



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 2 OCTOBER 2025  
10:30 AM**

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: 2 October 2025

Time: 10:30 am

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### Certificate of Qualified Advice

#### Background

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

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

#### Certification

I certify that:

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



**Sam Johnson OAM**  
Chief Executive Officer

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## VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

The video and audio of open sessions of ordinary Council meetings and special Council meetings that are held in the Council Chambers at Town Hall, will be streamed live via the Council's meeting stream channel on YouTube.

Video and audio streaming and recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Video and Audio Streaming of Meetings Policy - 17-Plx-017.

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

The audio-visual recording equipment will be configured in a way which avoids coverage of the public gallery area and Council will endeavour to ensure images in this area are not streamed. However, Council expressly provides no assurances to this effect and by entering or exiting the Council Chamber or by remaining in the public gallery area, it is assumed that consent has been given to the Council to broadcast images and audio recordings.

The Mayor or their representative will provide notice that the meeting will be recorded through live streaming. By attending a Council meeting, attendees will be taken to have consented to their image, speech or statements being live streamed.

For further information, please refer to our Video and Audio Streaming of Meetings Policy and our Privacy Policy available at:  
<https://www.launceston.tas.gov.au/Council-Region/Legislation-and-Policy/Policy>

## 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](mailto:contactus@launceston.tas.gov.au), PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

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

### **PUBLIC COMMENT ON AGENDA ITEMS**

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

### **LEGISLATIVE TERMINOLOGY - GENERAL MANAGER**

At the City of Launceston, the 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 - STATEMENT, ATTENDANCE AND APOLOGIES**  
*Local Government (Meeting Procedures) Regulations 2025 - regulation 8*

An audio visual recording is being made of the meeting.

All persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting.

Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

**2. MAYORAL ACKNOWLEDGEMENTS**

**3. DECLARATIONS OF INTEREST**

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

*Local Government (Meeting Procedures) Regulations 2025 – regulation 39(1)(f)*

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

**4. CONFIRMATION OF MINUTES**

**4.1. Confirmation of Minutes**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 41(1)(b)*

**RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 11 September 2025 be confirmed as a true and correct record.

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**5. COUNCIL WORKSHOPS**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 10(3)(c)*

**5.1. Council Workshops Report - 18 September 2025 and 25 September 2025**

**FILE NO:** SF4401

**AUTHOR:** Lorraine Wyatt (Team Leader Executive Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**DECISION STATEMENT:**

To consider Council Workshops conducted since the last Council Meeting.

**RELEVANT LEGISLATION:**

*Local Government (Meeting Procedures) Regulations 2025 - Regulation 10(3)(c)*

**RECOMMENDATION:**

That Council, pursuant to Regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. Council Workshop conducted on 18 September 2025:

**St Leonards and Waverley Neighbourhood Plan - Project Update**

*Councillors received an update from the project team on the St Leonards and Waverley Neighbourhood Plan project.*

**Northern Tasmania Cricket Association Sports Complex Redevelopment Project Update**

*Councillors received an update regarding the Northern Tasmania Cricket Association Sports Complex – Redevelopment Project.*

**TasWater Update**

*TasWater representative Matt Derbyshire, General Manager Sustainable Infrastructure Services and Craig Perkins, Stakeholder Relations Lead provided an update of the proposed Price and Service Plan 5 including an overview of planned future works in Launceston.*

**Sister City Delegation to Ikeda Japan October 2025**

*Councillors discussed and agreed on the members of the delegation following the 11 September 2025 decision of Council – Item 21.1 Sister City Delegation to Ikeda Japan October 2025.*

**Executive Leaders Updates and General Business**

*Councillors and Executive Leaders had the opportunity to engage in discussion about current and planned projects.*

**Councillors Connect**

*Councillors had the opportunity to raise and discuss matters of concern, share perspectives, and collectively work through issues that may benefit from group discussion.*

*In Attendance:* Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai, Councillor A J Britton, Councillor K Preece and Councillor R Marsden.

2. Workshop conducted on 25 September 2025:

**Launceston City Mission**

*Councillors received a presentation from Jo Fearman, Chief Executive Officer, Launceston City Mission about a project to provide much needed and improved support for vulnerable people in the Launceston area.*

**City of Launceston Landfill Planning**

*Councillors received a presentation about the Launceston Waste Centre, existing plans and future opportunities.*

**PSA-LLP0028 and DA0380/2024 - 213-215 and 217-229 Wellington Street, South Launceston Combined Planning Scheme amendment and Hospital Services - Construction of a New Hospital at 213-215 and 217-229 Wellington Street (DA0380/2024 & PSA-LLP0028)**

*Councillors undertook a site visit to 213-215 and 217-229 Wellington Street, South Launceston.*

**Proposed Committee Structure**

*Councillors received a presentation about the proposed new committee structure to support delivery of the Strategic Plan 2025-2035.*

**Mobile LED Screen**

*Councillors were provided the opportunity to address the recommendations outlined in Mayor Councillor M K Garwood's Notice of Motion – Mobile LED Screen from Council's Ordinary Meeting on 12 December 2024.*

**Executive Leaders Updates and General Business**

*Councillors and Executive Leaders had the opportunity to engage in discussion about current and planned projects.*

**Councillors Connect**

*Councillors had the opportunity to raise and discuss matters of concern, share perspectives, and collectively work through issues that may benefit from group discussion.*

*In Attendance:* Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor S Cai, Councillor A J Britton, Councillor K Preece and Councillor R Marsden.

*Apologies:* Councillor D C Gibson and Councillor L M McMahon

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**REPORT:**

Regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025* 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 Strategic Plan 2025-2035*

*Not applicable:*

Council's consideration of this matter meets a legislative requirement.

Council's consideration of this matter supports delivery of a core service or function.

**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:**

Nil

**6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS AND PARENTAL LEAVE NOTIFICATIONS**

Applications for Councillors' Leave of Absence will be considered in Closed Session at Agenda Item 24.5. Applications for Councillors' Leave of Absence – Councillor RAI Marsden and 24.5. Applications for Councillors' Leave of Absence – Mayor, Councillor M K Garwood.

No Parental Leave Notifications were received as part of this Agenda.

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**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. Lisa Wright - Tasmanian Poetry Festival**

**FILE NO:** SF6368

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**SUMMARY OF PRESENTATION**

The Tasmanian Poetry Festival is in its 41st year. This year the festival is being held between October 10-12, 2025 with a Launch on the 10th at Sporties Hotel Launceston and the festival proper on Saturday 11th and Sunday 12th October at QVMAG, Inveresk. The much loved Launceston Poetry Cup is also part of the festival and takes place at St John Craft Beer Bar function room on the Saturday evening.

