project implemented with significant leaks detected leading to water and financial savings.
- The reusable nappy and sanitary products rebate project has commenced.
- Launceston’s first repair cafe has been trialed via a soft opening at the Tamar NRM Sustainable Living Festival. The official launch of the repair cafe is in April. The initiative will continue monthly for six months and then its future will be assessed.
- Community engagement is underway to inform the community emission reduction plan “low carbon Launceston”.
- Low carbon Launceston presentation series has been delivered with weekly presentations over a 6-week period. Presentations ranged from electric vehicles, resource recovery, low carbon investing, circular economy and health implications of climate change. Presentations were well attended and all were professionally filmed so that the information can continue to be shared with the community.
- Planned for April/May 2024 are the community engagement workshops which will target business, youth and general community

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

We play a leading role in balancing the enviable amenity of our municipality with the needs of future development and growth. We want to influence the delivery of the right investment for our City and Region.

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

Focus Area		
To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.		
Action	Network	% Complete
City Deal Agreement: Continue to work with the Commonwealth and State Governments to successfully implement commitments and projects under the City Deal program that deliver a range of economic and social benefits to the City.	Chief Executive Officer	75%
Comment		
<p>A Community and Business Advisory Group meeting was held on 29th January 2024. In the meeting, members were provided with an update on current commitments. A partner update also assured members that all three levels of Government are committed to working together collaboratively to successfully fulfil the existing commitments throughout the remaining term of the deal.</p> <p>Existing commitments continue to progress. The opening of The Workshop and Levee Studio on 23rd February marked another milestone in the University of Tasmania Transformation project. The Railway Workshop at Inveresk underwent a \$27m transformation, converting the building into a vibrant creative hub featuring purpose-built studios for architecture and design, creative arts, media, and information communication technology.</p> <p>The opening was well represented with guest speakers including Senator Helen Polley, Premier Jeremy Rockliff, Member for Bass Janie Finlay and Mayor Matthew Garwood.</p> <p>The Albert Hall redevelopment is progressing well, with demolition substantially complete. Bulk excavation and slab base filling have also commenced, along with detailed excavations which will continue into the next quarter. In the next quarter, an external site shed will be installed to allow for decanting and commencement of works in the hall, preparations for blockwork and installation of precast concrete.</p> <p>Progress on the Northern Recreation Hub continues. Early works on the site are now complete, this includes the removal of material and site remediation. Stage 2 Main works are anticipated to begin in May 2024, following the completion of an open tender process.</p>		

Focus Area		
To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.		
Action	Network	% Complete
Implementation Review: A review of each City Deal is scheduled every three years. Plan and deliver the Review from Council's perspective.	Chief Executive Officer	Not Progressing
Comment		
The Australian Government advised that following the three year review of the Launceston City Deal, published in November 2021, there will be no further implementation reviews.		
Focus Area		
To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
Action	Network	% Complete
Continue work on St Leonards Residential Growth Strategy and Masterplan.	Chief Executive Officer <i>Note: This action item was published in the 2023/2024 Annual Plan under network 'Community and Place', however this has been re-allocated to the CEO network.</i>	10%
Comment		
After being put on hold due to resourcing constraints project planning has commenced with the intent of delivering this project over the coming 2 years.		
Focus Area		
To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
Action	Network	% Complete
Continue work on "South Prospect" Residential Growth Strategy and Masterplan and initiate planning scheme amendments to facilitate development with the South Prospect Growth Corridor.	Community and Place	75%

Comment

Land south of Prospect, located between the Midlands Highway and the Bass Highway, adjacent to the Kate Reed Nature Recreation Area was included in the Greater Launceston Plan and the Northern Tasmania Regional Land Use Strategy as a priority investigation area to determine suitability for residential and non-residential development.

Since 2017, Council staff have been working with landowners, key infrastructure and service providers, consultants, and several agencies of the Tasmanian government on feasibility studies with the aim of preparing a Framework Plan and narrative for land south of Prospect. The purpose of the Framework Plan and narrative (including feasibility studies) is to provide the strategic justification to support potential rezoning of the land to accommodate housing and neighbourhood serving non-residential uses such as a school, supermarket, medical practice, local retail, or food service businesses. The total private land area is approximately 335 hectares, with approximately 200 hectares of development potential.

