



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 8 FEBRUARY 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: 8 February 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.



**Michael Stretton
Chief Executive Officer**

AUDIO of COUNCIL MEETINGS

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

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

PUBLIC 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 25 January 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 Report - 25 January 2024 and 1 February 2024

FILE NO: SF4401

AUTHOR: Kelsey Hartland (Risk and Insurance Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

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

1. pre-Council Workshop conducted on 25 January 2024 :

QVMAG 2024 Exhibitions Schedule

Shane Fitzgerald (General Manager Creative Arts and Cultural Services Network) provided a presentation overview of the 2024 programmatic offerings at QVMAG.

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

Apologies: Deputy Mayor Councillor D H McKenzie and Councillor Prof G Razay

2. Workshop conducted on 1 February 2024:

Enterprize Works at Macquarie House

Councillors were provided with an update from the Chair of Enterprize on the organisation and its achievements and also Enterprize's desire to see the footprint of Macquarie House expanded.

Invermay ABCDE Learning Site Final Report

Councillors were provided with an overview of the Invermay ABCDE Learning Site.

Customer Service Charter

Councillors were briefed on the updated Customer Service Charter (05-Plx-008) and the project underway to deliver improvements to our service delivery.

UTAS Stadium Redevelopment

Councillors were provided with an update from Infrastructure Tasmania and Stadiums Tasmania on the redevelopment options for UTAS Stadium which is funded by \$130M from the State and Federal Governments.

Stadiums Tasmania Discussion

James Avery (Chief Executive Officer, Stadiums Tasmania) provided Councillors with an update on the establishment and development of Stadiums Tasmania and answered questions in respect to the proposed transfer of York Park to Stadiums Tasmania.

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

Apologies: Councillor Dr G Razay

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).

No Community Reports have been identified as part of this Agenda

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1. Public Questions on Notice

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

8.1.1. Public Questions on Notice - Ron Baines - Victoria's Cafe, Albert Hall - 25 January 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Risk and Insurance Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 25 January 2024 by Ron Baines, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

1. Why did Council pay the former tenants of Victoria's Cafe to vacate early when virtually no work has been done for quite some time?

Response:

The decision to bring about the end of the Victoria's Café tenancy was based upon the expected scheduling of works at that time. Due to numerous factors, the works did not proceed as initially planned.

2. How much was paid in this transaction by Council?

Response:

The terms of surrender of the agreements at the Albert Hall were considered in Closed Council on 4 November 2021 and are confidential. Accordingly, it is not appropriate that they are released publicly at this time.

8.1.2. Public Questions on Notice - Ray Norman - York Park Citizen Assembly, Advisory Committees and Executive Qualifications - 30 January 2024

FILE NO: SF6381

AUTHOR: Kelsey Hartland (Risk and Insurance Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 30 January 2024 by Ray Norman, have been answered by Michael Stretton (Chief Executive Officer).

Questions:

1. Given the injustice, the dystopia on display, and all the inequities invested in the gifting of York Park, will Council now initiate an independent, meaningful open and public consultation process via a Citizen's Assembly?

Response:

Mr Norman's requests for the establishment of Citizen's Assemblies have been previously addressed by the Council. The Council intends to maintain its focus on existing engagement processes such as the Tomorrow Together program. Additionally, in this instance the Council has engaged directly with the stakeholders, users and employees at the stadium and have formerly considered and approved detailed rationale and strategic arguments for the reform.

2. Given the evidence that often Councillors do not have access to critical advice all too often, will Council proactively review and restructure its advisory committees towards the attainment of more germane domain knowledge in their decision making?

Response:

The City of Launceston Advisory Committees play an important role in providing the Council with alternative perspectives, access to expertise, advice and/or the insight that comes from lived experience as well as increased access to community sentiment in order to support the decision making process. A rolling review of the Council's Committees is currently underway and the outcomes will be considered formally as required.

3. Given the increasing need for accountability in the public arena, will Council make it a condition of employment at Launceston's City Council that highly salaried executive staff et al openly publish their qualifications and competencies?

Response:

The Council is responsible for the appointment of the role of Chief Executive Officer, not other executive roles within the organisation. There are no statutory requirements to require that employees of the Council publicly state their qualifications and as such, it is unlikely that the Council and/or the Executive would make such a requirement.

8.2. Public Questions Without Notice

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

9. ANNOUNCEMENTS BY THE MAYOR

9.1. Mayor's Announcements

FILE NO: SF2375

Saturday 27 January 2024

- Attended the Launceston Greyhound Cup, Mowbray

Tuesday 30 January 2024

- Hosted a farewell function for outgoing Chief Executive Officer, Michael Stretton, Town Hall

Wednesday 31 January 2024

- Attended the Emergent Adulthood 18-25 Action Plan Roundtables (Youth Transitions Project), Launceston Conference Centre
- Hosted the City of Launceston Community Recognition Awards 2024, Town Hall

Thursday 1 February 2024

- Officiated at the Festivale 2024 Cocktail Party, City Park

Friday 2 February 2024

- Attended Festivale 2024, City Park

Saturday 3 February 2024

- Attended Supernauts Motorsport Festival, Symmons Plains Raceway

Sunday 4 February 2024

- Attended the Magic Millions - 2 & 3 Year Old Classic, Mowbray
-

10. 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).

11. QUESTIONS BY COUNCILLORS

11.1. 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).