The Tasmanian Poetry Festival was established by the late Tim Thorne, one of Tasmania's most well regarded poets, and political activist. Tim has the highest award in Tasmanian Poetry named after him via the annual Tim Thorne Poetry Prize for a newly published book of poetry by a Tasmanian.

Lisa Wright, the President of the Tasmanian Poetry Festival will be presenting a brief history of the festival, as well as current activities collaboration and lead -in events for festival 2025 and plan for the festival looking into the future.

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**8. QUESTIONS BY MEMBERS OF THE PUBLIC**

*Local Government (Meeting Procedures) Regulations 2025 - regulations 36 to 38*

**8.1. Questions on Notice by Members of the Public**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 38*

**8.1.1. Questions on Notice by Members of the Public - Malcolm Cowan - Bike Cages  
Paterson St East Car Park - 8 September 2025**

**FILE NO:** SF6381

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 8 September 2025 by Malcolm Cowan, have been answered by the Team Leader Building Asset Management.

***Question 1:***

[Regarding the bike cages in Paterson Street East Car Park] Were council staff consulted by specialists on the availability and standard of bike parking for the hub?

***Response:***

*We are unable to confirm if that level of consultation occurred at the time of construction.*

***Question 2:***

When will the cages be upgraded with adequate lighting and security and re-open?

***Response:***

*Considerations are currently being given to the suitability of the assets before undertaking repair and reinstatement.*

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**ATTACHMENTS:**

1. Malcolm Cowan - Bike Cages - 8 September 2025 Redacted [8.1.1.1 - 2 pages]

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**8.1.2. Questions on Notice by Members of the Public - Ian Goninon - Flood Report Update - 11 September 2025**

**FILE NO:** SF6381

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 11 September 2025 by Ian Goninon, has been answered by the Senior Leader Infrastructure and Engineering.

***Question 1:***

Are there any updates on the Council's Flood Report as I have not seen anything on the website or in the newspaper?

***Response:***

*The Flood Mitigation Plan Project is currently progressing. Recruitment is underway for a dedicated Project Officer to support delivery of the project, with finalisation of this process anticipated by the end of September 2025.*

*In parallel, Council has submitted a funding application to the National Emergency Management Agency under the Disaster Ready Fund. The outcome of this application is pending.*

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**ATTACHMENTS:**

Nil

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**8.1.3. Questions on Notice by Members of the Public - Nancy Ann Serisier - Quorum and Special Meeting Procedures - 11 September 2025**

**FILE NO:** SF6381

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 11 September 2025 by Nancy Ann Serisier, have been answered by the Team Leader Governance.

**Question 1:**

[Regarding Agenda Item 11.2] Did the General Manager seek permission from the Minister (for Local Council) for Councillor Cai to stay in the meeting and not speak or vote, so as to retain a quorum?

**Response:**

*Councillor Cai submitted a conflict of interest form to the Chief Executive Officer on 20 August 2025 for agenda item 11.2 DA0088/2025 - 76 Cimitiere Street Launceston - Visitor Accommodation - Construction of a Hotel listed in the agenda for the 21 August 2025 Council Meeting. The interest was not pecuniary. Non-pecuniary conflicts are managed under Part 2 of the Local Government (Code of Conduct) Order 2025.*

*At the time of the declaration, there were two vacancies on Council due to the resignations of Professor George Razay and Andrea Dawkins and two known apologies from Deputy Mayor Councillor D H McKenzie and Councillor J J Pentridge. A request was not made to the Minister of Local Government as the interest was not pecuniary and the quorum requirements were still being met.*

*An apology was received from Councillor D C Gibson on the morning of the Council Meeting which meant that a quorum would not be present for this item.*

**Question 2:**

What are the procedures needed to request a Special Meeting and was Councillor Walker informed of these procedures after he verbally expressed the possibility of a Special meeting being held?

**Response:**

*Procedures to convene ordinary and special meetings are legislated in regulation 5 of the Local Government (Meeting Procedures) Regulations 2025:*

*Local Government (Meeting Procedures) Regulations 2025*

**5. Convening council meetings**

(1) *In this regulation –*

**majority**, of councillors at a meeting, means a majority of councillors other than –

(a) the mayor; or

(b) in the absence of the mayor, the deputy mayor acting as the mayor.

(2) *The mayor of a council may convene –*

(a) an ordinary meeting of the council; and

(b) a special meeting of the council.

(3) *The general manager of an existing council is to convene the first ordinary meeting of the council following an ordinary election.*

(4) *The Minister is to convene the first ordinary meeting of a newly established council.*

(5) *An ordinary meeting of a council is to be held at least once in each month.*

(6) *The general manager is to convene an ordinary meeting of a council if the mayor has not convened such a meeting in the previous calendar month.*

(7) *The mayor of a council, or the general manager if the mayor has not done so, must convene a special meeting of the council –*

(a) at the request of a majority of councillors; or

(b) if the council so determines.

(8) *A request for a special meeting of a council must –*

(a) be in writing and signed by the councillors making the request; and

(b) include details of the subject matter and any motion to be dealt with by the meeting; and

(c) be lodged with the mayor

*Councillors have access to a locally stored copy of the Local Government (Meeting Procedures) Regulations 2025.*

*Councillor Walker was not specifically advised of the process until after a second special meeting was proposed to be convened.*

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**8.1.4. Questions on Notice by Members of the Public - Arthur Balado - Erica Lusitanica (Spanish Heath) Eradication - 11 September 2025**

**FILE NO:** SF0037

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 11 September 2025 by Arthur Balado, have been answered by the Parks Planning Officer.

**Question 1:**

What are the procedures in place to eradicate Erica Lusitanica (also known as "Spanish Heath")?

**Response:**

*Council's weed management approach is guided by the Tamar Valley Weed Management Strategic Plan, which sets a regional framework for coordinated action through community engagement, cross-tenure collaboration, and integrated control methods. For Council, this means notifying landowners when weeds are present on their property, compelling management where required, and treating weeds on Council-managed land, while also working with State agencies, community groups and Tamar Natural Resource Management (Tamar NRM) on initiatives such as weed blitz working bees. Control methods combine manual, chemical, and biological approaches to achieve long-term suppression and eradication. Where landholders fail to meet their obligations under the Weed Management Act 1999 (Tas), the matter is referred to Department of Natural Resources and Environment Tasmania, which can issue fines, requirement notices, or enforce works at the landholder's expense.*

*While Spanish Heath is not a Weed of National Significance, it is a declared weed in Tasmania and, although not currently listed as a key species in the Tamar Valley Weed Management Strategic Plan (unlike the related Erica scoparia, Besom Heath), it is often managed alongside other Erica species due to its invasive potential.*

**Question 2:**

How does eradication take place?

