



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 21 MARCH 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: 21 March 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 7 March 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 Workshop Reports - 7 March 2024 and 14 March 2024

FILE NO: SF4401

AUTHOR: Kelsey Hartland (Team Leader Governance)

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 7 March 2024:

Home Point Pontoon - Upcoming Tender and Expression of Interest

Councillors considered the next steps relating to the Home Point Pontoon.

East Launceston Tennis Courts - Next Steps

Councillors considered the next steps relating to the use of the East Launceston tennis courts.

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 J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton

Apologies: Councillor T G Walker and Councillor Prof G Razay

2. Workshop conducted on 14 March 2024:

Tamar Estuary and Esk Rivers (TEER) Partnership Agreement

Councillors were provided with an overview by NRM North on the TEER Partnership Agreement.

Upcoming Season and Community Commitment - Hawthorn Football Club

Councillors received the annual presentation to Council around the upcoming season and Hawthorn's commitment to Launceston City and broader community.

Presentation Review and Discussion

Councillors were provided time to discuss the previous two presentations.

Rolling Review of Committees

Councillors discussed parameters of the rolling review of Council committees.

University of Tasmania Stadium Transfer

The workshop was an opportunity for Councillors to provide advice on the expectations of the content Term Sheet for transfer and transition of the Stadium to Stadiums Tasmania.

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

Apologies: Mayor Councillor M K Garwood, Councillor D C Gibson, Councillor Prof G Razay and Councillor A J Britton

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

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

7. COMMUNITY REPORTS

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

7.1. Community Report - Amy Lewandowski (Education and Training - Peer Support Coordinator) - Epilepsy Tasmania

FILE NO: SF6368

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER APPROVAL: Shane Eberhardt

SUMMARY OF PRESENTATION

Epilepsy Tasmania, formed in 1975, is a not-for-profit organisation that raises awareness and provides support and understanding to people living with epilepsy, as well as their families and carers. This presentation will outline all the services provided and how these assist the epilepsy community in Tasmania to have a better quality-of-life, as well as raising awareness and knowledge of epilepsy in Tasmania in the hope that this minimises the stigmatisation around it moving forward.

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 - The Honourable Rosemary Armitage MLC - Retaining Wall at the Top of Howick Street - 7 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 7 March 2024 by the Honourable Rosemary Armitage MLC, has been answered by Leigh Handley (Manager Operations).

Question:

1. The retaining wall at the top of Howick Street is a prominent site and obviously provides gratification to offenders when they see their graffiti is still there. As the graffiti appears to be growing, I wonder about its removal to deter other offenders?

Response:

The retaining wall is owned by the City of Launceston and works required to treat this graffiti is scheduled to be completed within the next two weeks. The graffiti will be removed once the appropriate planning has been undertaken to carry out the removal works, noting this activity will require traffic management.

8.1.2. Public Questions on Notice - Rocelyn Ives - Inclinator at the Cataract Gorge - 7 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question/questions, submitted to Council on 7 March 2024 by Rocelyn Ives have been answered by Matthew Jordan (Parks Planner).

Questions:

1. Would it be considered that a system could be set up for gate opening for disability taxis and also other buses carrying disabled tourists or disabled students to be driven to the lawned area or restaurant area on the other side of the Gorge? A system set up where a ground staffer provides the gate opening and closing when an approved vehicle is provided with SMS verification or similar to request this prior to coming to the Gorge?
2. Could an assessment made of two flights of 3 and 4 steps on the restaurant garden side of the Gorge to be redesigned for ramping with safe treading alongside the current steps for wheelchairs etc. to be able to access. A suggestion to engage Occupational Therapists from St Giles with expertise to advise on possibilities
3. Would it be possible to consider a sloped area be formed for access with an extension from the pathway from the car park to the inclinator further down toward the zigzag track end? In the short term would it be possible to provide notification on the council website of the availability of the inclinator when it isn't working?

Response:

The City of Launceston has allocated \$100,000 to commence a review of access to the Gorge including the replacement of the inclinator which can consider above suggestions.

All solutions need to meet the Building Act 2016, Disability Discrimination Act 1992 and associated codes and standards. This means due to topography at most locations in the First Basin that ramped access can't meet the necessary requirements.

Vehicle access in to an area with high pedestrian activation provides other risks for users of the Gorge. In regards to the Basin, and once the lawn area is accessed there is poor connection to accessible paths. The Cliff Grounds side of the Cataract Gorge currently allows vehicle access for people with mobility issues from the top carpark to the designated loading zone. This access is via request, which the Cataract Gorge Restaurant facilitates. Council officers will investigate site signage and public communication of this authorized activity to ensure this is accurately communicated.

Council will work with an architect, building surveyor and specialist access consultant in review of the Gorge access.

8.1.3. Public Questions on Notice - Tammy King - Working with Vulnerable People Registration for Councillors - 13 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 13 March 2024 by Tammy King have been answered by Shane Eberhardt (Acting Chief Executive Officer).

Questions:

1. Where does your council stand in regards to supporting all Councillors must have a valid Working with Vulnerable People card to be elected or on council?

Response:

In 2022 Council wrote to the Local Government Division (Tasmania) requesting that the Tasmanian State Government reviews the eligibility criteria, for the potential candidates to nominate for and/or hold the office of Local Government Councillor in Tasmania, to include the requirement for current Working With Vulnerable People registration.

2. West Tamar Council voted to write to the Local Government Association of Tasmania and the Minister of Local Government, requesting that the Local Government Act be amended to include Working with Vulnerable People in the eligibility clause, and require a response within 30 days. Why hasn't Launceston done the same?

Response:

Following a Notice of Motion from Councillor Krista Preece tabled at the Council Meeting on 14 July 2022, Councillors unanimously supported:

That Council writes to the Local Government Division (Tasmania) requesting that the Tasmanian State Government:

1. *reviews the eligibility criteria, for the potential candidates to nominate for and/or hold the office of Local Government Councillor in Tasmania, to include the following:*
 - (a) requirement for a mandatory police check;*
 - (b) requirement to provide criminal history; and*
 - (c) requirement for current Working With Vulnerable People registration.*
2. *reviews and strengthens the Code of Conduct taking into account the prescriptive mandatory codes that provide minimum standards to regulate the conduct of Tasmanian Councils and consumers.*

-
3. *reviews the Code of Conduct process to ensure fairness and equity for all Code of Conduct participants and reduce ethics and compliance risks.*
 4. *provides clear penalty guidelines to include the ability to suspend and stand down a Councillor in circumstances that align with breaches of the Local Government Act 1993 (Tas) and the Code of Conduct.*
 5. *develops a Model Member Code of Conduct that is strongly aligned with the public trust placed in us, as Councillors, on all occasions and that each Councillor will:*
 - (a) act with integrity and honesty;*
 - (b) act lawfully;*
 - (c) treat all persons with civility; and*
 - (d) lead by example and act in a way that secures public confidence in the office of Councillor.*
 6. *completes a full review of and finalises the process prior to local government elections 2022.*

Michael Stretton, Chief Executive Officer at the time of the Notice of Motion, wrote to the State Government requesting the changes as minuted on 19 July 2022.

8.1.4. Public Questions on Notice - Ray Norman - Greening Strategy - 13 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTNG CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 13 March 2024 by Ray Norman, has been answered by Kathryn Pugh (Manager Parks and Sustainability).

Question:

1. Given that Council has declared a **GREENING LAUNCESTON** proposal/policy the proposal appears to lack:
 - A clear and unambiguous purpose against which progress can be assessed in accord with the policy's target/s; or
 - A strategically oriented implementation plan to guide planners, service providers, developers et al in achieving the policy's target/s; or
 - A timeline with key performance indicators with a progress reporting timeframe for the realisation of the policy's target/s; or
 - A Project Manager to whom project instigators are accountable to towards the achievement of policy's target/s and projected outcomes.

All of which points to Council initiating a policy without providing management with appropriate **Key Performance Indicators** that will enable Councillors to appropriately oversight policy outcomes and ensure that the policy's target/s are achieved and are indeed achievable.

Given that Council has indeed determined a **GREENING LAUNCESTON** proposal cum strategic policy, will Council now proactively implement *'the policy'* and in doing so, place on the public record a Strategic Plan for implementation with a timeline and a projected cut off date for the realisation of the strategic policy before its ultimate review?

Response:

In 2023, the Council endorsed the City of Launceston's first Urban Greening Strategy 2023-2040. The strategy sets out the City's vision for a resilient, connected and diverse urban forest that will contribute to the health and wellbeing of our community and to the creation of a vibrant, liveable and sustainable city. While Launceston is known for its leafy parks and significant trees, the urban forest that people enjoy today only covers around 19% of the urban area and lacks species diversity. Our Urban Greening Strategy sets out a bold target aimed at more than doubling the canopy cover to 40% across our municipality by 2040.

The Strategy was endorsed by the Council on November 30, 2023, and is supported by the Urban Greening Implementation Plan (Rev_01, November 2023), which is available

on the Council's website, published alongside the agenda papers for the meeting. Currently, we are in the planning phase to translate this vision into reality, with priority given to areas with the lowest canopy coverage and higher vulnerability in populations. The Council has appointed an Urban Forester whose dedicated role is to deliver the Strategy through the Implementation Plan. Actions within the plan are categorised as ongoing, short-term, medium-term, or long-term (1-4 years, 5-8 years, and 9+ years, respectively). Additionally, the plan includes a commitment to prepare a State of the Urban Forest Report every four years to track progress on the implementation of the Urban Greening Strategy.

8.1.5. Public Questions on Notice - Ray Norman - Birchalls - 13 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 13 March 2024 by Ray Norman, has been answered by Nathan Williams (Chief Financial Officer).

Question:

1. Given that all the indications appear to be that:
 - The proposed developer that Council had determined would be the appropriate buyer for the now Council owned Birchall's building on the BRISBANE STREET MALL has not been able to honour any contract with Council; and
 - Council was proposing to take \$2Million LOSS had the buyer been able to honour the apparent contractual obligations; and
 - Council throughout its dealings with the preferred buyer has invested significant dollars relevant planning for the preferred buyer to develop a site it did not own and was unlikely to be able to; and
 - Furthermore, it being on the record that Council has been involved in expensive litigations at ratepayers' expense; and
 - Moreover, Council, and ratepayers, have experienced the loss of rates relative to Council's ownership of the Birchalls Building; and
 - Along the way towards ratepayers bearing what is now a significant financial impost on the city's budget thus imposing loss of opportunity cost that are now somewhat uncalculatable.

Together, all this places Launceston's ratepayers in situation that with due diligence might well have been avoided.

Given that Council finds itself, on ratepayers' behalf, in this serious and invidious position, will Council now disclose to ratepayers the full cost of Council's misdirected adventure into property development for which it had no realistic fiscal mandate to embark upon?