11.1.1. Councillors' Questions on Notice - Councillor D C Gibson - Launceston Tennis, Community and Events Centre

FILE NO: SF2375

AUTHOR: Kelsey Hartland (Risk and Insurance Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 29 January 2024 by Councillor D C Gibson, has been answered by Kevin Hutt (Building Projects Advisor).

Question:

1. Noting the \$3.5 million committed towards vital upgrades at this facility (\$2 million State, \$500,000 Federal, \$500,000 Tennis Tasmania and \$500,000 City of Launceston) and aware of the fact that I have personally lobbied and Council has lobbied for additional funds and/or changes to Tennis Tas' scope of the project for over 2 years - with the understanding of cost escalations and aware of other consultations occurring with regard to neighbouring sport and recreation facilities - can a status update be provided for this specific project?

Response:

The re-scoped and re-designed new club house has been simplified, into a compact single storey building with an accessible first floor viewing deck. For the project re-design, the initial Quantity Surveying order of costs indicates a construction cost of \$2.75M. This is in alignment with the allocated Grant Funding budget and stakeholder project contribution allocations of \$3.5M.

An amended Development Application (DA) was submitted on 8 January 2024, which is presently being assessed for approval. Project construction documentation is currently being prepared by the professional team, including Building Application and Request For Tender documentation. Construction on the building is programmed to commence in May 2024 with a construction period of 7 months. Project completion is expected in late December 2024, permitting the return of the much loved Launceston International Tennis Tournament in January 2025. As a component of the masterplan, the club house and tennis centre with its upgraded facilities, will play a unique part, enhance and compliment the neighbouring sports, recreational and community focused hub of buildings at the NTCA.

11.1.2. Councillors' Questions on Notice - Councillor J J Pentridge - Tasmanian Civil and Administrative Tribunal (TASCAT) Appeals - 29 January 2024

FILE NO: SF2375 / SF2816

AUTHOR: Kelsey Hartland (Risk and Insurance Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 29 January 2024 by Councillor J J Pentridge, has been answered by Richard Jamieson (Manager City Development).

Questions:

1. With the council having spent almost \$300,000 on appeals to TASCAT in the last two years, and developers likely to have spent at least as much, what mediation processes has the council in place to enable development funds to be spent on developments and not on legal fees?

Response:

The vast majority of development applications are assessed without the need for formal dispute resolution. Council officers routinely negotiate with applicants and neighbours to help people understand the planning system and progress their development without issue. Sometimes though this is not possible. The reasons why parties disagree can be complex and inherently related to a particular development or a particular site. Human nature also plays a part. Council officers routinely advise developers to speak to their neighbours prior to conceiving a development to highlight any issues of concern prior to finalising designs.

Neighbours may have expectations of amenity beyond what the planning system can deliver, sometimes a developer may wish to push the envelope in search of greater profits. Often disputes are because issues can be complex and people see the desired outcome differently. In a recent decision, the Tribunal has noted that reasonable minds may differ. In some cases, a solution that keeps everyone happy is not possible and a decision needs to be made based on the planning scheme.

The planning system specifically provides an appeals process to resolve disputes. This is a normal part of the planning system and is sometimes unavoidable. The first stage of a planning appeal is always mediation. While this is not mandatory, experience suggests that many issues can be resolved at this stage. The Tribunal has the power to vary Councils' decisions by consent between the parties to facilitate resolutions. Only if the offer of mediation is rejected or if mediation fails do parties proceed to a full hearing where costs are incurred.

11.1.3. Councillors' Questions on Notice - Councillor J J Pentridge - Gilmore Street Flooding - 29 January 2024

FILE NO: SF2375 / SF1475

AUTHOR: Kelsey Hartland (Risk and Insurance Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 29 January 2024 by Councillor J J Pentridge, have been answered by Richard Jamieson (Manager City Development) and Nick Browne (Manager Infrastructure and Engineering).

Questions:

Flooding in Gilmore Street will be an on-going problem until a solution is reached to alleviate the simplest of stormwater flooding. Given that this land is low lying and once known as a swamp then:

1. When was the land approved for development?

Response:

The land to the south of Gilmore Street and to the East of Murphy Street including that which is now developed into Venture Court has been zoned for industrial development for at least 20 years, being zoned Industrial by the Launceston Planning Scheme 1996.

2. Was the land approved for development when other swamp land was not allowed for development because it was too low-lying?

Response:

The land to the west of Murphy Street has not been zoned for development remaining in a Rural zone. There are no available records of why it was not preferred for industrial development. It is, however, owned by the City of Launceston and used for settling ponds.

3. What conditions were placed on these developments in respect of flooding?

Response:

The site at Venture Court would not be subjected to riverine flooding in a 1%AEP flood event although it would be isolated. DA0021/2007 for the subdivision of Venture Court responded to flooding by providing a dedicated lot to house the adjacent levee, providing some flood additional protection to the site. It also provided detailed conditions on infrastructure construction to ensure the integrity of the levees in the vicinity of the site.

4. If Council approved the subdivision and developments, what is its obligation to the developers and present landholders?

Response:

When Council assessed the development application it considered that the risk to the development from flooding was acceptable. This does not imply there is no risk, just that it was at a level sufficient to allow the development to proceed. The present land owners have an obligation to understand the risk of developing in Gilmore Street and make provisions to protect themselves to the extent necessary, should a flood of great enough magnitude to inundate the site occur. The situation on this site is no different to the balance of Invermay. Council has a number of initiatives to promote community resilience and preparedness.