**Response:**

*Eradication of Spanish Heath depends on site conditions and the scale of infestation and typically requires a combination of methods applied consistently over several years. This includes:*

- Manual removal is effective for seedlings and small plants, provided the roots are fully removed, while the cut-and-paint method - cutting stems close to ground level and applying herbicide such as Glyphosate or Triclopyr to exposed sapwood - can be particularly effective, especially if bark is peeled back to improve uptake.*
- Chemical control through targeted herbicide spraying is used for regrowth or dense infestations, in line with the Code of Practice for Spraying in Public Places.*
- Ecological approaches, such as encouraging native vegetation regeneration through replanting and habitat restoration, are also important for providing competition against re-establishment.*
- Other measures, such as slashing in autumn or early winter before flowering, can reduce seed set, though grazing has only limited effectiveness on young plants.*

*Spanish Heath is especially challenging to manage because it resprouts, layers, and produces vast numbers of long-lived seeds, making follow-up treatments essential. For this reason, integrated and sustained management over time is the only effective pathway to eradication.*

**Question 3:**

Is Council aware of the devastation?

**Response:**

*Yes, Council is aware of the ecological and agricultural impacts of Spanish Heath and recognises it as a serious invasive species in Tasmania. It poses a major threat to native ecosystems, invading heathlands, grassy woodlands, moist forests and riparian areas where it displaces native shrubs and prevents regeneration.*

*In highly sensitive areas such as the Tasmanian Wilderness World Heritage Area, it has the potential to significantly alter natural plant communities. In agricultural settings, dense infestations in pastures and roadsides exclude other vegetation, increase fuel loads and elevate fire risks. The species spreads rapidly, with individual plants producing up to nine million tiny seeds each year that remain viable for at least four years. These seeds are easily dispersed by wind, water, vehicles, machinery, and soil movement, with roadsides acting as a major corridor for spread.*

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*Originally native to Europe, Spanish Heath was most likely introduced as a garden plant and was first recorded naturalised in Australia in 1916 and in Tasmania by 1944. Although widespread across the state, including in conservation areas, Spanish Heath remains under active management. Council, in collaboration with Tamar NRM, State agencies, and the community, continues to prioritise its control through targeted projects, integrated management practices and long-term coordinated planning.*

*If further assistance in this matter is required, please contact Council through our Customer Service channels and this request will be assigned to an appropriate officer to respond.*

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**ATTACHMENTS:**

Nil

**8.2. Questions Without Notice by Members of the Public**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 37*

**9. PETITIONS**

**No Petitions have been identified as part of this Agenda.**

**10. DEPUTATIONS**

**No Deputations have been identified as part of this Agenda.**

## 11. 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 11 - Planning Authority.

### 11.1. PSA-LLP0028 and DA0380/2024 - 213-215 and 217-229 Wellington Street, South Launceston Combined Planning Scheme amendment and Hospital Services - construction of a new hospital at 213-215 and 217-229 Wellington Street (DA0380/2024 & PSA-LLP0028)

**FILE NO:** PSA-LLP0028 and DA0380/2024

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

**APPROVER:** Chelsea van Riet (Executive Leader Community Assets and Design)

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#### DECISION STATEMENT:

To decide whether to reject or initiate and exhibit Combined Scheme Amendment DA0380/2024 (PSA-LLP0028) to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

#### PLANNING APPLICATION INFORMATION:

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Applicant:     | 6ty° Pty Ltd                                                                            |
| Property:      | 213-215 and 217-229 Wellington Street, Launceston                                       |
| Existing Zone: | Commercial zone                                                                         |
| Existing Use:  | Multiple: Business and professional services, General retail and Hire, Service Industry |

#### RELEVANT LEGISLATION:

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

#### RECOMMENDATION:

That Council pursuant to:

1. sections 37, 38, and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0028 to the Launceston Local Provisions Schedule to:
  - a. Insert a Site Specific Qualification into LAU-Site-Specific Qualifications table within the Local Provisions Schedule to amend the use table of the Commercial zone to allow the use class Hospital Services as a discretionary use at 217-229 Wellington Street, Launceston.
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0028 identified in Attachment 3.

3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.
4. section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0380/2024 - Hospital Services - demolition of existing buildings and construction of a new multi-storey private hospital at 213-215 and 217-229 Wellington Street, Launceston, 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 Senior Leader City Development unless modified by a condition of the Permit:

- a. Cover Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA000, dated 22/11/2024
- b. Location Plan, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA001, dated 22/11/2024
- c. Proposed Scheme Axonometric Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA003, dated 22/11/2024
- d. Ground Level Layout, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA004, dated 22/11/2024
- e. Car Park / Level 1 (Antresole), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA005, dated 22/11/2024
- f. Car Park / Level 2 (Upper Level), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA006, dated 22/11/2024
- g. Level 2, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA007, dated 22/11/2024
- h. Level 3, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA008, dated 22/11/2024
- i. Level 4, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA009, dated 22/11/2024
- j. Level 5, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA010, dated 22/11/2024
- k. Level 6 / Roof Plant, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA011, dated 22/11/2024
- l. Elevation - Western, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA012, dated 22/11/2024
- m. Elevation - Southern & Northern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA013, dated 22/11/2024
- n. Elevation - Eastern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA014, dated 22/11/2024
- o. Sections, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA015, dated 22/11/2024

- p. Shadow Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA016, dated 22/11/2024
- q. Gross Floor Area (GFA), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA017, dated 22/11/2024
- r. Perspective Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA018, dated 22/11/2024
- s. Photomontages & Interior Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA019, dated 22/11/2024
- t. Materials Board Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA020, dated 22/11/2024
- u. Signage, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA021, dated 22/11/2024
- v. Frankland Street Rooftop Plant Space Visibility Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA022, dated 22/11/2024
- w. Design Statement, prepared by SKAr, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 26/08/2024
- x. Traffic Impact Assessment, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, revision A, dated 27/06/2024
- y. Letter - response to RFI re. traffic, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 04/12/2024
- z. Preliminary Site Investigation (Stage 1 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 11/05/2024
- aa. Preliminary Site Investigation (Stage 2 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 08/05/2024
- ab. Environmental Review and Advice, prepared by Abacus Environmental, Launceston Private Hospital, 213-215 Wellington Street, Launceston, dated 18/11/2024

## **2. LEGAL TITLE**

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

## **3. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2024/01068-LCC, dated 27/08/2025 and attached to the permit.

#### **4. HOURS OF CONSTRUCTION**

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
- Monday to Friday - 7 am to 6 pm; and
  - 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).