Response:

The Council has provided, and will continue to provide, details relating to the cost of the two buildings at 118 - 124 Brisbane Street, Launceston.

The most recent response was provided on Thursday 1 June 2023 Council Agenda. Updated figures relating to both buildings are below;

Revenue foregone in rates since the purchase will equate to \$193,776 by the end of 2023/24, utilities costs of \$27,305; legal fees of \$28,074; consultancy fees of

\$176,108, architectural costs of \$2,500; security, safety and maintenance works of \$31,687 and \$14,059 on promotional and advertising activities relating to the buildings.

However, these costs have been effectively more than offset by approximately \$516,580 in interest earned from loan funds which have not been able to be drawn down on for the related Paterson Street Central car park site.

8.1.6. Public Questions on Notice - Ray Norman - QR Codes for Site and General Information - 13 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question/questions, submitted to Council on 13 March 2024 by Ray Norman, has/have been answered by Michelle Ogulin (Manager Liveable Communities).

Questions:

1. Given that Council has in the past been a strong supporter of the city's heritage infrastructure and consequently the city's diverse histories imbedded in the city's cultural landscape, Council has a proactive part to play in telling the diverse stories there to be told. Interestingly, since the **COVIDpandemic QRcoding** has offered a setting for a whole new approach to communicating ideas and information and indeed unanticipated methodologies relative to story storytelling in cultural landscapes – *and more still*.

Given that Launceston's **DEEP**histories are arguably among the city's richest assets **QRcoding** offers a means by which to make those stories – **quirky & other** – more accessible to local people and visitors alike. The benefits of that are in one sense obvious, but in another they are yet to be discovered. Likening all this to the opening of **PANDORA'S BOX [LINK]** has a certain poignance, albeit that in the end it is an opportunity pregnant with opportunity.

It is submitted that the placement of say:

- 300mm x 300mm, or 150mm X 150mm, tiles/panels with **QRcoding** readable on **SMART**phones; and
- Installed at appropriate **HISTORYsites** and **STORYsites** in the city; and
- That they point to appropriate **WEBsites** that document the history/story; and
- That together they might become a a trail of **NETWORKEDsites** that enhance and enrich Launceston's cultural landscaping and '**placedness**'; and
- The city's citizens being empowered to initiate an **HISTORYsites** and **STORYsites** in the city; and
- Council playing a role in documenting installations and marketing **QRcoded HISTORYsites** and **STORYsites** .

Two examples of Launcestonian **QRlink** ... <https://thejohnbatmanstory.blogspot.com/> <https://snakebitetas.blogspot.com/> currently available

Given the implied benefits relative to **QRcoded HISTORYsites** and **STORYsites** to the city, will Council work proactively towards facilitating and marketing such an initiative and provide Launcestonians with guidelines relative health and safety issues and any other matters Councillors deem to be important?

Response:

The City of Launceston Cultural Strategy 2020 - 2030 (the Strategy) includes focus areas to realise the potential of our cultural places and assets, and reveal our cultural stories. These areas include strategies which seek opportunities to communicate the richness of our history (Aboriginal, architectural, entrepreneurial, etc.) to residents and visitors, and integrated wayfinding and storytelling elements to more strongly connect the community and visitor experience to the stories of the City.

The Council works in collaboration with the Cultural Advisory Committee, which provides strategic advice and informed feedback on matters pertaining to cultural development in the City of Launceston and the implementation of the Strategy, including opportunities to action these strategies.

The Council already utilises QR codes in a wide range of printed and online material and will continue to explore their potential future use in other settings, including the built environment.

8.1.7. Public Questions on Notice - Ros Lewis - Accessible Play Spaces - 13 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 13 March 2024 by Ros Lewis has been answered by Michael Newby (Acting General Manager Infrastructure and Assets Network)

Questions:

1. Where in our municipality can a parent take an older child to enrich their life through play & physical movement such as running, if that child is older than a toddler and still needs an area with fences or similar barriers. How soon will this need be met? The need for safety barriers arises from neurodiverse characteristics such as: a tendency to run away, being non-verbal, dislike of loud noises, a tendency to run towards water. I am not convinced that the current review of our play spaces addresses this need.

Response:

Council officers recognise the importance of improving the accessibility for all our community and we will feed this feedback into our Recreation Open Space Strategy. Your feedback has been passed on to team developing the Strategy.

Further, we can organise for a Council officer to reach out to you following a review our existing asset stock to determine where there is potential to satisfy this request in the more immediate term.

8.2. Public Questions Without Notice

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

9. PETITIONS

9.1. Petition - Anne Lade - Oppose the Planning Application No DA0500/2023 at 44 Marion Avenue, Newstead - Construction of 12 New Dwellings

FILE NO: SF0097 / DA0500/2023

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER APPROVAL: Shane Eberhardt

DECISION STATEMENT:

To receive a petition submitted by Anne Lade regarding opposition to Development Application DA0500/2023 - 44 Marion Avenue, Newstead – Construction of 12 new dwellings.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, receives the petition regarding regarding opposition to Development Application DA0500/2023 - 44 Marion Avenue, Newstead – Construction of 12 new dwellings, submitted by Anne Lade and tabled by the Acting Chief Executive Officer.
2. pursuant to section 60(4) of the *Local Government Act 1993 (Tas)*, notes:
 - a. the subject matter of the petition is:
We petition the Council in accordance with the Local Government Act 1993 (Tas) to consider the opposition to development when making a decision in respect to DA0500/2023 - 44 Marion Avenue Newstead, construction of 12 dwellings. The signatories oppose the development application and urge Councillors to deny the application to construct 12 dwellings on this one block of land.
 - b. the number of signatories to the petition is 24.
3. pursuant to section 60(2) of the *Local Government Act 1993 (Tas)*, notes that as the petition relates to Agenda Item 10.1 in the agenda for today's meeting, it will not be necessary to provide a further report to Council on action taken in respect of the petition.

REPORT:

A paper petition containing 25 signatures was received from Anne Lade. One of the names and signatures was a duplicate entry so the number of signatories for the petition is

24. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition requests:

We petition the Council in accordance with the Local Government Act 1993 (Tas) to consider the opposition to the development when making a decision regarding DA05000/2023 - 44 Marion Avenue Newstead, construction of 12 dwellings. The signatories oppose the development application and urge you to consider denying this application to construct 12 dwellings on this one block.

It is usual, as required under section 60(2)(b) of the Act, for a report to be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition. Given that the matter raised by the petition will be considered during the Council Meeting today, it will not be necessary to prepare a further report to determine any action to be taken in respect of the petition.

RISK IMPLICATIONS:

There are no risk implications associated with receipt of a petition.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Petition opposing D A 0500-2023 Redacted [9.1.1 - 3 pages]

10. 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.

10.1. DA0500/2023 - 44 Marion Avenue Newstead - Residential - Construction of 12 Dwellings

FILE NO: DA0500/2023

AUTHOR: Dileep Karna (Graduate 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:	Urban Design Solutions
Property:	44 Marion Avenue, Newstead
Zoning:	General Residential
Receipt Date:	24/10/2023
Validity Date:	9/02/2024
Further Information Request:	08/12/2023
Further Information Received:	09/02/2024
Deemed Approval:	22/03/2024
Representations:	10

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

DA0146/2009 - Subdivision to create 74 lots; Retrospective application for removal of vegetation (Scenic Protection) - delegated approval

STANDARDS REQUIRING PLANNING DISCRETION:

8.4.2 Setbacks and building envelope for all dwellings
8.4.6 Privacy for all dwellings
C2.5.3 Motorcycle parking numbers
C2.6.5 Pedestrian access
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

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 DA0500/2023 - Residential - Construction of twelve (12) dwellings at 44 Marion Avenue, Newstead, 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 Page, Prepared by Urban Design Solutions, Drawing No. 6940, Page No 1, Dated 30/01/2024
- b. Survey Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 2, Dated 20/12/2023
- c. Vehicle Manoeuvring, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 3, Dated 6/02/2024
- d. Elevation, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 4, Dated 20/12/2023
- e. Planning Scheme Overlays, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 5, Dated 30/01/2024
- f. Site Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 6, Dated 8/02/2024
- g. Compliance Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 7, Dated 6/02/2024
- h. TasWater Details, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 8, Dated 6/02/2024
- i. Earth Works, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 9, Dated 6/02/2024
- j. Unit 1 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 10, Dated 30/01/2024
- k. Unit 1 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 11, Dated 30/01/2024
- l. Unit 1 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 12, Dated 30/01/2024
- m. Unit 1 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 13, Dated 30/01/2024
- n. Unit 2 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 14, Dated 30/01/2024
- o. Unit 2 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 15, Dated 30/01/2024
- p. Unit 2 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 16, Dated 30/01/2024
- q. Unit 2 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 17, Dated 30/01/2024
- r. Unit 3 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 18, Dated 30/01/2024
- s. Unit 3 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 19, Dated 30/01/2024
- t. Unit 3 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 20, Dated 06/02/2024

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- u. Unit 3 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 21, Dated 06/02/2024
 - v. Unit 4 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 22, Dated 06/02/2024
 - w. Unit 4 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 23, Dated 06/02/2024
 - x. Unit 4 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 24, Dated 06/02/2024
 - y. Unit 5 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 25, Dated 30/01/2024
 - z. Unit 5 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 26, Dated 30/01/2024
 - aa. Unit 5 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 27, Dated 30/01/2024
 - ab. Unit 5 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 28, Dated 30/01/2024
 - ac. Unit 6 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 29, Dated 30/01/2024
 - ad. Unit 6 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 30, Dated 30/01/2024
 - ae. Unit 6 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 31, Dated 30/01/2024
 - af. Unit 6 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 32, Dated 30/01/2024
 - ag. Unit 7 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 33, Dated 30/01/2024
 - ah. Unit 7 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 34, Dated 30/01/2024
 - ai. Unit 7 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 35, Dated 30/01/2024
 - aj. Unit 7 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 36, Dated 30/01/2024
 - ak. Unit 8 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 37, Dated 30/01/2024
 - al. Unit 8 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 38, Dated 30/01/2024
 - am. Unit 8 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 39, Dated 30/01/2024
 - an. Unit 8 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 40, Dated 30/01/2024
 - ao. Unit 9 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 41, Dated 30/01/2024
 - ap. Unit 9 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 42, Dated 30/01/2024
 - aq. Unit 9 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 43, Dated 30/01/2024
 - ar. Unit 9 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 44, Dated 30/01/2024

- as. Unit 10 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 45, Dated 30/01/2024
- at. Unit 10 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 46, Dated 30/01/2024
- au. Unit 10 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 47, Dated 30/01/2024
- av. Unit 10 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 48, Dated 30/01/2024
- aw. Unit 11 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 49, Dated 30/01/2024
- ax. Unit 11 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 50, Dated 30/01/2024
- ay. Unit 11 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 51, Dated 30/01/2024
- am. Unit 11 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 52, Dated 30/01/2024
- az. Unit 12 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 53, Dated 30/01/2024
- ba. Unit 12 Floor Plan, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 54, Dated 30/01/2024
- bb. Unit 12 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 55, Dated 30/01/2024
- bc. Unit 12 Elevations, Prepared by Urban Design Solutions, Drawing No. 6940, Revision No 1, Page No 56, Dated 30/01/2024
- bd. Traffic Impact Assessment, Prepared by Traffic & Civil Services, Page No 57 - 107, Dated January 2024

2. AMENDED PLANS REQUIRED

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

- a. waste storage area for units 1 - 3 within the site area allocated for the units, excluding the area in front of the dwellings.