5. Was raising the land above a minimum flood level examined and what was the result?

Response:

The Gilmore Street land is not subject to inundation in the 1%AEP riverine flood event. The documents on the file do not indicate that further raising of the land was considered at the time of assessing the development application.

6. Did council investigate the cost of a pumping station to stop flooding? If so, when was that and what was the proposed cost?

Response:

Council has not considered the installation of a pump station to prevent or minimise stormwater flooding in this area. The Council's Stormwater System Management Plan, adopted by Council 28 November 2019 outlines the management plan for stormwater and drainage related assets.

11.2. 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).

12. COMMUNITY AND PLACE NETWORK

12.1. Homelessness: Statement of Commitment

FILE NO: SF7447

AUTHOR: Nindarra Wheatley (Community Development Officer Inclusion)

ACTING GENERAL MANAGER APPROVAL: Michelle Ogulin (Community and Place Network)

DECISION STATEMENT:

To consider the Homelessness: Statement of commitment for endorsement for public consultation.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

Anti-discrimination Act 1998 (Tas)

Police Offences Act 1935 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 18 January 2024 – Homelessness Strategy Presentation

RECOMMENDATION:

To consider the Homelessness: Statement of commitment for endorsement for public consultation.

REPORT:

The Council has committed to playing an important leadership role in addressing homelessness. Homelessness: Statement of commitment sets out the vision for a united cohesive approach to addressing homelessness in Launceston.

For some time now, the Council has been on a journey of understanding and learning in the homelessness space and has made positive steps forward in finding innovative solutions in recent years.

Homelessness: Statement of commitment has been developed within the framework of the City of Launceston's Corporate Strategic Plan 2014 – 2024. It is the product of a collaborative process, developed with many stakeholders. Those involved have included outreach workers, people with lived experience of homelessness, interest groups, the homelessness advisory committee, non-profit organisations and the broader community. The strategy has also been informed by current research into homelessness.

Homelessness: Statement of commitment outlines seven guiding principles for the development of quarterly action plans. Each principle plays a crucial role to create a united

and action-oriented approach aimed at addressing homelessness in the Launceston community. The seven principles are:

1. Change the narrative
2. Engage the community
3. Facilitate cohesive services
4. Strive towards prevention
5. Engage in data-driven decision making
6. Advocate
7. Ensure transparency and accountability.

Homelessness: Statement of commitment will be released for public consultation which may include a component which seeks images and stories from the community about what the concept of home means to the people of Launceston. These images and stories may then be used in the final version to help reinforce the localised nature.

RISK IMPLICATIONS:

A risk analysis has been undertaken as a part of the development of the document and operational procedures aligned include, but are not limited to:

- Environmental Health
- Cleansing disposal of dangerous goods
- Customer Service Charter
- Parking regulations
- Staff safety, de-escalation and customer complaints

A site risk matrix is currently being developed with the Economic Development and Analytics team as an addendum to the action plan. This matrix will be a live GIS tool which will advance data collection capabilities and inform rolling action items.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Homelessness: Statement of commitment allows the City of Launceston to act consciously with a person-centred dignity first focus, empowering the City of Launceston to conscientiously address homelessness. Adoption will have positive social impacts, promote health and wellbeing, bolster social interaction, reduce incivility, and increase sense of place.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.
3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

At the conclusion of the public consultation period council will need to consider the ongoing budget allocation and levels of service for homelessness in Launceston.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Homelessness Statement of commitment [12.1.1 - 23 pages]

13. INFRASTRUCTURE AND ASSETS NETWORK

13.1. Proposed New Street Name - Dogwood Crescent, Cassinia Street, Lormandra Street and Paperbark Street

FILE NO: DA0178/2022 / SF0621

AUTHOR: Jaclyn Galea (Infrastructure Development Officer)

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

DECISION STATEMENT:

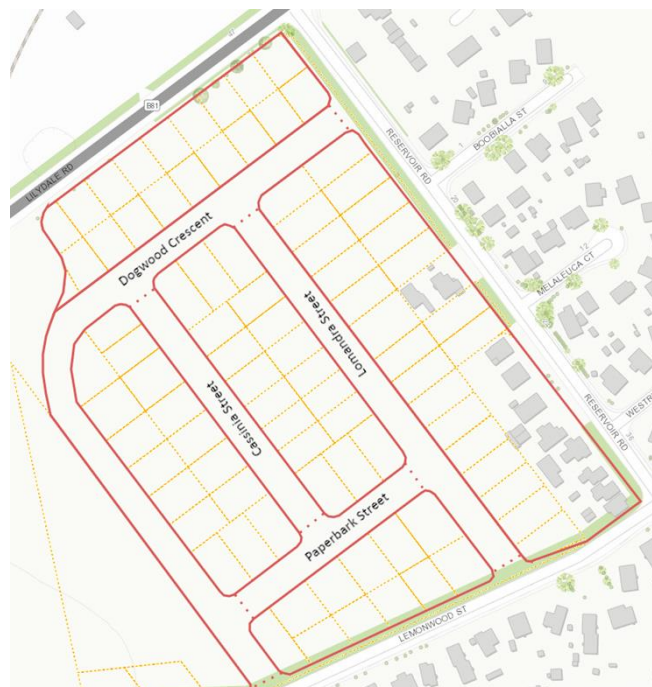
To consider approval for a new street names Dogwood Crescent, Cassinia Street, Lomandra Street and Paperbark Street for four streets resulting from a new subdivision located at 38-50 Lilydale Road, Rocherlea.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and section 20E of the *Survey Co-ordination Act 1944*, approves the names Dogwood Crescent, Cassinia Street, Lomandra Street and Paperbark Street for the streets at the corner of Reservoir Road and Lilydale Road.