#### **5. SIGN MAINTENANCE (STATIC)**

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

#### **6. SIGN ILLUMINATION (STATIC)**

The illuminated signs permitted by this permit must have a maximum luminance level of 1200 nit and must only be illuminated during the operating hours of the business.

Flashing or intermittent lighting must not be used in the signs permitted by this permit.

#### **7. REQUIREMENT FOR OFFSITE PARKING PROVISION TO BE MAINTAINED**

In the event that off-site parking for the Launceston Health Hub within No. 213-215 Wellington Street is made unavailable during construction for a cumulative period of longer than 6 months, additional private car parking shall be secured by the applicant for use by Launceston Health Hub staff. The additional parking shall:

- Be located within a 200m radius of the Launceston Health Hub,
- Be made available for use by Launceston Health Hub staff until such a time as parking for Launceston Health Hub staff is made available within this development,
- Increase the off-site staff car parking for Launceston Health Hub to no fewer than 34 parking spaces or other arrangements to the satisfaction of the Senior Leader City Development.

Evidence of an agreement for the provision of the parking must be provided to the Senior Leader City Development prior to the parking within No. 213-215 Wellington Street becoming unavailable.

#### **8. CONDITION 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.

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

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

The explicit permission of Executive Leader Community Assets and Design is required prior to undertaking works where the works:

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

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

#### **10. OCCUPATION OF ROAD RESERVE (COMPLEX)**

Any works in the road reserve, or requiring the occupation of the road reserve, must be undertaken by, or under the supervision of an appropriately qualified tradesman/contractor.

Where it is necessary for works to occur within the road reserve or for the occupation of the road reserve, the express written permission of the General Manager, Infrastructure & Assets Network is required. Application for the occupation of Wellington Street must be made 14 days prior to date of the scheduled occupation or works and detailing (but not limited to);

- a. The nature, dates and duration of the occupation and/or works,
- b. The contractor/s undertaking the works,
- c. The traffic management works that are employed to provide for the continued safe use of the road reserve by pedestrians and vehicles,
- d. Any alternative pedestrian routes to be provided where the existing footpath in Wellington Street is unavailable for use due to the works and/or occupation,
- e. Any temporary works required to maintain the serviceability of the road or footpath.

A permission issued for any occupation and/or works may be subject to conditions specifying or limiting any of the above listed matters.

Inspections must be arranged for prior to the commencement of the occupation and at the completion of the works.

#### **11. 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.

## **12. AMENITY COMMERCIAL USE – ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT (EMPCA)**

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and regulations thereunder. The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, glare, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

## **13. EXTERIOR AND SECURITY LIGHTING**

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

## **14. 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.

## **15. CONTAMINATED LAND**

The developer must comply with the Preliminary Site Investigation (PSI) report prepared by Rod Cooper (08/05/2024 ES&D) following all management measures outlined in this report.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council (and the Environmental Protection Authority if relevant) immediately upon discovery.

## **16. OUT OF HOURS CONCRETE POURING**

In the event that an out of hours concrete pour is required, the Senior Leader Health and Compliance must be notified in writing no fewer than seven business days prior to the pour.

All other concrete pours must comply with the permitted hours of construction.

At least seven days prior to scheduled out of hours concrete pours, the applicant must:

- 1) Notify, via a letterbox drop, all neighbouring properties that fall wholly or partially within 300m of the development site of the date and time of the planned concrete pour. This notification must provide a direct phone number of the responsible person that complainants can contact regarding noise issues; and
- 2) Provide a copy of the letterbox notification to Council for each planned concrete pour; and
- 3) Keep a register of complaints received regarding concrete pours.

## **17. BUILDING ACT 2016 REQUIREMENTS**

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

## Notes

### A. General

*This permit was issued based on the proposal documents submitted for DA0380/2024 & PSA-LLP0028. 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) <<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. Storage of Dangerous Goods

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

**F. Fixed Equipment Use**

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

**G. Cooling Towers**

*The owner of a cooling tower or warm water system is required to obtain registration with council in accordance with the Public Health Act 1997 and comply with the 'Guidelines for the Control of Legionella in Regulated Systems' or any subsequent versions of the document.*

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**REPORT:**

**APPLICATION FOR PLANNING SCHEME AMENDMENT**

**1. EXECUTIVE SUMMARY**

The application seeks to amend the Local Provisions Schedule (LPS) with the insertion of a Site Specific Qualification (SSQ) and a development application to construct a new private hospital on the subject site, made up of 213-215 and 217-229 Wellington Street (combined site).

The use class Hospital Services is a prohibited use class within the Commercial zone. Following a previous amendment to the LPS, the Hospital Services use class is a discretionary use on the property at 213-215 Wellington Street (Honeywell site). However, Hospital Services remains a prohibited use class on the adjoining 217-229 Wellington Street (amendment site).

The purpose of the proposed amendment to the LPS is to enable consideration of an application to develop and use a private hospital over the combined 3495m<sup>2</sup> site. The proposed private hospital will provide an additional 104 beds for the region and will ensure social and economic benefits without impacting on surrounding land uses. The proposal will maintain the activity centre hierarchy.

**1.1. Background - Hospital Need**

The public health system in Tasmania is struggling to meet the demand for hospital services, with reports throughout the media, at times discussing extended waiting lists, particularly for elective surgery, and unacceptable delays at emergency care.

Efforts to address the latter have seen private operators, with varying levels of State funding, establish Urgent Care centres to ease the ongoing demand at the emergency ward of the Launceston General Hospital (LGH).

Regarding the demand for additional hospital services and the associated extended wait times, the LGH Master Plan outlines progressive extensions to the LGH looking at some of the long-term need.

Similarly, Calvary Health Care have spent several years investigating options to consolidate their hospitals in the region and develop a new facility within close proximity of the Launceston General Hospital (LGH). Whilst specific sites in Frankland and Howick Streets were assessed in detail, ultimately Calvary Health Care withdrew from further consideration of the development of a new private hospital in Launceston.

Nevertheless, the need for, and regional benefit of, such a new regional facility is highlighted by the willingness of the State to enter into a 50% funding agreement with the current proponents to construct and operate a new hospital, on the combined site, in the immediate proximity of both the LGH and the Hub.

Relevantly, the proponents of the new private and public hospital are the operators of the near-by Hub.