To-date, exhaustive studies and investigations have assessed impacts of (and mitigation for) the proposal related to the supply and demand of housing and non-residential uses, traffic, natural values, cultural heritage, bushfire, availability and suitability of agricultural land, access to, and use of, the two surrounding state highways, active and public transportation, the adjacent recreational reserve, catchment management, water quality, flood potential and impacts to adjacent landholders.

In the previous six months, staff have been working with the Parks and Wildlife Service (PWS) to determine whether stormwater detention facilities can be located in the reserve and if road infrastructure to connect the development site to the Midlands Highway at Connector Park would be an approved use. In November, the PWS rejected the opportunity to place infrastructure in the reserve and advised that the only option is to seek revocation of land from the reserve. PWS also indicated that any application for revocation must be submitted with a full Reserve Activity Assessment for potential mountain biking upgrades in the Kate Reed NRA and detailed design for any infrastructure proposed in the area of revocation.

In late 2023, the private landholders advised Council that they prefer to pursue development of strategic planning documentation and rezoning applications on their own land and withdrew from the collaborative framework planning process.

In late February 2024 staff sought direction from Councillors on next steps for the project in light of the rejection by PWS for infrastructure to be built in the Kate Reed NRA and the withdrawal of developers from the collaborative framework development process. Based on discussions with Councillors, staff will not progress revocation of land from the reserve and will cease work on the draft joint framework plan for development south of Prospect allowing developers to develop their own planning documentation and applications for subsequent statutory consideration.

Focus Area		
To ensure that our application of the land use planning system at a local and regional level is effective and efficient.		
Action	Network	% Complete
Participate in the Northern Regional Land Use Strategy Review.	Community and Place	75%
Comment		
Council continues to participate in the Land Use Strategy review process. The key outcome for this year has been the completion of the Residential Land Demand and Supply study. This was presented to Councillors at workshop in April.		
Focus Area		
To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
Action	Network	% Complete
Finalise Building Bulk and Massing Report (Building Heights).	Community and Place	10%
Comment		
A request for quotation has been circulated to suitable consultants with identification of a preferred consultant to be undertaken during April. The intention is to commence work prior to the end of the financial year.		
Focus Area		
To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Action the 2022-2025 Launceston Transport Strategy Implementation Plan.	Infrastructure and Assets	45%
Comment		
<p>The Launceston Transport Strategy Implementation Plan was developed to achieve progress towards Launceston's transport vision; <i>Our community will have access to diverse transport choices that connect them to places. Our focus on partnerships and innovation will promote our community's wellbeing and improve Launceston's livability.</i></p> <p>Several of the initiatives identified within the Launceston Transport Strategy have been achieved, including the micro-mobility trial, the review and implementation of Central Business District speed limits and the development of the network operating plan. Significant initiatives within the transport strategy are linked to the work being undertaken within the City Heart Stage 2 Project, reported on elsewhere in the annual plan.</p>		

Focus areas for the coming months include;

- Delivery of bicycle infrastructure along Forster St (Kings Wharf to Invermay Road)
- Progression of the transport data and performance management plan.
- Design of Traffic Signals at Invermay Road / Lindsay St.
- Finalisation of updates to Residential Parking Policy and On-Street Dining Policy.

REPORT:

Progress against the 2023/2024 Annual Plan Actions for the period ending 31 March 2024 is summarised by the following table:

Action Status	No. of Actions	%
Not Started	0	0%
In Progress	38	93%
Complete	2	5%
Recommended for deferral	0	0%
Not Progressing	1	2%
Total Number of Actions	41	100%

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

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

16. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

16.1 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.

16.2 CD.033/2021 - Northern Regional Tennis Centre Club House and Community Events Centre Precis of Item

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:

- (d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

16.3 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.

16.4 End of Closed Session

To be determined in Closed Council.

17. MEETING CLOSURE

18. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 30 May 2024 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.