REPORT:

The proposed street names; Dogwood Crescent, Cassinia Street, Lomandra Street and Paperbark Street, have been provided by the developer. The justification for the proposed names are to use native flora which follows on from the theme of the adjacent street names.

There are no instances of the name Dogwood, Cassinia, Lomandra and Paperbark being used in the north of Tasmania for any streets or roads recorded in the State-wide database administered by the State Government.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

13.2. Proposed New Street Name - Laimar Street

FILE NO: DA0566/2021

AUTHOR: Jaclyn Galea (Infrastructure Development Officer)

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

DECISION STATEMENT:

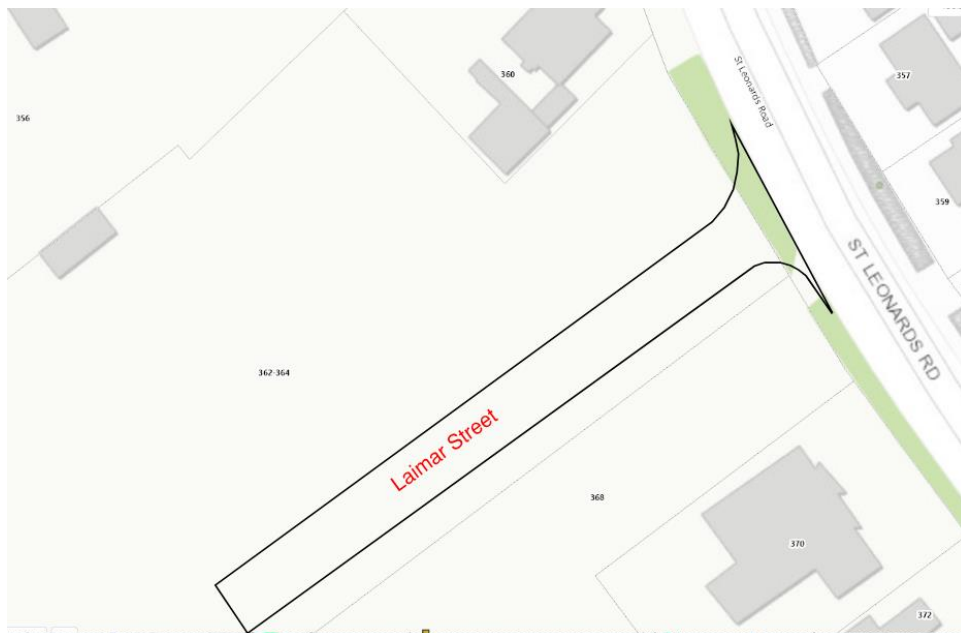
To consider approval for a new street name Laimar Street for a new road resulting from a new subdivision located at 362-364 St Leonards Road, St Leonards.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and section 20E of the *Survey Co-ordination Act 1944*, approves the name Laimar Street for the street located between 368 and 360 St Leonards Road.



REPORT:

The proposed Street name, Laimar Street, has been provided by the developer. The justification for the proposed name is, Laimar is the contraction of his niece's first and middle name to honor her passing.

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

14. ORGANISATIONAL SERVICES NETWORK

14.1. Lease - Birch Avenue Sports Ground

FILE NO: SF0900

AUTHOR: Michelle Grey (Properties and Legal Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing an area of land at Birch Avenue Sports Ground (part of PID 7678404) to the Launceston Soccer & Sports Club Incorporated.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Sections 177A and 179 *Local Government Act 1993* (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council - 5 June 2017 - Agenda Item 18.1 - Lease - Birch Avenue Sports Ground

RECOMMENDATION:

That Council:

1. by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to lease an area of land situated at Birch Avenue Sports Ground (part of PID 7678404), shown in blue below (see Attachment 1 for Lease Area) to the Launceston Soccer & Sports Club Incorporated for the purposes of sport and recreational activities.



2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
 - a. the term shall be five years commencing on 1 February 2024;
 - b. the commencing rent shall be \$323.96 per annum based on 182 fee units;
 - c. tenant to be responsible for all outgoing costs such as:
 - i. energy costs;
 - ii. volumetric usage and service charges for water;
 - iii. fire service checks;
 - iv. security monitoring fees; and
 - v. all other service fees and charges associated with maintenance of the building.
 - d. tenant shall continuously maintain:
 - i. contents insurance
 - ii. public liability insurance of at least \$20 million.
 - e. the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).

REPORT:

The property situated at 29-31 Hoblers Bridge Road is owned by the Crown and leased to Council. Under the 'head' lease Council can sublet the premises for Community Sport and Recreation and Public Recreation.

The Launceston Soccer and Sports Club Incorporated (trading as Launceston United Soccer Club) (the Lessee) has operated for over 55 years, incorporated since 2000. It is run by parents and community volunteers.