The proponents advise that the proposed scheme amendment is required to facilitate the future development of a new private hospital in Launceston. It is planned to develop the new hospital across the combined site. The hospital will include:

- 10 operating theatres;
- 104 beds;
- 2 endoscopy units;
- 1 infusion unit;
- Laboratory;
- Pharmacy; and
- 115 space car parking facility.

## **1.2 Location and Economic Relevance**

The site is spatially unique in terms of its location being physically close to both the Hub and the LGH.

Its location is readily identified and easily accessible to residents of the local area and the broader northern Tasmania region. Relevantly, the location in central Launceston provides easy access to transport and accommodation options for patients and their families travelling from outer areas.

The total estimated cost of the project is approximately \$174 million and the hospital will operate 24-hours per day with up to 110 staff on duty at any one time. This represents a significant investment in the northern Tasmanian community, both in terms of immediate construction costs and the ongoing operational expenditure.

The combined public and private funding of the hospital facilitates the treatment of both public and private patients. The hospital will therefore play a vital role in alleviating the existing and persistent pressure on the Tasmanian health system.

### 1.3 Hospital Proposal

#### Background

The combined site is over two separate properties, both within the Commercial zone. However, the use class Hospital Services is classed as a prohibited use in the zone and whilst the scheme has been previously amended to address this for the Honeywell site (213-215 Wellington Street), this has not been previously addressed for the amendment site, hence the concurrent application to amend the planning scheme.

Section 40Y of the *Land Use Planning and Approvals Act 1993* (LUPAA) enables assessment of this proposal as if the scheme had been amended, notwithstanding that final approval of the proposed amendment and the planning authority's decision regarding this development application, remains with the Tasmanian Planning Commission (TPC).

Having regard to likely timelines, the proponent elected to split the proposal into three individual applications:

- DA0377/2024 - demolition of buildings and construction of a, three-level, multi-storey car park at 217-229 Wellington Street.
- DA0379/2024 - demolition of existing buildings and construction of a four-level private hospital at 213-215 Wellington Street.
- DA0380/2024 - the current application - to demolish buildings and construct a private hospital over the combined site.

#### Proposed development and use:

The current application is intended to provide for the upper hospital levels across the previously approved hospital and car park structures over the combined site. As the development approved by those previous permits has not been undertaken, this application seeks to:

- Demolish the existing buildings to provide a brownfield site for the development of a new private hospital.
- Construct a new hospital providing:
  - 5 levels of hospital rooms, theatres, administration and the like, providing 104 hospital beds and including 25 practitioners and 85 other staff on site at any one time.
  - 117 car parking spaces over three levels within the southern half of the building - noting that three levels of car parking is equivalent to two levels of hospital floor.
- Construct alterations to access from Wellington Street.
- Erection of various signs, including illuminated signage.

### 2. PROPOSED AMENDMENT

This report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and State importance. The report ends with a discussion of the degree of compliance with the legislative requirements.

The site is uniquely located for a Hospital Services Use. Its proximity to the LGH and other health facilities, and its connection to major transport routes, makes it ideally suited for such a use to occur. The positive economic and social contribution that would occur, from both initial development costs and the ongoing operation of the hospital, as well as to alleviating the pressures of the existing health system are noted and support of the proposal is recommended.

## **2.1 Site Specific Qualification**

The amendment will introduce a new reference within LAU-Site-Specific Qualifications table within the Launceston Local Provisions Schedule as described below:

| Reference Number | Site Reference                        | Folio of the Register | Description (modification, substitution or additional)                   | Relevant Clause in State Planning Provisions |
|------------------|---------------------------------------|-----------------------|--------------------------------------------------------------------------|----------------------------------------------|
| LAU-17.3         | 217-229 Wellington Street, Launceston | 54092/1               | An additional Discretionary Use Class for this site is Hospital Services | Commercial Zone - 17.2 Use Table             |

## **2.2 Next Steps**

If the proposed planning scheme amendment is initiated, the next steps in the process are as follows:

- The proposed amendment will be exhibited for 28 days.
- The proposed amendment will be brought back to a Council meeting if representations are received. Council's determination on any changes required, or possible withdrawal of support, following consideration of representations is then forwarded to the Tasmanian Planning Commission (TPC).
- The TPC will assess (usually including a hearing) and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.
- If the amendment is approved, with or without modifications, the TPC will then determine the development application and confirm, amend or refuse the decision of Council.

If the amendment is refused, a person may not make another change that is substantially the same within 2 years of the decision, unless there are changes to the scheme or the regional strategy, to the satisfaction of the TPC.

## **3. SITE & SURROUNDS**

The subject land comprises 217-229 Wellington Street, Launceston, described in CT 54092/1.

The subject site is an irregularly shaped, 1819m<sup>2</sup> lot located on the eastern side of Wellington Street, between Frankland Street and Cleveland Street. The site is generally level, featuring a retained cut at the rear. Immediately behind this is the multi-storey car park of the LGH.

The site borders the relatively new eye clinic building to the south and the Honeywell building, currently used as a medical centre, to the north. The existing 600m<sup>2</sup> building on the site contains three separate electronics-based businesses. It is noted that this site is intended to be developed in conjunction with the adjoining site to the north, for a hospital, and all existing buildings will be demolished.

The site has a 43m frontage to Wellington Street, with two existing accesses to Wellington Street. It is zoned Commercial and contains the following overlays:

- Potentially Contaminated Land
- Landslip Hazard - low and medium
- Airport Obstacle Limitation Area



Figure 1 - Aerial view of subject site.