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

3. LEGAL TITLE

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

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/01668-LCC, dated 8/12/2023 and attached to the permit.

5. PRIVACY SCREEN

Prior to the commencement of the use, a privacy screen must be erected to a height of 1.7m above the finished floor level of the northern side of the deck for unit 3.

6. 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).

7. FENCING

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

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

8. SOIL AND WATER MANAGEMENT CONTROL PLAN

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

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

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

9. REFUSE & RECYCLING COLLECTION ARRANGEMENT

Prior to the commencement of works, the applicant must provide written evidence of an agreement between the owner and a relevant contractor for the collection of refuse and recycling from the site. The relevant contractor may be the Council appointed contractor for refuse and recycling collection or other contractor engaged in the collection of refuse and/or recycling.

Collection will not be permitted to occur directly from Punchbowl Road and bins must be located within the property boundary in the areas set aside for collection.

10. 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.

11. 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.

12. 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.

13. APPLICATION TO ALTER A STORMWATER SERVICE

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

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

14. CONSTRUCTION OF RETAINING WALLS

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

15. 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.

16. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

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

Dwelling No	Strata Lot No.	Street Address
1	1	1/44 Marion Avenue
2	2	2/44 Marion Avenue
3	3	3/44 Marion Avenue
4	4	4/44 Marion Avenue
5	5	5/44 Marion Avenue
6	6	6/44 Marion Avenue
7	7	7/44 Marion Avenue
8	8	8/44 Marion Avenue
9	9	9/44 Marion Avenue
10	10	10/44 Marion Avenue
11	11	11/44 Marion Avenue
12	12	12/44 Marion Avenue

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

17. AMENITY

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

18. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0500/2023. 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. Fixed Equipment Use

Use of fixed equipment (e.g. heat pumps, water pumps, swimming pool pumps) is subject of the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

F. No Approval for alterations to Driveway Crossover

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

G. 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.

REPORT:

1. THE PROPOSAL

The proposal is for the construction of twelve (12) dwellings on a 4833sqm lot. The proposed dwellings will consist of the following:

- Units 1 - 3 are double storey dwellings with three bedrooms, a living, a kitchen, a dining, two bathrooms, double internal garage, and private open space of more than 60sqm.
- Unit 4 is a double storey dwelling with one bedroom, a living, a kitchen, a dining, a bathroom, laundry, double internal garage, a deck, and private open space of more than 60sqm.
- Units 5 - 12 consist of three levels with three bedrooms, a living, a kitchen, a dining, two bathrooms, laundry, double internal garage, and private open space of more than 60sqm.

In addition, a driveway will be constructed for the length of the units, with a 1m wide footpath on either side of the driveway including a handrail to steeper sections of footpath.

There is also significant amount of earthworks which consist of 0.4m to 2.2m high retaining walls on either side of the driveway, especially along the bend and 2m - 2.5m high retaining wall along the eastern side of the outdoor recreation space and 1.8m high retaining wall along the rear end of the property, as shown in drawing no. 4/55.

The proposal includes four visitor parking spaces located along the southern side of unit 2 and to the northern side of units 3 and 12 with associated access and turning area and each unit will have bin storage. The proposal includes landscaping, fencing and approximately 135sqm communal outdoor recreation space on the site.

Access to the proposed development is via the existing crossover on Marion Avenue.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



44 Marion Avenue, Newstead (not to scale)

The property at 44 Marion Avenue in Newstead is situated within a General Residential zone with a site area of 4833sqm. The site has an irregular shape, and a downward slope of approximately 31% - 22% from the rear to the frontage. The area consists predominantly of single dwellings on residentially zoned land, with the exception of the Punchbowl Primary School to the rear of the site. The site is connected to all reticulated services and is subject to overlays including Natural Assets (Priority Vegetation Area), Airport Obstacle Limitation Area, Bushfire Prone Areas, and Landslip Hazard.

The subject site at 44 Marion Avenue is governed by a Section 71 Agreement, established to safeguard existing vegetation along its rear boundary with a 15-meter buffer zone, as required by the subdivision approval in 2009 to preserve visual amenity under the Scenic Protection Areas Code. However, due to the implementation of the Bushfire Code and associated legislation, compliance with both the vegetation buffer and bushfire regulations became unfeasible. Moreover, the introduction of the Tasmanian Planning Scheme resulted in the removal of the Scenic Management Areas Overlays from the General Residential Zone, rendering the Section 71 Agreement obsolete.

Consequently, we have initiated the process to terminate the Section 71 Agreement under section 74(3) of the Act through a recent request to the Tasmanian Planning Commission. It is important to note that the Section 71 Agreement does not prohibit the Council from granting a Planning Permit that contradicts its stipulations.

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 2023/01668-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 17 February 2024 to 4 March 2024. Eight (8) representations were received. The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors on 14 March 2024.

<p>Issue 1 The surrounding area comprised predominantly of medium density housing and single family dwellings, introducing a high density development of 12 units would disrupt this character.</p>
<p><i>Response 1</i> The General Residential zone allows for multiple dwelling development and the permitted standard for dwelling density is 325sqm per dwelling. The proposed dwelling density is 402.75sqm therefore, the application satisfies clause 8.4.1 (A1).</p>
<p>Issue 2 This magnitude of development would inevitably lead to increased traffic congestion.</p>
<p><i>Response 2</i> The application has been assessed against P1 under C3.5.1 which considers traffic generation and is deemed to be compliant.</p>

Issue 3

The site is very steep and consists predominantly of crumply sandstone and pockets of highly reactive clay and high chance of foundation movement due to reactive soils in this area.

Response 3

The proposed development is located within the medium landslip hazard band. As the development requires authorisation under the Building Act 2016, the assessment of landslip is exempt under Clause C15.4.1 (d) of the Tasmanian Planning scheme - Launceston.

Issue 4

Most of the units in the proposed development have a total area of only 165sqm, falling significantly below the stipulated requirement.

Response 4

Dwelling density calculation involves dividing the site area (excluding any access strip) by the number of dwellings present on the site. Since there is no access strip on this site, the calculation entails dividing the site's area of 4833sqm by the proposed 12 dwellings. This yields a dwelling density of 402.75sqm, which aligns with the acceptable solution.

Issue 5

The multiple dwelling to be designed and sited to avoid causing an unreasonable loss of amenity by overshadowing private open space and the alignment of units 4 - 12 in a row with northern orientation raises concerns above overshadowing.

Response 5

The sitting and design of units 4-12, especially the private open space towards east, will allow sunlight for over three hours from 9am to 1pm, which is deemed compliant with Clause 8.4.4 (A1) (b) of the scheme.

Issue 6

Units 1 - 3 have their bins located at the front of the building, contrary to the specified rules.

Response 6

A condition has been recommended to be placed on permit requesting amended plans showing an exclusive waste storage area for units 1 -3 not in front of the dwelling.

Issue 7

The designated waste pickup area, located down a steep hill, poses a safety risk, and it remains unclear who would be responsible for potential public liability issues. The proposed row of bins within the frontage may result in poor amenity (smell) for the dwellings in close proximity.

Response 7

The provision of space for the waste storage area was assessed against Clause 8.4.8 waste storage for multiple dwellings and each unit will have sufficient storage area. The proposed plans show an area for the collection of the bins on the site, which is located within the primary frontage. A condition will be placed on the permit to ensure that a private contractor must be engaged for the collection of the bins on the site.

Issue 8

The addition of twelve dwellings will overburden the local infrastructure.

Response 8

This is not a matter that is considered by the relevant Planning Scheme provisions. Council's Engineering officer advised that the reticulated stormwater system has the capacity to accommodate the proposed development. The application was also referred to TasWater who have issued a Submission to Planning Authority Notice.

Issue 9

The proposed development threatens the existing green spaces and natural environment of our community. The removal of trees on the property will increase in sunburn, noise, and air pollution during development and after.

Response 9

This is not a matter that is considered by the relevant Planning Scheme provisions.

Issue 10

Construction of 12 new apartments is likely to cause significant noise pollution and disruption to the daily lives of residents and school students in the surrounding areas

Response 10

This is not a matter that is considered by the relevant Planning Scheme provisions.

Issue 11

The proposed construction might not align with the existing architectural aesthetics of the neighbourhood, potentially diminishing the overall visual appeal and character of the area.

Response 11

The scheme does not control the architectural aesthetics of the dwelling proposed. The General Residential Zone is considered to have a character that accommodates a wide range of dwelling types.

Issue 12

There are apprehensions about the accessibility of emergency services, particularly fire trucks, to the end units (Units 4 to 6). The narrow access may impede timely response in case of an emergency, putting residents' safety at risk.

Response 12

This is not a matter that is considered by the relevant Planning Scheme provisions.

Issue 13

Concerns regarding water runoff from units 3 onto 25 Marion Avenue.

Response 13

This is not a matter that is considered by the relevant Planning Scheme provisions. However, the access ways, manoeuvring and circulation spaces, including the unit's stormwater runoff will be connected to the public stormwater system. The proposal has been assessed against A1.1 under C2.6.2 which looks at the access width, car parking space dimensions and manoeuvring and circulation space, which is deemed to be compliant.

Issue 14

Concerns regarding the vehicle movements during the construction stage.

Response 14

This is not a matter that is considered by the relevant Planning Scheme provisions. However, a standard condition will be placed on the permit to ensure the hours of construction.

Issue 15

The plans does not detail any landscaping with only a few tokens of trees shown and the extent of earthworks and retaining walls proposed is unlikely and poor outcome for natural assets code.

Response 15

The subject site is in the General Residential Zone and has Natural Assets Code (priority vegetation area) overlay. However, this code applies only to subdivisions in the General Residential Zone, as set out in clause C7.2.1 (c) (xii).