The Lessee has junior through to senior members with over 500 registered players and associate family members. It also has the only women's team in the North of Tasmania.

The Lessee has informed officers that it attracts new members through use of the facility by school groups, running come and try sessions and advertising on social media.

Construction of a new facility and clubrooms commenced in 2011 (stage 1) with funding from City of Launceston, Sports and Recreation, Football Federation Australia and club members, past and present. The Lessee obtained further funding to complete additional work.

Council has made improvements including installation of an automated watering system for the soccer pitches. Due to this the parties varied the most recent Lease by changing responsibility for water consumption to Council. In negotiations with the Lessee, Council officers have discussed Council's Lease and Licence Policy which sets out conditions for community leases, including responsibility for water consumption.

The most recent Lease expired in 2022, with the Lessee being in 'holding over' since that time.

The Lessee is a community sporting organisation reliant upon volunteers to operate. It is recommended that Council grant a community lease pursuant to Council's Lease and Licence Policy. A rental subsidy table appears below.

RENTS AND RENTAL SUBSIDIES		
ELEMENT	AMOUNT	HOW AMOUNT CALCULATED
Current Market Rental Value of Property	\$104,000	From the AAV result from the Valuer-General's property report dated 06/10/2021.
Less Rental Rebate (if applicable)	100%	Based on Council's Lease and Licence Policy
Rental	\$323.96 for the first year	Based on 182 fee units for 23/24
Add other expense allowances to rent	As per Part B	As per Part B.
Add GST on applicable Rent		10% of goods and services.

It is proposed to grant a five year lease which pursuant to section 179 of the *Local Government Act 1993* does not require public notice.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

There is a positive social impact with this proposal by allowing a successful user group to continue to provide an important recreational opportunity for Launceston.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

1. To provide for the health, safety and welfare of the community.
2. To fairly and equitably discharge our statutory and governance obligations.

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

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

Focus Areas:

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

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Attachment 1 - LUSC Lease Area

1. LUSC Lease Area [**14.1.1** - 1 page]

15. CHIEF EXECUTIVE OFFICER NETWORK

15.1. Transfer of York Park to Stadiums Tasmania

FILE NO: SF7455

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider the approval of transfer of York Park to Stadiums Tasmania.

The decision for Recommendation 3. requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Stadiums Tasmania Act 2022 (Tas)

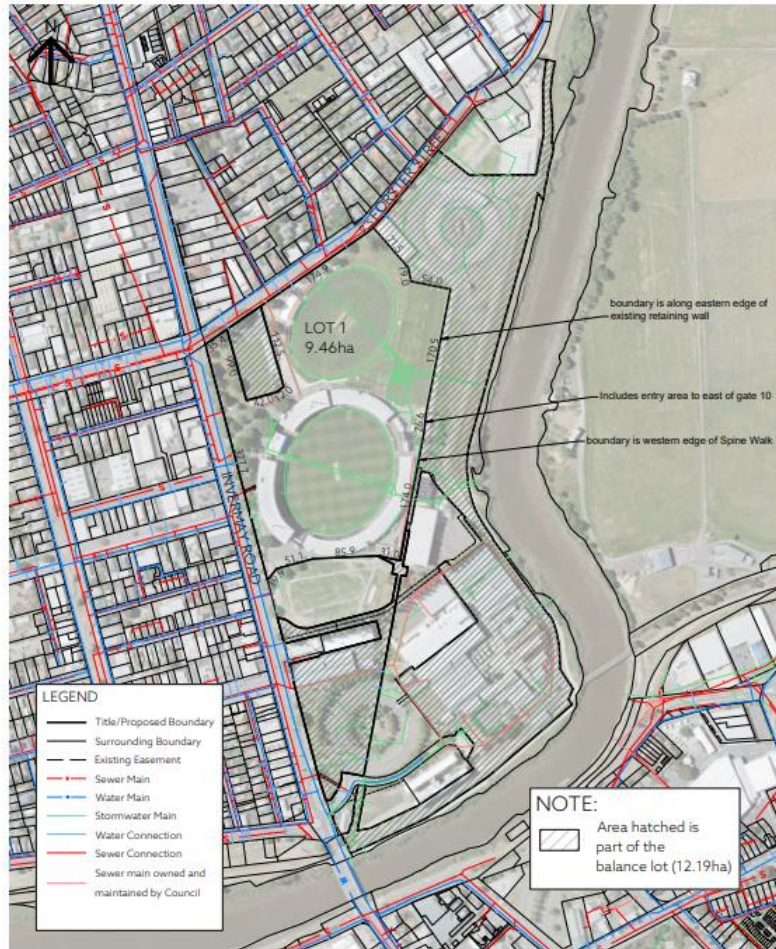
PREVIOUS COUNCIL CONSIDERATION:

Workshop - 1 February 2024 - Item 1.5 - Stadiums Tasmania Discussion
Council - 15 December 2022 - Item 16.3 - Intention to Dispose of York Park and Associated Land to Stadiums Tasmania

RECOMMENDATION:

That Council:

1. notes the intention that it formed on 15 December 2022 to transfer York Park and associated land and assets at 2 Invermay Road, Invermay to Stadiums Tasmania for nominal consideration.
2. considers each of the three objections appearing at Attachments 1, 2 and 3, received as part of the public advertising process commencing on 18 November 2023, noting the officer response to each of the three objections as documented as part of the report to this agenda item.
3. by absolute majority, pursuant to section 178 of the Local Government Act 1993, approves the transfer of York Park and associated land and assets at 2 Invermay Road, Invermay to Stadiums Tasmania for nominal consideration, with the dimensions of that land being set out at Attachment 4 and the following plan.