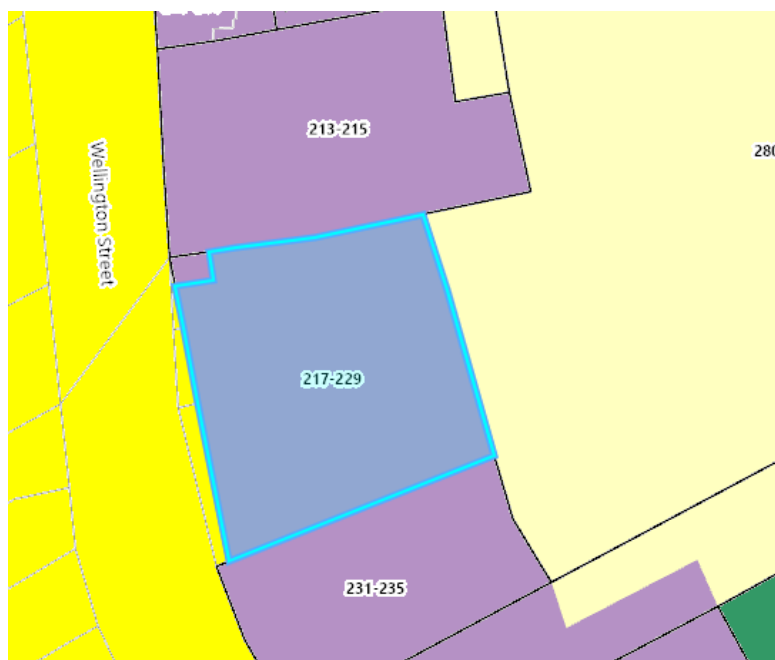


Figure 2 - Commercial zone

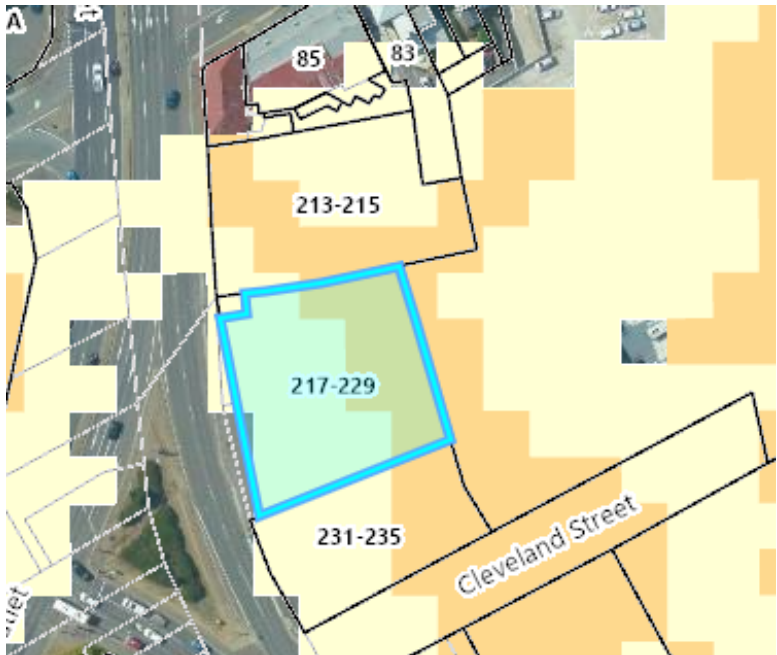


Figure 3 - Land Slip Overlay - Low and Medium

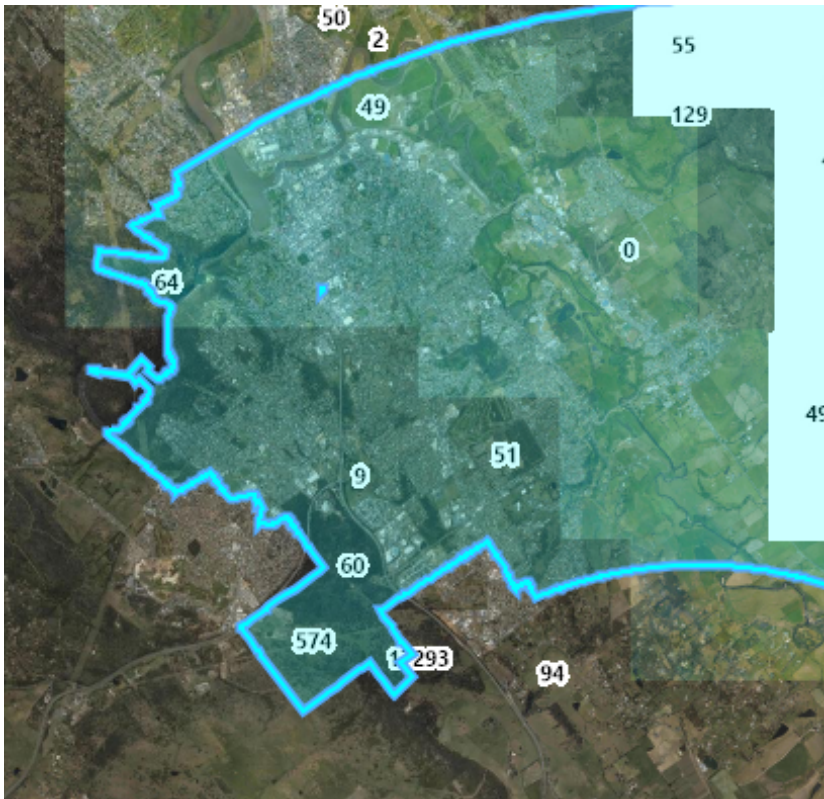


Figure 4 - Airport Obstacle Limitation Area - 316m AHD



Figure 5 - Services

Water, stormwater and sewerage services are connected to the site, noting that the site is within the combined sewer/stormwater service area.



Figure 6 - LGH and subject site

The surrounding uses are commercial or otherwise related to the hospital and other medical services. The Bathurst Street detention basin and the Metro bus depot are broadly opposite the site, to the south-east. The site is effectively on the western fringe of the informal medical precinct surrounding the Launceston General Hospital.



Figure 7 - Detention basin, Metro depot and link to Southern Outlet

## 4. STRATEGIC OUTCOMES

### 4.1 Strategies

The following is a discussion of how the proposal is consistent with the regional land use strategy and any applicable regional areas as required for amendments to the Local Provisions Schedule (LPS) of Section 34 (2)(c) of LUPAA.

#### 4.1.1 Regional Strategy

The Northern Tasmanian Regional Land Use Strategy (NTRLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of LUPAA on 27 October 2011. The current version was amended on 23 June 2021 and provides a framework for the sustainable use and development of land within the region.

The NTRLUS is a strategic regional plan for the eight council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies. It defines three land use categories to direct the allocation of all land in the region:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

This site is shown within the Regional Framework Plan as being a priority Consolidation Area and therefore an Urban Growth area (G2.1.1).

The detailed assessment against the relevant principles, policies and actions of the NTRLUS is provided in **Attachment 1** to this report.

#### **4.1.2 Greater Launceston Plan**

Arguably, the Greater Launceston Plan (GLP) is reflective of Goal 2.1 of the Launceston Strategic Plan - Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.

The Greater Launceston Plan provides a long term strategy to inform a coordinated approach for land use and development of the greater urban area of Launceston.

Section 2.6 Policy Framework, provides the overarching directions for the GLP. Under the heading of Liveability and Amenity, the GLP highlights a key direction of:

- Provision of high quality accessible health care services.

Consistent with this key direction, the proposed amendment seeks to further the sustainable use and development of high quality and accessible health care options within the central Launceston area and the surrounding region. The provision of accessible health care services is an integral component of a sense of wellbeing in individuals and in the broader community.