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. DA0500 2023 44 Marion Avenue Newstead Planning Scheme Assessment [10.1.1 - 21 pages]
2. D A 0500-2023 - 44 Marion Avenue Newstead - Plans to be Endorsed [10.1.2 - 107 pages]

10.2. DA0543/2023 - 10-16 Wellington Street and 2 Wellington Street Launceston - Visitor Accommodation - Partial Demolition of an Existing Building and Construction of a Hotel, Hotel Industry and Food Services

FILE NO: DA0543/2023

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

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:	Red Panda Property Group Pty Ltd
Property:	10-16 Wellington Street, Launceston
Zoning:	Urban Mixed Use
Receipt Date:	17/11/2023
Validity Date:	4/01/2024
Further Information Request:	12/01/2024
Further Information Received:	02/02/2024
Deemed Approval:	22/03/2024
Representations:	0

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

DA0180/2023 - Residential - Change of use to thirteen (13) dwellings and associated residential amenity spaces; Food Services - Change of use to two (2) restaurants, café, and speciality food and beverage; Hotel Industry/Resource Processing - Change of use to a bar and microbrewery, and wine bar; Alterations to existing building and car parking, including minor demolition; Alterations to access, including the creation of a new public road over CT156044/1. Approved under delegation 22 November 2023.

STANDARDS REQUIRING PLANNING DISCRETION:

13.4.1 Building Height - P1

C2.5.1 Car Parking Numbers - P1

C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction - P1

RECOMMENDATION:

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 refused for DA0543/2023 - Visitor Accommodation, Hotel Industry, and Food services - Partial Demolition of an existing building and construction of a hotel, restaurant, and bar, associated landscaping and car parking, and alterations to the access, including the creation of a new public road over 2 Wellington Street (CT156044/1), at 10-16 Wellington Street, Launceston, on the following grounds:

Clause 13.4.1 Building Height

The building height is not compatible with the streetscape or character of development existing on established properties in the area. This includes an unreasonable impact of overshadowing on public places, and an unreasonable height when viewed from adjoining roads and public places.

REPORT:

1. THE PROPOSAL

The application proposes new use and development, comprising the construction of a new hotel with 139 rooms, a restaurant, rooftop bar, and 76 car parking spaces, landscaping, and a new road.

Uses

The hotel development will envisage 139 rooms, a 159m² hotel lobby, and a 59m² hotel back of house. The hotel use is categorised within the Visitor Accommodation use class and is a Permitted use within the zone.

The restaurant is 154m² in size and also includes a 66m² back of house and is located on the ground floor. As the restaurant use is open to the public the use is categorised within the Food Services use class and is Permitted within the zone.

A rooftop bar is located on the top of Tower 1. This use is also open to the public, and is located within the Hotel Industry use class and is Permitted within the zone.

Access

It is proposed to create a new 6.0m wide public road from Paterson Street by widening an existing access strip that currently contained a Right of Way over 2 Wellington Street. This will also include widening the current access from the Right of Way into the site to meet Australian Standards. The new access will result in an existing fig tree to be relocated.

Pedestrian access will be available via an existing access on Paterson Street, and an existing access on Wellington Street.

Demolition

To accommodate the use and development, partial demolition is required including the removal of vegetation within the internal courtyard, internal alterations to existing buildings, and changes to the existing buildings facade.

Car Parking

Apart from the two car parking spaces and three motorcycle spaces on the ground level, all other car parking is located underground. Significant earthworks will be required to accommodate the three levels of parking. A total of 76 car parking spaces are proposed, and one (1) accessible car parking space, located on the first basement level.

Level 1 underground

The first underground level will contain a 90m² gym, stairs, pedestrian lifts, two vehicular lifts, a services area, and 24 car parking spaces. Of the spaces provided, eight (8) are associated with the hotel, 16 associated with food and beverages use, including an accessible space.

Typical basement level (Level 2 underground)

The second underground level will contain services areas, pedestrian lifts, stairs, two vehicular lifts, and 25 car parking spaces. Of the spaces provided, nine (9) are associated with residential uses, and 16 associated with the hotel use.

Typical basement level (Level 3 underground)

The third underground level will contain services areas, pedestrian lifts, stairs, two vehicular lifts, and 25 car parking spaces. Of the spaces provided, 10 are associated with residential uses, and 15 associated with the hotel use.

Development

The hotel will be accommodated within two adjoining towers.

Tower 1, identified as the northern tower, will have a height of 36.07m from natural ground level, and 47.91m AHD, spanning 10 storeys. Tower 1 will be setback 13.35m from the western side boundary, built to the northern side boundary at ground floor and level 1, with the remainder setback 2.3m in line with the existing building on site, 33.15m from the Wellington Street frontage, and 42.5m from the Paterson Street frontage.

Tower 2, identified as the southern tower, will have a height of 27.45m from natural ground level, and 38.61 AHD, spanning 8 storeys. Tower 2 will be setback 9.41m from the western side boundary, 27.5m from the northern side boundary, 51.1m from the Wellington Street frontage, and 24.2m from the Paterson Street frontage.

Ground level:

The changes to the ground level include:

- New access into the site that leads into a porte cochere;
- Two car parking spaces designated as hotel drop off zones;
- Three motorcycle spaces;
- 36 bicycle spaces
- A car lift to the underground car parking spaces;
- A loading bay 144m² in size;
- Hotel storage 76m² in size;
- A waste area 36m² in size;
- A substation 47m² in size.
- Bike workshop with 28 spaces;
- Hotel restaurant;
- Hotel back of house;
- Hotel lobby; and
- Landscaping.

Level	Contents
1	Level 1 contains 19 rooms over both towers, and includes internal hallways, lifts, stairs, and a 24m ² back of house. Tower 1 will contain 11 one-bedroom units, and Tower 2 will contain eight (8) one-bedroom units.
2	Level 2 contains 17 rooms over both towers, and includes internal hallways, lift, stairs, and a 22m ² back of house. Tower 1 will contain nine (9) one-bedroom units, and Tower 2 will contain 8 one-bedroom units.
3	Level 3 contains 17 rooms over both towers, and includes internal hallways, lift, stairs, and a 24m ² back of house. Tower 1 will contain nine (9) one-bedroom units, and Tower 2 will contain eight (8) one-bedroom units.
4	Level 4 contains 17 rooms over both towers, and includes internal hallways, lift, stairs, and a 24m ² back of house. Tower 1 will contain nine (9) one-bedroom units, and Tower 2 will contain eight (8) one-bedroom units.
5	Level 5 contains 17 rooms over both towers, and includes internal hallways, lift, stairs, and a 24m ² back of house. Tower 1 will contain nine (9) one-bedroom units, and Tower 2 will contain eight (8) one-bedroom units.
6	Level 6 contains 17 rooms over both towers, and includes internal hallways, lift, stairs, and a 24m ² back of house. Tower 1 will contain nine (9) one-bedroom units, and Tower 2 will contain eight (8) one-bedroom units.
7	Level 7 contains 17 rooms over both towers, and includes internal hallways, lift, stairs, and a 24m ² back of house. Tower 1 will contain nine (9) one-bedroom units, and Tower 2 will contain eight (8) one-bedroom units.
8	Level 4 contains 9 rooms within Tower 1 only, and includes internal hallways, lift, stairs, and a 24m ² back of house. An internal adjoining access leads to a wellness rooftop on the roof of Tower 2.
9	Level 5 contains nine (9) rooms within Tower 1 only, and includes internal hallways, lift, stairs, and a 24m ² back of house.
10	Level 10 contains a rooftop bar and associated seating, a back of house, internal stairs and lifts, and 104m ² of roof plant and services.
Roof	The roof contains roofing (46.71m AHD) and lift overrun (47.91m AHD).

The proposal forms part of 'Stage 2' of an overall development of the site. A former application, DA0180/2023 was approved in November 2023 that utilised the existing buildings on site. The current application seeks to change car parking and landscaping arrangements previously approved. These changes are considered further within the report.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



10-16 Wellington Street, Launceston (not to scale)

The site is located at 10-16 Wellington Street, and aptly described as the corner lot on Wellington and Paterson Streets. The site is 5,403m² in size, is generally flat, and zoned Urban Mixed Use. The site is located on the Tasmanian State Heritage Register.

The site most recently was utilised as a northern Tasmanian TASFE campus, and the disused buildings still remain. This includes a two storey historic façade that bends the street corners of the site, as well as a two storey separate from the main building. The existing buildings form a 'U' shape around a central courtyard which contains parking and vegetation.

Primary vehicular access is via a right of way over 2 Wellington Street, although accessed from Paterson Street. The primary pedestrian access is via an established access point on Wellington Street, however there are multiple pedestrian entrances around the building, including an alleyway off Wellington Street.

The site has a 56m frontage to Wellington Street and an 81m frontage to Paterson Street. It is located on a significant pedestrian friendly road (Paterson Street) that connects the city to the Gorge. Over Wellington Street to the east is what is considered to be the central city of Launceston. Adjoining the site to the north and west is Queen Victoria Art Gallery at Royal Park. Beyond that is Royal Park. Of most importance is the location of the Cenotaph, located approximately 12m south west of the site.

The new road and access to the hotel is proposed over 2 Wellington Street, Launceston. This site is 9,943m² irregular site that contains Queen Victoria Museum and Art Gallery, and also forms part of this application.

The site and its relationship to the City

The site is located in close proximity to the City Centre as well as walking distance to the Cataract Gorge Reserve. It is a sparse, developed site with existing historical infrastructure and existing access. Located on the intersections of Wellington and

Paterson Streets, as well as adjoining Royal Park, the property is an ideal location for redevelopment.

The surrounding nature of the area is of a mixed scale, consisting of low ground level development, up to three storeys. The heritage value of the surrounding character is also mixed.

In the city context, the site is well positioned to take advantage of the natural walking route from Cataract Gorge to the City, as well as access north to Seaport, and further south.

The historic nature of the site is considered an asset that should be retained in development considerations. The site is somewhat prominent in terms of its height above sea level, with an average 11m AHD. Whilst noting the city to the east and development immediately to the south share somewhat similar levels, the contours fall away from the site, at time quite significantly, to the west and north. The site also adjoins Royal Park, and as such any development will likely be much more noticeable due to the low urban, and vegetated form of the park.

Any development of the site needs to acknowledge the existing constraints and topography, as well as its proximity to Royal Park and the Cenotaph. Design needs to consider these constraints and make sure that on balance any proposal is able to thoughtfully consider such constraints and make appropriate design choices as not to propose an incompatible development.

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 2024/00026-LCC
State Growth	N/A
TasFire	N/A
Tas Heritage Council	Notice of Heritage Decision dated 13 March 2024 consents to a permit being granted subject to conditions.
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 17 February 2024 to 4 March 2024. No representations were received.

6. CONCLUSION

It is considered that the proposal does not comply with the Scheme and it is appropriate to recommend a refusal.