4. notes that the transfer of the land pursuant to these Recommendations, will not occur until each of the following events has occurred:
 - a) where an appeal is made by an objector to the Tasmanian Civil and Administrative Appeals Tribunal, the determination of such appeal; and,
 - b) a planning permit has been issued by the Council in its capacity as Planning Authority to subdivide the relevant land; and,
 - c) the exact dimensions of the land have been confirmed by way of final survey.
5. requests the Chief Executive Officer to determine the exact dimensions and parameters of the land and assets to be transferred and to exercise Council's powers in respect of the *Local Government Act 1993* and the *Stadiums Tasmania Act 2022* in order to facilitate the transfer to Stadiums Tasmania.
6. Requests the Chief Executive Officer to negotiate a term sheet with Stadiums Tasmania which is consistent with the letter of intent received on 2 February 2024 and attached to this report (ECM Doc Set ID 5020948), which will require a further specific decision of the Council.
7. notes that the term 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*.

REPORT:

Introduction

York Park (known as UTAS Stadium) is a significant asset for Northern Tasmania and generates in excess of \$30m in visitor spending annually in the region. It hosts AFL and AFLW football, Big Bash League cricket, local sports groups, and entertainment events.

While the stadium provides economic returns for the state and the entire Northern region, its operation is funded solely by ratepayers of the Launceston Municipal Area. On average, the City of Launceston invests approximately \$5m per year in operational and capital costs for the stadium.

Some years ago the Council identified that the stadium is approaching a pivotal period for its future with a number of factors converging to cause the Council to reflect and review its future ownership and governance structures, together with its future development needs. Substantial future capital investment is required for the stadium's facilities and assets, which is being driven by factors such as increasing compliance requirements, increasing user expectations as well as community sport and recreation needs.

In 2019, the Council engaged KPMG to conduct a review of the existing ownership structure of the stadium and investigate suitable options for ownership and management of the stadium along with the potential requirements and implications of establishing an alternative governance model for the stadium. The key finding made by KPMG was that *"...The stadium is currently a net financial burden on the Council and Council is not in a position to be able to make significant capital upgrades to the venue, particularly if Tasmania is successful in securing a permanent AFL license."*

Since this time the Council has worked with the State Government in the development of Stadiums Tasmania, a statutory authority which has been established to better coordinate the management and future development of Tasmania's major public stadium infrastructure.

On 15 December 2022, the Council formed the intention to transfer York Park and associated land and assets at 2 Invermay Road, Invermay (the Stadium) to Stadiums Tasmania for nominal consideration and has completed a public notification process as required by section 178(4) of the *Local Government Act 1993* (the Act). This report considers the objections that were received as part of this process and provides a recommendation in respect to the future ownership of the Stadium.

Background

At its meeting on 15 December 2022, the Council confirmed its intention to transfer the Stadium site to Stadiums Tasmania, including the relevant land, assets and employees. It is the view of the Council that this transfer will:

1. enable the Stadium to act commercially, being more responsive and flexible in decision-making than a traditional local government department;
 2. provide the ability to operate with independence;
 3. recognise that the management of major sports venues is highly specialised and distinct from the traditional roles of government and departments;
-

4. reduce the Council's and State Government's exposure to the risks involved in the management of major sports facilities, including financial and legal risks; and
5. provide a vehicle for delivering a state-wide stadia strategy.

The site forms part of the broader Inveresk precinct, which comprises the stadium itself, Invermay Park, Queen Victoria Museum (QVMAG), Elizabeth Gardens, flood levees, Invermay Bowls Club and associated facilities, carparks, cafes, gardens, shared pathways, a Tramways museum, Don River Railway (Inveresk Division), the Big Picture School, Tram Shed Function Centre and a number of University of Tasmania assets.

There are 9 Full Time Equivalent (FTE) positions that will be transferred from Council to Stadiums Tasmania as part of the change in ownership.

Stadiums Tasmania was established as a new statutory entity, following the passage of the [Stadiums Tasmania Act 2022](#), to oversee the management and development of Tasmania's major stadium assets and infrastructure, including the Stadium site.

The intention is to centralise the ownership, management, and capital development of the State's major public stadiums under a single entity with a whole of State perspective. This will in turn build their capacity to host major sporting, entertainment, and community events.

This reform will also ensure that the stadiums operate effectively and efficiently and that they continue to meet the future needs of sporting codes and competitions, other users, and audiences. This approach aligns Tasmania with the approach adopted by other states, where national standard stadiums are managed by government.

Under the Act Stadiums Tasmania has a number of legislated functions, including:

- to be the custodian of major public stadiums;
- to acquire, manage and invest in assigned assets;
- to host sporting, entertainment and event content and services; and
- to ensure the safe, accessible, effective and efficient operation, use and development of assigned assets.