Section 2.7 provides measures of success to determine progress towards those key directions. Relevantly, under the heading of Health and Wellbeing it lists:

- Number of General Practitioners per 100,000 people
- Proportion of community who do insufficient physical activity
- Proportion of people who are obese
- Public hospital waiting times for elective surgery
- Proportion of population in very good or excellent health

It is clear that the ongoing expansion of medical centres and the possibility of including elective surgery and in-patient care through an additional private and public hospital will impact positively upon these success measures. Logically, the impact will be over a far greater range of measures as many of those with unresolved health issues are unable to participate fully within the community.

The proposed amendment provides an opportunity for some members of the community to receive timely care to enable them to return to work, to become more active and to participate more broadly within the community. Such an outcome is considered to be consistent with the GLP.

It is noted that Council has commenced a review of the Commercial zoning in this area as, given the nature of the existing use and development, the Urban Mixed Use zone, in which Hospital Services are discretionary, may be more appropriate. Whilst the current amendment may be an interim measure, it is required to address a present identified need at State, regional and the local level.

#### **4.1.3 City of Launceston Strategic Plan 2025-2035**

Section 20(1) of the *Local Government Act 1993* (Tas) requires a planning scheme amendment to have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Act.

**Attachment 6** includes an assessment against the Strategic Plan.

#### **4.3 State Policies**

The amendment is consistent with the applicable State policies. A detailed assessment against the relevant State policies is provided in **Attachment 1** to this report.

#### **4.4 Statutory Considerations**

##### **4.4.1 Section 32 - *Land Use Planning and Approvals Act 1993***

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

A detailed assessment of the amendment against the requirements of these provisions is provided in **Attachment 1**.

##### **4.4.2 Section 56S - *Water and Sewerage Industry Act 2008***

Under Section 56S(1) of the *Water and Sewerage Industry Act 2008*, a Planning Authority must refer a draft planning scheme amendment to the relevant regulated entity. Under Section 56S(2) of the same Act, the relevant regulated entity may provide comments during the public notification period.

TasWater were referred the application on 05/09/2024, and on 27/08/2025 provided a Submission to Planning Authority Notice with conditions and advice.

##### **4.4.3 Landowner Consent**

As required under Section 37(3) of LUPAA, written permission of each owner of the land to the making of the request to amend the LPS has been provided. This includes Council's consent.

#### **5. REPRESENTATIONS**

At this time the application has not been exhibited for public comment. If the amendment is initiated, it will then be placed on public exhibition for a period of 28 days. A report will then be presented to Council to acknowledge that there were no representations or to make recommendations with regard to the impact of the representations upon the proposed amendment.

This will then be forwarded to the Commission for their assessment and determination.

## **6. CONCLUSION**

The proposed planning scheme amendment to insert a site specific qualification to the LPS to provide for Hospital Services as a discretionary use at 217-229 Wellington Street, Launceston.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the LUPAA, the intent of the Tasmanian Planning Scheme - Launceston, and is consistent with the NTRLUS and State policies.

### **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 Executive Leader Community Assets and Design have no interests to declare in this matter.

### **ATTACHMENTS:**

1. Planning Officer's Strategic Assessment - Response to Requirements for Local Provisions Schedule under LUPAA [11.1.1 - 13 pages]
2. Planning Officer's Planning Scheme Assessment [11.1.2 - 20 pages]
3. Planning Scheme Amendment Instrument [11.1.3 - 1 page]
4. Development Application Form [11.1.4 - 5 pages]
5. Land Owners Consent Form [11.1.5 - 3 pages]
6. Land owner consent - council [11.1.6 - 3 pages]
7. Title Documents [11.1.7 - 4 pages]
8. Planning Amendment Report - 6 ty [11.1.8 - 33 pages]
9. Documents to Endorse [11.1.9 - 284 pages]
10. Submission to Planning Authority Notice TWDA 2024 01068 [11.1.10 - 4 pages]

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**12. ANNOUNCEMENTS BY THE MAYOR**

**12.1. Mayor's Announcements**

**FILE NO:** SF2375

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**Friday 12 September 2025**

- Facilitated Ask The Mayor session, Launceston

**Monday 15 September 2025**

- Officiated at Launceston City Community Christmas Launch event, Launceston

**Wednesday 17 September 2025**

- Attended Red Cross Get Emergency Redi event, Launceston

**Thursday 18 September 2025**

- Attended Tour of Royal Park Art Gallery with Her Excellency Hon Governor Barbara Baker, and Emeritus Professor Don Chalmers Launceston
- Attended Tas Tafe Graduation celebrations, Launceston

**Friday 19 September 2025**

- Attended Second Preliminary Final of the 2025 Toyota AFL Finals Series, Melbourne

**Sunday 21 September 2025**

- Attended at Hall of Famers Music Exams, Launceston

**Monday 22 September 2025**

- Participated in World Car Free Day, Launceston
- Attended networking opportunity with Senator the Hon Jane Hume, Launceston

**Tuesday 23 September 2025**

- Officiated at Prospect High School 60<sup>th</sup> Anniversary Assembly, Launceston

**Wednesday 24 September 2025**

- Attended site visit with Launceston Benevolent Society, Launceston
-

**13. 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.)*

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**14. QUESTIONS BY COUNCILLORS**

*Local Government (Meeting Procedures) Regulations 2025 - regulations 34 and 3*

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**14.1. Questions on Notice by Councillors**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 35*

**14.1.1. Questions on Notice by Councillors - Councillor A J Britton - Graffiti Kits - 11 September 2025**

**FILE NO:** SF2375

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 11 September 2025 by Councillor A J Britton, has been answered by the Senior Leader City Amenities.

***Question 1:***

We were initially, in the original motion, going to purchase 1,500 graffiti removal kits. Could we start with about 150? Can we get an update on how many we are going to buy?

***Response:***

*Yes, we can start with a smaller number of graffiti removal kits. The program is designed to be scalable based on demand, so there is no requirement to purchase 1,500 kits at the outset. We will order an initial amount and adjust quantities as needed in response to community uptake.*

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**ATTACHMENTS:**

Nil

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**14.1.2. Questions on Notice by Councillors - Councillor D C Gibson - Cataract Gorge Inclinator and Visit Northern Tasmania Agreement - 11 September 2025**

**FILE NO:** SF2375

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 11 September 2025 by Councillor D C Gibson, have been answered by the Executive Leader Connections and Liveability

**Question 1:**

What is Council's current strategic intent with regard to the never-ending issues associated with the inclinator at Cataract Gorge?