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. DA0543 2023 10 16 Wellington Street Launceston Planning Scheme Assessment [10.2.1 - 25 pages]
2. DA0543-2023 - 10-16 Wellington Street Launceston - Notice of Heritage Decision [10.2.2 - 2 pages]
3. D A 0543.2023 - Advertised Plans - Traffic Report [10.2.3 - 49 pages]
4. D A 0543.2023 - Advertised Plans - Planning Submission [10.2.4 - 8 pages]
5. D A 0543.2023 - Advertised Plans - Concept servicing plan and Taswater calcs - Wellington Street, La [10.2.5 - 1 page]
6. D A 0543.2023 - Advertised Plans - Landscape Plans [10.2.6 - 28 pages]
7. D A 0543.2023 - Advertised Plans - Architectural Drawings [10.2.7 - 83 pages]

11. ANNOUNCEMENTS BY THE MAYOR

11.1. Mayor's Announcements

FILE NO: SF2375

Thursday 7 March 2024

- Attended the Engage for Change, Community Talk Series - Investing in Sustainable Futures, Macquarie House
- Officiated at the inaugural Blokes & Banter Night, Du Cane

Friday 8 March 2024

- Attended *CHESSE The Musical*, Princess Theatre
- Officiated at the *CHESSE The Musical* post-show Function, Hotel Grand Chancellor

Saturday 9 March 2024

- Officiated at St Patrick's River District Day, Nunamara Memorial Hall

Sunday 10 March 2024

- Attended *A Festival called Panama*, Golconda

Monday 11 March 2024

- Presented Medallions for the Masters of the Northern Tasmanian Softball Association, Churchill Park

Wednesday 13 March 2024

- Attended the Local Government Association of Tasmania Mayors Workshop, Hobart

Thursday 14 March 2024

- Attended the Local Government Association of Tasmania General Meeting, Hobart
- Attended Clubs Tasmania Industry Night, East Launceston Bowls Club

Friday 15 March 2024

- Attended the Women in Infrastructure Masquerade Ball, Country Club Casino

Saturday 16 March 2024

- Opened the Relay for Life, Silverdome
- Presented an award at the 2024 Spirit Super Business Excellence Awards, Hotel Grand Chancellor

Sunday 17 March 2024

- Officiated at the Harmony Week Launch, Civic Square

Monday 18 March 2024

- Attended the Sally's Ride Lunch, Hotel Grand Chancellor

Wednesday 20 March 2024

- Attended the TasTAFE and Launceston Chamber Partner Event - Smith Family fundraiser, TasTAFE Drysdale
-

12. 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).

13. QUESTIONS BY COUNCILLORS

13.1. 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).

13.1.1. Councillors' Questions on Notice - Councillor A Palmer - Albert Hall Update - 7 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 7 March 2024 by Councillor A Palmer has been answered by Michael Newby (Acting General Manager Infrastructure and Assets Network).

Questions:

1. Can you please provide an update on the Albert Hall progress and do we have an approximate date of completion?

Response:

The Albert Hall project is progressing well with the construction of external services almost complete and the required internal demolition works on both the ground and first floor well underway. The contractual completion date is currently late March 2025 for the construction works, officers will advise Councillors should this date change. For clarity, this date indicates the withdrawal of the contractor from site, not a reopening date.

13.1.2. Councillors' Questions on Notice - Councillor A Palmer - Update on Recruitment for Youth Development Officer - 7 March 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING CHIEF EXECUTIVE OFFICER: Shane Eberhardt

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 7 March 2024 by Councillor A Palmer, has been answered by Chelsea van Riet (General Manager Community and Place Network).

Questions:

1. Can I have an update on the Youth Development role here at the City of Launceston?

Response:

The Youth Development Officer role within the Community Development team is currently vacant, with the officer backfilling the maternity leave position resigning in February. The role is due to be advertised shortly to fill the position temporarily until the substantive Youth Development Officer returns from maternity leave later this calendar year.

If we are unable to successfully recruit for the role we will consider options such as a consultant to assist with activities such as the Northern Youth Coordinating Committee and the Youth Advisory Group.

13.2. 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).

14. ORGANISATIONAL SERVICES NETWORK

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

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 December 2023.

PREVIOUS COUNCIL CONSIDERATION:

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

RECOMMENDATION:

That Council notes progress against 2023/2024 Annual Plan Actions for the period ending 31 December 2023.

**Annual Plan 2023/2024 Progress Report
Q2: to 31 December 2023**

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.		
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	50%

Comment
<p>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.</p> <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. • Tomorrow Together themes - A <i>Resilient City</i> theme will be the next Tomorrow Together theme and will include six topics; Trails and Networks, Dog Management, Community Emissions Reduction, future planning for Carr Villa and Waste Management. The theme will launch mid-February 2024. Originally it was scheduled for November 2023, however was rescheduled to enable for timely engagement on the Recreation and Open Space Strategy which commenced in December 2023. • Key infrastructure projects: the community were asked to engage on a number of infrastructure projects in the second quarter, such as the NTCA Masterplan and Royal Park Skate Park Upgrade. • 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), formation of a draft Homelessness Statement of Commitment, and stage one of the Recreation and Open Space Strategy.

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		
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.		

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	50%
Comment		
<p>In our commitment to the Business Friendly Council initiative within the Economic Development Strategy, we successfully executed the 'Start Up Your Hospitality Business' workshop, addressing night-time economy dynamics and refining strategies for a thriving business environment. Additionally, our live Business Connect campaign, accessible on our website, functions as a vital hub for Launceston's small businesses, offering information, events, and growth tools. These initiatives collectively support local entrepreneurs, fostering opportunities, enhancing skills, and facilitating valuable networking within our vibrant business community.</p> <p>In addition, QVMAG had a total of 21 programs/events after 5pm in the 6-month reporting period.</p>		
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 4 year life span. It is publicly available via the City of Launceston webpage. The implementation plan is also nearing completion and will include an action plan as well as a framework for measuring success.</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 Wi-Fi network and an enhanced flood intelligence system are recent 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	30%
Comment		
<p>The Launceston Strategic Tourism Plan is in the drafting phase, with a version set to be presented at a Council workshop in April 2024 for guidance and feedback. This will be followed by public and stakeholder consultation.</p> <p>Our review of the tourism strategy will consider other local government strategies as well as our funding collaborations with various organisations such as Visit Northern Tasmania and Launceston Gastronomy.</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	50%
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. A decision is to be considered in February 2024. • 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 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>In the previous quarter 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</p>		

team. The minimum requirement is to maintain the current content of 4 roster games and one pre-season game.

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.

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	50%

Comment

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:

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

Over the next quarter it is expected a review of the Population Strategy will be commenced as well as finalisation of the Greater Launceston Plan Review and alignment of regional priorities.

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		
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.		
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	70%
Comment		
The City of Launceston has launched the 'CoL Emergency Management Hub' which includes the development of our new online assets webpage as well as a physical hub located in the customer service area. The hub provides information to the public in how they can research their risk profile and encourages residents to make a plan for emergencies. To support and promote the hub, a brochure has been developed outlining Councils role in emergency management, but more importantly the communities' role in preparing for, and actions to consider while responding to emergencies. This brochure will be widely distributed through various methods.		
Work continues on Councils Recovery Planning Framework. This body of work is aimed at ensuring that the community is supported in its recovery during times of disaster by comprehensively outlining recovery actions that should be considered before, during, and after a disaster. The objectives of the project are to ensure a planned, coordinated and adaptable recovery approach is applied between recovery partners and to enhance trust and cohesion between all recovery partners including all levels of Government, business and industry, and the community.		
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.		
Focus Area		
To ensure decisions are made on the basis of accurate and relevant information.		
Action	Network	% Complete
Continue the level of service project.	Organisational Services	20%
Comment		
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. Recruitment for the vacant Level of Service Officer role is expected to be advertised in March 2024.		
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
Update the Cultural Roadmap based on findings and insights from our Organisation Cultural Inventory Survey.	Organisational Services	25%
Comment		
Culture Survey results sharing has been completed by leaders with their teams. Culture Survey action planning is underway by Managers with their teams. The Culture Roadmap has been updated with input from the Chief Executive Officer, General Manager Organisational Services and Manager People and Culture. The final update of the Roadmap will be completed once action planning is completed by teams. A presentation to Executive Leadership Team with a Briefing Paper will take place to present the updated Roadmap at that time. Work continues on implementing an employee and leadership development program and a capabilities framework. Teams across the organisation are participating in Values to Behaviours workshops and our Values Champions Network continue to recognise our employees who represent our values in action.		
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	20%

Comment		
<p>At the completion of the second quarter, the project to develop a new 10-year Corporate Strategic Plan covering years 2025 to 2034 has been resourced and endorsed.</p> <p>The project team are currently carrying out the baseline research phase, in preparation to present findings and recommendations on how to approach the creation of the new Plan to both City of Launceston executive leadership and Councillors in the third quarter of the financial year.</p> <p>This action is progressing on track, in line with both the project timeline and in conjunction with the progress of the Greater Launceston Plan review. Works are expected to continue throughout the remaining quarters of this financial year and in to the first two quarters of the 2024/25 financial year.</p>		
Focus Area		
<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
Undertake the Corporate Application Replacement Program.	Organisational Services	35%
Comment		
<p>The Corporate Applications Replacement Project is progressing with major project milestones underway. There has been a short delay caused by vendor resourcing resulting in our go live date being pushed to the end of April 2024. We are currently on track to go live on this date.</p> <p>Subject matter experts and teams from across our organisation are progressing with User Acceptance Testing with signoff expected at mid-March at the latest. A number of improvements to current corporate processes have already been identified as teams work through familiarising themselves with the new product suite.</p>		

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	30%
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>In the past quarter, 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 framework that will identify key activity centres in Launceston and establish key guidelines for streetscapes and civic spaces that will apply not only in the CBD but to broader urban footprint; and 2. A pilot Place Plan for the CBD activity centre. The Place Plan will include approximately six character 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 will include both technical and community engagement actions with a target completion late May/early June 2024.</p>		

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	30%
Comment		
<p>The Event Strategy is taking shape with a draft to be presented at the Council Workshop in March. This strategy is built around three key themes: Brand, Economic and Social, ensuring a balanced and strategic approach and alignment with Events Tasmania. Alongside the development of this draft, we are engaging with event stakeholders and aim to incorporate a wide range of insights and feedback.</p> <p>The Event Strategy review incorporated endorsement of a new, more transparent and Return on Investment -focused funding agreement with Business Events Tasmania, following the conclusion of the previous arrangement in June 2023.</p> <p>The Events team continues to collaborate with our Placemaking, Roads, and Parks & Recreation teams to facilitate the smooth and positive execution of events in Launceston.</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	30%
Comment		
<p>Emerging artist, Kira Simmonds was selected to create a mural artwork on the Kings Meadows toilet block. During the competitive artist selection process, artists were invited to provide a portfolio of previous work, and plan to engage the local community. As a space in which graffiti vandalism occurred on a regular basis, Kira's plan to engage local businesses and community contacts in collaboration with ABCDE community connector, Sarah McCormack, was considered by the selection committee as a highlight to going above and beyond in making our community become a part of the artistic process. The final design, "sanctuary", features a range of native fauna, including birds, possums and thylacines.</p> <p>With works now complete, the mural has transformed a previously graffitied toilet block into an accessible and inviting space.</p> <p>Concept designs for the Paterson Street Carpark mural have been received and selected artwork is being present to Council workshop in February 2023. The artists were selected by a panel comprising members of the Cultural Advisory Committee, Vibrance and Launceston Central. The selected artists are Tasmanian who have showcased their work in other locations around Tasmania.</p>		

The identification of sites suitable to host public art has commenced. The process involves engaging and workshopping with a wide range of Council's stakeholders to identify Council-owned assets and places which are accessible, visible, and will be enhanced with the inclusion of artwork. Two sites met these criteria to host mural artworks - Seaport wall, and the Criterion lane toilet block. The next steps are to identify any issues, constraints, and opportunities to create artwork at these sites in the near future.