Following the transfer it is intended that the Council would provide the following to support the ongoing operation of the stadium:

- Maintain the Inveresk Northern Carpark, the Half Circle Carpark and broader Inveresk precinct area;
- Maintain the eastern portion of the equestrian grounds (from the retaining wall and including the levee and surrounds);
- Provide on-going access to the Northern Carpark for match days and special events at the stadium;
- Engage in City activation initiatives in the lead up to events at the stadium;
- Provide event attraction funding where the Council identifies an economic and community benefit; and
- Provide transition arrangement to support employees and/or services for a period to be agreed with Stadiums Tasmania.

As part of the transfer process a term sheet will be developed and agreed by Stadiums Tasmania and the Council which will outline the means by which York Park and associated areas of the Inveresk precinct will be managed in accordance with its functions under the Stadiums Tasmania Act 2022. While the final details of the term sheet are to be agreed, it is likely to include expectations and commitments around issues such as the transfer of employees, transitional arrangements, the land and physical assets, maintenance, funding, precinct development and management, communication and collaboration and the like.

Consistent with existing arrangements, stadium staff (Stadiums Tasmania) will maintain the Elizabeth Gardens as they provide an important entrance and street appeal for the stadium site. Stadiums Tasmania have indicated a willingness to enter into an Memorandum of Understanding with the Council to outline the future maintenance standards that will be maintained for this important site, together with a commitment to preserve the existing infrastructure on the site, such as the workers memorial.

The 'old Velodrome site' on the southern boundary of the stadium is not included in the current transfer process, as this site is currently still owned and used by the University of Tasmania (UTAS). The eastern portion of this site is proposed to be used by UTAS for student accommodation, while the western portion will be transferred back into Council ownership by UTAS in due course. This site has previously been identified in the *Future Directions Plan for York Park* as a development site for an indoor stadium as part of a future stage of the stadium re-development. Once the Council assumes ownership of the western portion of the site and in the event that funding and approvals for an indoor stadium on the site are achieved, it is intended that the Council would consider transferring this site to Stadiums Tasmania for that purpose.

The Invermay Bowls club site is intended to remain in Council ownership and under lease to the Invermay Bowls Club.

The State and Federal Governments have committed more than \$130m in funding for upgrades and expansion of the stadium, to be overseen by Stadiums Tasmania, in recognition of the venue's continuing importance as a sporting and entertainment venue. Importantly however, the Council will continue to be represented on the committee overseeing the stadium re-development, while additionally, Stadiums Tasmania has communicated a commitment to establishing a consultative sub-committee which will include membership from the City of Launceston, together with identified stakeholders, to provide guidance and advice in respect to the planning and operations of the stadium site. This sub-committee will consider matters such as, but not limited to, content/event planning and attraction, community use of the stadium as well as precinct management issues such as parking, connectivity, traffic management and the like.

In respect to the future content at the stadium, and in order to demonstrate the intention to maintain existing AFL and AFLW content, the Council and State Government have developed a Memorandum of Understanding to document the Tasmanian Government's and Council's commitments and expectations regarding the future of AFL content in Launceston following the announcement of a Tasmanian AFL and AFLW Club. This MOU provides a commitment for (at least) four AFL roster games and a pre-season game to be held at the stadium each year.

Public notices of the intention to transfer the Stadium

As required by section 178(4) of the Act, public notices of the intention to transfer the Stadium were placed in the Examiner Newspaper on 18 and 22 November 2023 and against each boundary of the site adjoining a public highway (road). A postal address error was identified in the on-site notices and rectified on the morning of 20 November 2023.

As part of the public advertising process, three objections were received. Council is required to consider each objection received. A summary of each objection as well as a response is provided in the table below.

Personal information, such as addresses and phone numbers, has been removed from the objections, however, the names of the objectors are included with their consent.

Objection Summary	Response
<p>Mr Ray Norman, received 25 November 2023.</p> <p>The objection relates to the appropriateness of transferring the Stadium away from Council ownership, the effect that this will have on existing users, and the financial implications of the proposed transfer. The objection is provided at Attachment 1.</p>	<p>Stadiums Tasmania is a public authority responsible for the management of public stadiums in Tasmania. It has a number of legislated objectives, including that it be the custodian of public stadiums, that it ensures accessible and effective use of its assets, and to engage and communicate with users and communities of interest. It subject to public scrutiny and legislative oversight by reason of its status as a public authority.</p> <p>The <i>Stadiums Tasmania Act 2022</i> specifies that Stadiums Tasmania is to attract and deliver international and national sporting, entertainment and event content, but equally it must host statewide, regional and local sporting, entertainment and event content. Accordingly, the interests of local users are protected by the Act.</p> <p>In terms of the effect of the transfer on the public, the ability to use the stadium is not expected to change as a result of the transfer, and the Council has actively engaged with affected stakeholders at the site on its proposal to transfer the facility.</p> <p>In terms of financial considerations, the figures provided in the agenda of the meeting of 15 December 2022 were provided by the Council's accounting department and external, professional valuers. Further accounting and valuation advice will be obtained as the transfer progresses.</p>

<p>Mr Ian Routley, received 29 November 2023.</p> <p>The objection relates to a lack of community engagement and net benefit, and that York Park should remain an asset of the city. The objection is provided at Attachment 2.</p>	<p>The operation of the stadium has been under investigation since the development of the York Park Masterplan in 2016. These investigations have involved engagement with the users and stakeholders of the stadium to ensure their needs and views were fully considered. Additionally, the consideration of divestment of York Park has been the subject of numerous public decisions of Council, including the endorsement of the Future Directions Plan for York Park on 11 February 2021, as well as the decision to form the intention to dispose of York Park on 15 December 2022. Members of the public are entitled to contribute to these discussions either in person, or through their elected representatives.</p> <p>The public notice process in November and December 2023 provided an additional, formal avenue by which members of the public could engage with the proposal. Members of the public will also be entitled to participate in the planning process when a permit is sought to subdivide the land. Further detail on the subdivision process is provided below.</p> <p>In terms of net benefit, ratepayers will be relieved of the financial responsibility to maintain the stadium at a cost of more than \$5 million per annum (on average). The transfer to Stadiums Tasmania will also facilitate the investment of significant funds towards upgrades at the site, providing increased benefit to users of the facility.</p> <p>Whilst the transfer is to occur for nominal consideration, it is being transferred to Stadiums Tasmania that has as one of its legislated functions to be a custodian of public stadiums. It will remain a valuable public asset into the future.</p>
<p>Ms Helene Boyer, received 10 December 2023.</p> <p>The objection relates to the future of the Invermay Bowls Club and Elizabeth Gardens. The objection is provided at Attachment 3.</p>	<p>The Invermay Bowls Club site is not part of the land intended to be transferred to Stadiums Tasmania. It will continue to be owned by the City of Launceston and leased to the club. The current lease with the Invermay Bowls Club expires in September 2026 and it is intended to negotiate a new lease before this time.</p> <p>The Elizabeth Gardens provide an important entrance and street appeal for the stadium site. While the Gardens are included in the land intended to be transferred, they will continue to be maintained by stadium staff (Stadiums Tasmania). Stadiums Tasmania have indicated a willingness to enter into a Memorandum of Understanding with the Council to outline the future maintenance standards for this important site, together with a commitment to preserve the existing infrastructure on the site, such as the workers memorial.</p>

Conclusion

Stadiums Tasmania will bring together a range of experts with specialised skills to grow the stadium's content offering and to identify strategic development priorities. The sole focus of the organisation will be on the management and expansion of the state's major sporting and entertainment venues, significantly enhancing the stadium's ability to attract major national and international sporting competitions, entertainment, and events. This includes a commitment to maintaining and growing the current number of sporting and entertainment content.

While the public notices process of the intention to transfer the Stadium has raised a small number of concerns, there has not been any issue raised that would suggest that the Council needs to alter from its current direction to provide a contemporary and sustainable governance and ownership model for the Stadium.

Given the capital and operational investments required to manage a contemporary stadium, it will be increasingly challenging for the City of Launceston to continue to fund the Stadium's requirements into the future and it is therefore recommended to proceed to transfer the Stadium to Stadiums Tasmania.

Appeal rights

If Council approves the Recommendations to transfer the Stadium, notice must be given to all objectors advising of that decision and the persons' rights of appeal under section 178A of the Act.

Such objectors are entitled to appeal Council's decision to the Tasmanian Civil and Administrative Tribunal (TASCAT). An appeal may only be made on the ground that the decision of Council is not in the public interest in that –

- (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or,
- (b) there is no similar facility available to the users of that facility.

The transfer cannot proceed until the determination of any such appeal by TASCAT.

Dimensions and transfer of the land

The 15 December 2022 decision of Council set out the parameters of the land intended to be transferred. As part the public advertising process, some of the dimensions and parameters were clarified by way of the addition of a small area outside gate 10 and the addition of boundary notations explaining the intended eastern boundary.

Before the Stadium is transferred, it is necessary that a planning permit is obtained to subdivide the land. This is a public process to which members of the public may object.

The subdivision process will include a formal survey of the land, with the exact parameters of the land to be subdivided and transferred to be confirmed at the time of final survey.

Once new titles have been issued, the land can be transferred.

RISK IMPLICATIONS:

Risks relevant to this item are discussed in the officer report above.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The stadium generates in excess of \$30m in visitor spending annually in the region through holding events such as AFL and AFLW football, Big Bash League cricket, local sports groups, entertainment events and the like. This economic activity will continue and likely grow under the guidance of stadium Tasmania. Importantly, in reducing its cost burden to maintain and operate the stadium, it will enable the Council greater financial capacity to fund the renewal and upgrade of regional sporting facilities such as the Northern Tasmania Cricket Association precinct and the St Leonards Multi-sports precinct, which will have a significant social impact for the many local users of these facilities.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

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

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

Focus Areas:

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

3. To ensure decisions are made on the basis of accurate and relevant information.

5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

The transfer will relieve the Council and its ratepayers of ongoing yearly average operational and capital costs of approximately \$5m whilst ensuring that the stadium remains fit for purpose and available for public use. Further detail on the operating costs of the stadium are detailed below:

The successful transfer of the Stadium to Stadiums Tasmania is expected to result in a positive effect on the Council's operating budget, in the order of \$4.053m for the 2024/2025 financial year.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Stadiums Tasmania - Letter of intent - Term Sheet - 2 February 2024 [15.1.1 - 1 page]

16. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

16.1 Confirmation of the Minutes

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

16.2 Gravel, Sand and Aggregates - Contract No. CD016/2023

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

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

16.3 End of Closed Session

To be determined in Closed Council.

17. MEETING CLOSURE

18. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 22 February 2024 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.