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	30%

Comment
Background research and mapping is complete. The majority of the stakeholder engagement is underway, with engagement scheduled for completion by the end of February. More than 600 responses were received from the community. The next stage will be the development of the draft Recreational and Open Space Strategy.

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	50%

Comment
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:

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

To improve accessibility to the theatre, stage works have commenced in preparation for installation of a lift.

Key activities in coming quarters are engagement with stakeholders through March for final conceptual design in 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	60%
Comment		
<p>Small business workshop planning, a new landing page on council's website and campaign launched for Business Connect. Since the launch, 110 new small business registrations enabling Electronic Direct Mail with business updates, funding and workshop information.</p> <p>Multicultural start-ups program led by Catholic Care who partners with council on this program which is confirmed for launch on 22 March 2024. This program seeks to support migrants to start a small food business (My Place My Future Strategic Action: Enterprise Growth). Program facilitators include: City of Launceston, Futures Isle, Harvest Market, van Diemen Project, Kingthing Marketing (Digital Ready) and World Street Eats.</p> <p>International Women's Day 2024 (2 weeks of art activities, featuring 5 local artists) based at QVMAG - celebration event on 8 March 2024. Harmony Week in Civic Square - 20 March 2024. 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 also joined the Health Literacy Network (statewide) and is working with 26TEN in the northern suburbs. The Rocherlea Action Project (RAP) Group Christmas in Rocherlea was successfully completed with over 250 families and children in attendance.</p> <p>The Food and Resilience Movement (FaRM) lease was approved by Council December 2023. The approval of the lease allows the FaRM project to progress towards the establishment of a market garden that can provide local produce to the northern suburbs.</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	40%
Comment		
<p>Asset mapping across the city was commenced by the Community Development team with assistance from the Strategy, Economic Development and Analytics team and the Parking team. The access mapping will provide a user friendly map which shows users where our access infrastructure is, including bus stops, disabled parking spots and access toilets.</p> <p>An access widget has recently been installed on the Launceston Aquatic and City of Launceston websites and has received positive feedback. The widget allows users to change how our websites looks to increase accessibility, such as font size and colour changes.</p> <p>Works have commenced on Albert Hall which will result in significant access improvements for both patrons and performers in the main hall and in the stage area. Additionally, 26 bus stops across Launceston have been made <i>Disability Discrimination Act 1992</i> (Cwlth) compliant in the 2023 upgrade program.</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	80%
Comment		
<p>Learning site projects completed. Site completion summary and published report was presented to Council on 1 February 2024 with a final community celebration held on 14 February 2024.</p> <p>Over the 18 months which the Invermay site ran, 2,651 people participated in 14 projects, including the previous Kings Meadows Learning Site community. The Community Continuity Plan was carried out which supports past Learning Site participants, if required, through the Build the Builders program.</p> <p>The ABCDE program is now in hiatus while it undergoes a review of the past six years of sites to inform if and how the program should evolve in the future.</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	70%
Comment		
<p>The draft Homelessness Strategy was reviewed by the Homelessness Advisory Committee and the senior and executive leadership teams before being presented at the 18 January 2024 council workshop. Councillor feedback was incorporated and was endorsed for public consultation at the Council meeting on 8 February 2024. Public consultation will occur during the third quarter for 20 working days. The strategy focuses on 7 main themes.</p> <p>Other achievements in homelessness over the last quarter include printing 2000 of our reach out cards (these cards provide information on services available for people who are homeless or at risk of homelessness), work to develop a By-names list and seeking lived experience feedback for our strategy. The Community Development and Cleansing teams continue to work closely when sleeping rough sites need to be cleaned. This is a new way of working driven by both teams to ensure that the belongings of people who are homeless are treated with respect. Outreach workers attend sites with the Cleansing and Community Development teams to ensure items are given back to people, repurposed or disposed of appropriately.</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	25%
Comment		
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 has been released to clubs for broader consultation. The next step in the Masterplan process is detailed design and developing scope for staging and costing.		

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	50%
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. <p>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:</p> <ol style="list-style-type: none"> 1. Improving connectivity and amenity of the foreshore through: <ol style="list-style-type: none"> 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 on initial planning of the priority actions.

Over the past 6 months, Council staff have 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. It is anticipated that the state government will release the tender in the second half of the fiscal year.

In the past quarter, the State Government established a project Steering Committee, 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. 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 are finalising procurement processes to conduct site surveying to develop baseline ecosystem inventory, biological and water monitoring, soil sampling and conducting LiDAR and aerial surveying.

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 are working with the Australian Government on a Federation Funding Agreement to support the priority projects.

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	50%

Comment

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.

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.

Update -

- Successful completion of drilling activity between Ti Tree bend and Valley Street - 650 metres installed 40 metres below the Tamar
- Installed and backfilled more than 400m of pipeline adjacent the West Tamar Silt ponds area which will connect the two river crossings
- Commenced second river crossing at the Kings Park site in January 2024, noisy hammering activities undertaken now with the steel casings installed
- Major construction works are planned for completion late 2024. Kings Park reinstatement work planned for late 2024

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	10%

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.

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	50%

Comment

Works to improve urban waterway health have been occurring at the City of Launceston for many years, however there was no guiding program document to provide a strategy for waterway protection works.

The Urban Waterway Health Management Program was signed off in March 2023 and was written to provide a background around identifying threats to waterways from urbanisation, highlight the natural values of urban waterways and identify strategies around implementation actions implemented in March 2023. Since then, the Water team have working with other areas of council to deliver projects and actions including:

- Willow Management Plan updated to reduce willow infestations along waterways on council managed land. Works to control willows are undertaken every year
- Rehabilitation and revegetation works of urban waterways - we are reaching our target of three waterway sections per year
- Bi-annual monitoring of waterway health through sampling macroinvertebrates (water bugs) from key urban catchment sites

- Stage 2 of waterway rehabilitation works were completed in 2023, resulting in a more usable, safer community space
- City of Launceston contributed environmental monitoring data to the Tamar Estuary and Esk Rivers (TEER) Program which formed part of the first Freshwater Report Card for the freshwater areas of the Kanamaluka/Tamar Estuary catchment
- The City of Launceston participates in the Source to Sea school education program run by Tamar NRM. The program runs every year and City of Launceston staff teach the students about the importance of water bugs to overall waterway health, and the importance of managing flood risk in urban areas

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	40%

Comment

The focus for the past 6 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 is 90% complete. Document review and updates will commence in February 2024, with a goal to have the review completed in 2024.

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	40%

Comment		
<p>The Urban Greening Action Plan has been translated into a four-year delivery plan, and implementation has commenced. The tree order for 2024 has been submitted based on appropriate species relevant to future climate predictions. The order has been increased substantially in order to meet our 2040 canopy cover target. Precinct Plans are being developed for priority suburbs (Newnham, Mayfield, Mowbray and Invermay). Work has commenced on the reinstatement of the Significant Tree Register in the Planning Scheme. There will be a community tree give-away at the Tamar NRM Sustainability Festival in March.</p>		
Focus Area		
<p>To reduce our and the community's impact on the natural environment.</p>		
Action	Network	% Complete
Continue to implement the City of Launceston Sustainability Action Plan.	Infrastructure and Assets	55%
Comment		
<p>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.</p> <p>Highlights for this financial year so far include:</p> <ul style="list-style-type: none"> • Emissions profile completed • Major methane gas capture infrastructure installed at the Launceston landfill site at Remount Road which has doubled landfill gas capture capacity • Landfill diversion facility audit and feasibility report has commenced • Water efficiency project implemented with significant leaks detected leading to water and financial savings • Grants have been awarded to the team to trial a nappy and sanitary products rebate project offered to the community and also to run a pilot repair cafe in Launceston • Community engagement has commenced to inform the community emission reduction plan "low carbon Launceston" 		

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	50%
Comment		
<p>Progress on commitments is advancing through collaborative efforts with the Commonwealth, State Government, and delivery partners.</p> <p>On 1 November 2023, Minister McBain took a tour of several key Launceston City Deal infrastructure projects. Minister McBain's itinerary featured a visit to the University of Tasmania's new campus at Inveresk, an overview of the Tamar Estuary River Health Action Plan was provided by representatives from NRM North and TasWater on the banks of the estuary at Kings Wharf Road, a tour of the Albert Hall, and the Northern Suburbs Recreation Hub.</p> <p>During the visit to the Northern Recreation Hub, a media event was held highlighting the progress and future vision. Stage one works occurred throughout quarter two, involving activities such as demolition, site remediation, and limited services works.</p> <p>Acquisition of the land identified for the proposed cadet facility by the Department of Defence is experiencing delays due to legal technicalities.</p> <p>A Community and Business Advisory meeting is scheduled for 29 January 2024.</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	0%
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 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.	10%
Comment		
Work on the St Leonards Residential Growth Strategy and Masterplan is currently on hold as the Executive Leadership Team work through resourcing and prioritisation.		
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	50%

Comment		
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>In the past quarter, staff have received from consultants an updated traffic analysis and finalised a natural values assessment. Council staff have had discussions with the landowners on the terms of a headwork agreement and a request to designate some land as Future Urban Area.</p> <p>Staff are currently seeking direction from Councillors on next steps for the project.</p>		
Focus Area		
<p>To ensure that our application of the land use planning system at a local and regional level is effective and efficient.</p>		
Action	Network	% Complete
Participate in the Northern Regional Land Use Strategy Review.	Community and Place	50%
Comment		
<p>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 will be presented to Council in March.</p>		

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	5%
Comment		
A request for quotation will be circulated to suitable consultants during March. 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	35%
Comment		
<ul style="list-style-type: none"> • Bus Interchange - Project still at initiation stage - Ongoing • City Heart Streetscape Improvements - Project still at initiation stage - Ongoing • Micro-mobility Trial - Complete • Transport Committee - Complete • Transport Options Promotion and Education - Not Started • Transport Data and Performance Management Plan - Commenced • Network Operating Plan - Complete • CBD Speed Limit Review - Complete • Parking Implementation Plans - Complete • Transport Safety Improvement Program - Commenced • Pedestrian Improvement Program - Commenced • Off-road Trail Network Improvement Plan - Nearing Completion • School Travel Audit - Not Started • End of Trip Facilities - Commenced • UTAS Relocation Access Improvements - Commenced • UTAS Transport Innovation Partnership - Not Started 		

REPORT:

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

Action Status	No. of Actions	%
Not Started	1	2
In Progress	39	96
Complete	1	2
Recommended for deferral	0	0
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

14.2. 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. note that there are no changes to the Council's 2023/2024 Statutory Estimates for the period 1 February to 29 February 2024.
2. consider adjustments made during 1 February to 29 February 2024 by the Chief Executive Officer to the 2023/2024 Budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. notes that during the period 1 February to 29 February 2024:
 - (a) the operating surplus remains at \$13,551,292 (including capital grants of \$18,581,404) for 2023/2024.
 - (b) the capital budget remains at \$43,308,195 for 2023/2024.
 2. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2023/2024 budget for the period 1 February to 29 February 2024.
-

REPORT:

1. Budget Amendments

The budget amendments are changes to the Statutory Estimates which require a Council decision.

	Operations \$'000	Capital \$'000
Statutory Budget as 01/07/2023	(2,406)	20,636
Adjustments Approved by Council to 31/01/2024	15,957	22,672
Balance Previously Advised as at 31/01/2024	<u>13,551</u>	<u>43,308</u>
 <u>Amendments</u>		
Council Funds	0	0
Capital to Operations	0	0
Operations to Capital	0	0
Operations	0	0
External Funds	0	0
External Funds Not Received	0	0
Statutory Budget as at 29/02/2024	<u>13,551</u>	<u>43,308</u>
 Deduct Capital Grants and Contributions	 <u>(18,581)</u>	
Operating Budget Surplus/(Deficit)	<u>(5,030)</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>550</u>	

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

There are no changes to the statutory budget for the period 1 February to 29 February 2024.

2. Chief Executive Officer's Report on Adjustments

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

Project Number	Project Description	Budget Before This Adjustment	Adjustment	Revised Budget	Type of Change
24524	City Park Fence	\$100,000	(\$70,000)	\$30,000	Decrease
24513	Parks Furniture Program 2023/2024	\$47,950	\$70,000	\$117,950	Increase
24537	QVMAG Plant and Equipment	\$300,000	(\$54,150)	\$245,850	Decrease
24500	Major Plant Replacement 2023/2024 Purchase	\$2,204,960	\$54,150	\$2,259,110	Increase
24445	CH Smith Parking Technician Office Fit Out	\$55,000	(\$30,000)	\$25,000	Decrease
24597	York Street West Toilet Tiling	\$0	\$30,000	\$30,000	Increase
	TOTALS	\$2,707,910	\$0	\$2,707,910	

The following capital project adjustments have occurred in the period 1 February to 29 February 2024:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24524	City Park Fence	\$100,000	\$70,000	\$0	\$30,000
24513	Parks Furniture Program 2023/2024	\$47,950	\$0	\$70,000	\$117,950
	TOTALS	\$147,950	\$70,000	\$70,000	\$147,950

The project scope of works:

The City of Launceston is unable to restore the City Park Fence from end to end as had been originally planned and budgeted for.

As such it is proposed that surplus funding be reallocated to the current years Parks Furniture Program project in order to progress the restoration of the Jubilee Fountain.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24537	QVMAG Plant and Equipment	\$300,000	\$54,150	\$0	\$245,850
24500	Major Plant Replacement 2023/2024 Purchase	\$2,204,960	\$0	\$54,150	\$2,259,110
	TOTALS	\$2,504,960	\$54,150	\$54,150	\$2,504,960

The project scope of works:

The purchase of a new electric forklift and new electric work platforms had been budgeted for within the QVMAG Plant & Equipment project.

As these assets will be purchased within the major plant replacement project and be operated under the fleet process as per other fleet assets, the required budget will need to be transferred from the QVMAG Plant and Equipment project to the Major Plant Replacement project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24445	CH Smith Parking Technician Office Fit Out	\$55,000	\$30,000	\$0	\$25,000
24597	York Street West Toilet Tiling	\$0	\$0	\$30,000	\$30,000
	TOTALS	\$55,000	\$30,000	\$30,000	\$55,000

The project scope of works:

The York Street West Toilet Tiling project has been identified as a priority to deliver due to the increased levels of vandalism being experienced at the location, in particular, graffiti. It has been identified that tiling is the easiest surface to remove graffiti from. At present, the walls are plastered, the walls are painted plaster, which requires costly repainting for each instance of graffiti.

The CH Smith Parking Technician Office Fit Out project was delivered under budget, producing a favourable variance of \$30,000. It is proposed that the favourable variance be used in order to fund the tiling of the York Street West Toilets.

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

14.3. Financial Report to Council to 31 January 2024

FILE NO: SF3611

AUTHOR: Samuel Kelty (Manager Finance)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the Council's financial performance for the period ended 31 January 2024.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council receives the operational and capital financial reports for the period ended 31 January 2024, noting the operational report discloses an underlying surplus of \$0.053m as compared to the budgeted underlying deficit of \$6.45m, comprising of a \$3.14m favourable revenue variance and a \$3.68m favourable expenditure variance.

REPORT:

Operational Report:

The Statement of Comprehensive Income for the YTD period ending 31 January 2024 follows the below commentary disclosing significant variances.

The report discloses an underlying surplus of \$53,723 for the year to 31st January 2024, compared to a budgeted deficit of (\$6.45m). The positive budget variance of \$6.51m is comprised of a positive income variance of \$3.14m and a positive expense variance of \$3.68m.

Many revenue sources are above budget, with main contributions to the favourable variance coming from: rates from supplementary valuations, trading income from York Park Events, QVMAG Bookshop, Carr Villa and Launceston Aquatic Centre, fees from parking, Roads and Facilities Occupation Permits, and Off-street infringements. Due to higher interest rate and dividend distribution from Launceston Airport, interest income and investment also contribute to the overall positive variance.

Favourable expenditure variances are mainly attributable to labour costs due to vacancies across the organisation, and depreciation caused by both changes to asset lives and miscellaneous adjustments. In addition, favourable variance can be found at State Government Landfill Levy due to delayed invoicing. Meanwhile, Council-wide project material and services expense presents an unfavourable variance primarily due to price inflation on contracts with external provider. Variance in rate remissions is overall unfavourable because of unbudgeted components.

Variances are disclosed in detail:

Revenue	Budget Variance Favourable / (Unfavourable)	
Rates		
The favourable variance is attributable to supplementary valuations and favourable growth in rating base.		690,025
User Fees and Charges		
Trading Income:		
The favourable variance is predominantly driven by large-scale events hosted at York Park Major Events Trading and increased advertising and sales events held at QVMAG Bookshop.		
York Park Major Event Trading	156,578	
QVMAG Bookshop Trading	105,836	
Other trading income individually less than +/- \$50000	<u>18,730</u>	<u>281,144</u>
Aquatic Centre Income:		
The favourable variance is predominantly driven by strong growth in admission, membership and facilities hire, please refer to the breakdown below:		
LAC Admission	133,210	
LAC Membership	62,953	
Other LAC income individually less than +/- \$50000	<u>9,050</u>	<u>205,213</u>
On-street Parking Meter Daily taking:		
The uptake of EasyPark App has seen the compliance increased city-wide.		178,332
Carr Villa Income:		
Favourable variance is represented by increased revenue of burial and ashes preservation services.		112,455
Off-Street Parking:		
Overall level of compliance at off-street carparks has improved in recognition of the high penalty and increased enforcement.		69,804
Continuous maintenance and improvement on off-street carparks drives the revenue up.		
Other fees individually less than +/- \$50000		<u>14,569</u> <u>861,517</u>
Statutory Fees & Charges		
Road Reserve & Facilities Occupation fees:		
Introduced 1 July 2023, this fees was not budgeted.		294,932
Parking Fines		
Off-street Infringements:		
The favourable variance is predominantly attributable to cessation of the graduated penalties settlement structure noting the infringement tickets are now starting at a higher value without discount for early payment.	116,041	
On-street Infringements:		
The unfavourable variance is attributable to the legal dispute from July which prevented Council from issuing On-Street Parking Infringements until the matter was resolved in August. In addition, staff shortage issue at Parking Operation makes compliance enforcement difficult.	(196,802)	

Traffic Act Infringements:			
The unfavourable variance is attributable to the legal dispute from July which prevented Council from issuing On-Street Parking Infringements until the matter was resolved in August. In addition, staff shortage at Parking Operation makes compliance enforcement difficult.	(67,846)		
Late Penalties:			
The unfavourable variance is largely attributable to the legal dispute described above.	<u>(124,253)</u>	(272,860)	
Building Surveying Fees		101,480	
Certificate Fees		(63,907)	
Planning Fees		86,568	
Other statutory fees individually less than +/- \$50,000		<u>27,123</u>	<u>173,336</u>
Capital Grants			
The favourable variance in capital contribution is due to unbudgeted contributions, please refer to below for breakdown:			
Public Open Space Contribution		23,500	
Regional Tennis Centre Contribution		<u>27,040</u>	<u>50,540</u>
Other Operational Grants			(2,751)
Interest			
The favourable variance is attributable to higher interest rate than budgeted.			108,391
Investment Revenue			
Dividend distribution from Launceston Airport was not included in the budget.			229,000
Bequests			14,852
Other Revenue			
UTAS Governance Budget Adjustment Income:			
This was the projected income reduction from the budgeted disposal of UTAS stadium. This was budgeted to occur during December 2023 which did not eventuate.	295,936		
Workers Compensation Insurance adjustment	220,414		
Insurance payout for Russell Plains Rd fire	187,228		
Income Reimbursements:			
Most variances are from Princess Theatre, Roads & Traffic, Waste Centre, various sports facilities and community halls.	122,287		
Rent and Lease Income:			
Most variances are from Auto Museum, Community Halls, Aquatic Centre and Inveresk Precinct.	69,760		
Gain from Asset Disposal:			
The gain or loss from disposing of various assets individually less than \$50,000	<u>54,946</u>	950,571	
Other income individually less than +/- \$50,000		<u>66,669</u>	<u>1,017,240</u>
Total Revenue Variances from Ordinary Activities			3,142,149

Expenditure

Employee Benefits

Savings are derived from labour expenditures due to vacancies across all networks. **2,879,256**

Material and Services

LCC Plant	325,226	
Utilities: Electricity and Water	272,214	
Launceston Flood Authority - Sediment Management	176,282	
Events Sponsorship and Tourism Promotion	142,391	
Expert Advice and Consultation	69,400	
Stormwater Management		
The variance comprises various savings from material, consultant, plant hire, contractor and other services.	62,621	
IT - Platform:		
The variance comprises various savings from maintaining the database, licence fees and consulting fees.	51,004	
UTAS Governance Budget Adjustment Expense		
The unfavourable variance is due to the delay of UTAS Stadium transfer that was budgeted with a commencement timeframe of December 2023.	(918,671)	
Maintenance on parks, halls and sports ground buildings	(497,740)	
York Park Stadium Maintenance		
The variance is attributable to increased cost of casual labour hire, cleaning and facility maintenance essential to host multiple large scale events.	(216,325)	
Garbage Collection:		
The unfavourable variance is attributable to the kerbside collection contract cost being higher than forecast annual CPI Increase.	(187,137)	
York Park Major Event:		
The variance is attributable to the cost of hosting AFL and BBL events exceeding the budget.	(92,351)	
QVMAG Bookshop Trading:		
The variance is attributable to increased inventory purchase in response to the growing sales revenue.	(74,485)	
Launceston Aquatic Centre	(69,279)	(956,850)
Other material and service expenditure individually less than +/- \$50,000	581,363	(375,487)

Impairment of Debts **(2,700)**

Lease Liability Borrowing Cost **1,006**

Depreciation

Waste Centre Rehabilitation assets:

Unfavourable variance is attributable to a higher than forecast change in asset values at the end of the 2022/2023 financial year due to changes in waste centre rehabilitation liability calculations. (213,978)

Roads:

Favourable variance is due to the road asset lives adjustment in June 2023, as well as timing differences between phased budget and when assets are available for capitalisation. 902,379

Stormwater:

Roads Gully Pit asset was omitted from FY24 depreciation budget estimate till August 2023. The unfavourable variance includes correction calculation for depreciation from omitted period. (118,762)

Parks Infrastructure Assets:

Variance is because of a timing difference between the phasing of budget and when projects become available for capitalisation. 67,217 **636,856**

Other depreciation individually less than +/- \$50,000 (17,493) **619,362**

State Government Landfill Levy

The variance is due to the timing difference awaiting December and January charges.

Also, landfill volumes vary seasonally and yearly, so conservative overestimation must be applied in lieu of knowing exactly what volumes will be landfilled each financial year. **424,250**

Rate Remissions and Abatements

The variance is pertaining to additional Charitable Aged Care Rates Remission approved after completion of Council's annual budgeting process. (132,100)

Loss on Disposal of Fixed Assets

The favourable variance is from disposal of a range of assets resulting a loss or gain individually less than \$50,000. **262,839**

Total Expenditure Variance from Ordinary Activities 3,676,425

Comprehensive Result Surplus/Deficit 6,818,575

CITY OF LAUNCESTON			
Statement of Comprehensive Income			
For Year to Date 31 January 2024			
	2023/24	2023/24	Variance
	YTD	YTD	YTD
	\$	\$	\$
	Actual	Budget	Fav/(Unfav)
REVENUES FROM ORDINARY ACTIVITIES			
Rates	48,725,882	48,035,856	690,025
User Fees and Charges	15,321,053	14,459,535	861,517
Statutory Fees & Charges	3,483,541	3,310,205	173,336
Capital Grants	2,712,952	2,662,412	50,540
Financial Assistance Grants	107,997	107,998	(0)
Other Operational Grants	2,548,049	2,550,801	(2,751)
Interest	2,988,427	2,880,036	108,391
Interest Committed	-	-	-
Investment Revenue	1,591,000	1,362,000	229,000
Bequests	66,852	52,000	14,852
Other Income	1,875,134	857,894	1,017,240
	79,420,887	76,278,737	3,142,149
EXPENSES FROM ORDINARY ACTIVITIES			
Maintenance of Facilities and Provision of Services			
Employee Benefits	27,378,934	30,258,190	2,879,256
Materials and Services	28,119,981	27,744,494	(375,487)
Impairment of Debts	4,159	1,458	(2,700)
Finance Costs			-
Interest on Loans	125,878	125,878	(0)
Provision for Rehabilitation	29,166	29,167	0
Change in Rehabilitation Provision	-	-	-
Lease Liability Borrowing Cost	-	1,006	1,006
Depreciation	15,237,053	15,856,415	619,362
State Government Fire Service Levy	4,488,665	4,488,665	-
State Government Landfill Levy	846,834	1,271,083	424,250
Rate Remissions and Abatements	423,542	291,443	(132,100)
Loss on Disposal of Fixed Assets	84,661	347,500	262,839
Write Down of Assets Held For Sale	-	-	-
	76,738,872	80,415,298	3,676,425
Comprehensive Result Surplus/(Deficit)	2,682,014	(4,136,560)	6,818,575
Loss on Disposal of Fixed Assets	(84,661)	(347,500)	262,839
Capital Grants	2,712,952	2,662,412	50,540
Infrastructure Take Up	-	-	-
Other Comprehensive Income	-	-	-
	2,628,291	2,314,912	313,379
Underlying Result Surplus/(Deficit)	53,723	(6,451,472)	6,505,196

**CITY OF LAUNCESTON
STATEMENT OF FINANCIAL POSITION
As at 31 January 2024**

	2023/24	2022/23	2021/22
	YTD	YTD	YTD
	\$	\$	\$
EQUITY			
Capital Reserves	252,924,029	241,794,778	222,424,332
Revenue Reserves	961,963,968	969,157,021	969,529,758
Asset Revaluation Reserves	1,069,255,161	886,685,961	765,657,870
Investment Reserves	(13,774,375)	(21,054,758)	(27,404,666)
Trusts and Bequests	2,734,479	2,548,018	2,442,043
Operating Surplus	2,682,139	3,939,395	1,925,538
TOTAL EQUITY	2,275,785,401	2,083,070,414	1,934,574,876
Represented by:			
CURRENT ASSETS			
Cash and Cash Equivalents	49,434,693	98,981,966	95,883,227
Rates and Sundry Receivables	25,743,267	24,053,721	21,739,688
Less Rates not yet Recognised	(35,348,261)	(33,432,569)	(31,739,815)
Investments	55,645,774	-	-
Inventories	1,042,448	1,081,388	961,721
Assets Held for Sale	7,116,285	1,116,285	4,518,168
	103,634,204	91,800,791	91,362,988
NON-CURRENT ASSETS			
Deferred Receivables	257,556	257,556	257,556
Investments	239,332,737	232,052,353	225,702,446
Superannuation Surplus	2,279,000	2,864,000	2,025,000
Intangibles	3,634,804	3,873,900	4,119,533
Infrastructure and Other Assets	1,774,660,767	1,604,298,526	1,474,596,538
Right of Use Assets	194,033	187,937	223,175
Museum Collection	204,599,786	203,866,696	203,691,191
	2,224,958,683	2,047,400,968	1,910,615,438
TOTAL ASSETS	2,328,592,887	2,139,201,759	2,001,978,426
CURRENT LIABILITIES			
Deposits and Prepayments	3,290,513	2,903,117	2,537,524
Employee Provisions	6,807,511	7,236,874	7,295,347
Rehabilitation Provision	20,467	8,400,351	7,919,825
Interest-bearing Liabilities	10,000,000	-	9,000,000
Lease Liabilities	79,883	30,519	28,506
Contract Liabilities	-	-	-
Sundry Payables and Accruals	4,844,781	782,167	1,996,172
	25,043,155	19,353,028	28,777,373

NON-CURRENT LIABILITIES			
Employee Provisions Non-Current	985,782	1,016,438	1,024,329
Superannuation Obligation	-	-	-
Interest-bearing Liabilities Non-Current	6,000,000	26,000,000	26,000,000
Lease Liabilities	117,296	204,472	234,991
Rehabilitation Provision	20,661,254	9,557,408	11,366,857
	27,764,332	36,778,318	38,626,178
TOTAL LIABILITIES	52,807,487	56,131,345	67,403,551
NET ASSETS	2,275,785,401	2,083,070,414	1,934,574,876

Change in Accounting Treatment

A change in the accounting treatment for the 2021/2022 year discloses:

1. Term deposits maturing in less than 90 days are now recognised as *Cash and Cash Equivalents*. These term deposits were included under the heading of *Investments* in prior years.
2. Rates paid in advance as at 30 June are now recognised as a Current Liability as of the 2021/2022 financial year (included under Deposits and Prepayments). Previously the value of prepaid rates as at 30 June was deducted from the value of the Rates and Sundry Receivables Current Asset.

Loan Balances

The loan balance as at 31 January 2024 is \$16m. The loan balance is interest free in accordance with the State Government's Local Government Loans Program, with repayments due on the below dates:

27 May 2024	\$10,000,000
21 May 2025	<u>\$6,000,000</u>
	\$16,000,000

Capital Report:

The Capital Works included in the Attachments (Attachment 1 - Summary by Network 1 and Attachment 2 - Summary by Network 2) contains a Capital Expenditure Summary up to 31 January 2024.

A copy of the Capital Project and Delivery (CPD) project exceptions listing by Network report as at 31 January 2024 is provided in Attachment 3 - CPD Exception Project Listing by Network as at 31 January 2024. This report is provided to the Council's Executive Leadership Team on a monthly basis.

Available Funds

Set out below is a reconciliation of the available funds:

Available Funds	Total \$m
Gross Carryover 1 July 2023	40.2
Funding - Council 31 January 2024	24.7
Funding - Other 31 January 2024	18.6
Total Estimate	<u>83.5</u>

The following table provides a progress report showing the number and value of projects:

Programme Status	Projects		Budget	
	No.	%	\$'000	%
NS - Not Started	52	27.1	9,223	11.0
PD - Preliminary Design	48	25.0	22,718	27.2
IP - In Progress	67	34.9	51,214	61.3
PC - Practical Completion	13	6.8	380	0.5
CA - Cancelled	12	6.2	0	0.0
	192	100.0%	83,535	100.0%

The table shows that 61.31% of projects in value are in progress and 0.45% are completed as at 31 January 2024.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

As detailed within the report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Capital Expenditure Report - Summary by Network 1 [**14.3.1** - 1 page]
2. Capital Expenditure Report - Summary by Network 2 [**14.3.2** - 1 page]
3. CPD Exception Project Listing by Network as at 31- Jan-2024 [**14.3.3** - 4 pages]

15. MEETING CLOSURE

16. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 4 April 2024 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.