**Response:**

*Council has progressed a future feasibility and design proposal for the Cataract Gorge Inclinator containing six conceptual designs, with associated cost estimates. These options include:*

- a) Refurbishing and upgrading the existing inclinator cabin and infrastructure system making it more contemporary*
- b) Replacing the existing inclinator cabin and infrastructure with a new contemporary system or*
- c) Construction considerations to reimagine the existing inclinator system at the Gorge with new options like lifts or escalators.*

*The primary objective of the project was to identify improved asset operational reliability, reduce escalating operational inefficiencies and maintenance costs, ensure safety compliance, and enhance user experience for both visitors and locals.*

*The next identified steps, are to present these findings to Council Workshop later this calendar year to seek recommendation and future project scope regarding the design options.*

**Question 2:**

Noting a recent Councillor Workshop where I quote, "Councillors were provided an overview of the 'Visit Northern Tasmania Agreement' ahead of discussions regarding proposed renewal in 2026." My question specifically, what form will discussions take regarding renewal?

**Response:**

*Visit Northern Tasmania (VNT) is presenting to Council Workshop on 4 December 2025 regarding the new agreement and expected deliverables for the 2025/2026 financial year. Councillors will have an opportunity to discuss the renewal of the agreement with VNT at that Workshop. Following workshop, officers will present a report to a Council meeting for a decision on the renewal of the VNT funding agreement.*

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**ATTACHMENTS:**

Nil

**14.2. Questions Without Notice by Councillors**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 34*

**15. WRITTEN NOTICES OF MOTION**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 19*

**No Written Notices of Motion have been identified as part of this Agenda.**

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## 16. COMMITTEE REPORTS

### 16.1. Heritage Advisory Committee Meeting Report - 5 August 2025

**FILE NO:** SF2965

**AUTHOR:** Jess Horton (Place and Heritage Officer)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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#### **DECISION STATEMENT:**

To receive a report from the Heritage Advisory Committee.

#### **RECOMMENDATION:**

That Council:

1. receives the report from the Heritage Advisory Committee Meeting held on 5 August 2025, and;
  2. the attached endorsed minutes from the Heritage Advisory Meeting on 3 June 2025.
- 

#### **REPORT:**

The Heritage Advisory Committee (HAC) met on 5 August and discussed the following:

- The local heritage list review (places, precincts, trees, archaeology) - Our Heritage Officers have been progressing with the local heritage list review project, with informal consultation with one of the first local heritage precincts currently underway. The Planning team is currently drafting several amendments for precincts, significant trees and archaeological items. The Committee agreed it would be beneficial to receive an email each time a heritage listing amendment is to be presented for endorsement at Council to keep the Committee informed.
  - Heritage Sketch 2025 - The competition is currently open and will close on 19 September. This year's theme is 'our place, our stories' and is open to all Tasmanian school-aged children. The competition will follow a similar format to 2024, with an exhibition to be held within the Launceston Library. This year, only the winning entries will be physically displayed, with all entries entered into an online exhibition for continued enjoyment. The Committee discussed the format and prizes, providing suggestions for increased media / outreach.
  - Heritage Interpretation Framework - In 2024, City of Launceston engaged heritage consultancy Lovell Chen to prepare a Heritage Interpretation Framework for the municipality that provides the city with an approach for the development of holistic city-wide methods to heritage interpretation. The Framework, completed in June 2025, is a foundational document which identified key interpretive themes specific to the City of Launceston and the types of places within the municipality where
-

opportunities exist to develop heritage interpretation through installations and mixed media types. The Placemaking team is now entering Stage 2 of the project, *opportunities for heritage interpretation*, with the Committee particularly interested in the needs of children and young people. Concerns were raised regarding potential for the project to stall should heritage interpretation lose funding in future years. The Committee discussed how Council officers submit budget requests to Council in the latter part of each year, upon which the Council may endorse for funding at a future date.

- General business

- Discussion was held around use of contractors for heritage work and the best function of the Committee. The Committee discussed how Councillors are able to raise Notice of Motions (NOMs) and that the Committee can raise heritage concerns to the Councillors in the HAC meetings that can form the basis of a NOM.
- The Committee requested an update on the status of the Albert Hall.
- Discussion took place regarding the positive work produced by the Heritage Officers with commendation given to Jess Horton and Sophie Appleby for their work by the Committee.

The endorsed minutes from the 3 June 2025 meeting and the agenda for the 5 August 2025 meeting are attached. The minutes from the 5 August 2025 meeting will be presented to Council following confirmation of the minutes at the next meeting on 30 September 2025.

**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 Strategic Plan 2025-2035*

**Strategic Pillar 1 - Prosperity**

**Goal 1.1** Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.

**Objective 1.1(b)**

Enhance Launceston's reputation nationally and internationally as a leading host city for events and festivals, while leveraging our history and natural beauty to encourage extended and expanded stays.

## Strategic Pillar 2 - Place

**Goal 2.3** Launceston's community is connected to our Aboriginal and built heritage, while growing a city of the future.

|                         |                                                                                                                                                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 2.3(b)</b> | Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community. |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

### BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

### DISCLOSURE OF INTERESTS:

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

### ATTACHMENTS:

1. AGENDA - HAC Meeting - 5 August 2025 [**16.1.1** - 3 pages]
2. DETAILED AGENDA - HAC Meeting - 5 August 2025 [**16.1.2** - 2 pages]
3. HAC Minutes 3 June 2025 [**16.1.3** - 6 pages]

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**17. CONNECTIONS AND LIVEABILITY**

**17.1. Commitment to Co-Fund New Motorhome Camping Infrastructure at the Roundhouse Car Park**

**FILE NO:** SF7188

**AUTHOR:** Michelle Ogulin (Senior Leader Liveable Communities)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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**DECISION STATEMENT:**

To consider supporting the submission of an application to the *Spirit Preparedness Fund*.

**RELEVANT LEGISLATION:**

*Local Government Act 1993* (Tas)

**RECOMMENDATION:**

That Council:

1. supports the submission of the application to the *Spirit Preparedness Fund* to establish a caravan and motorhome overnight rest area (Kanamaluka RV Rest).

---

**REPORT:**

The Tasmanian Government announced funding for local councils in response to visitor demand and to improve the visitor experience in anticipation of the two new Spirit of Tasmania vessels arriving in 2026.

In March 2025, Tasmanian councils were invited to apply for grants through the *Spirit Preparedness Fund* to support key infrastructure investment in their municipalities to prepare for increases in visitation and to improve the experience of the campervan and motorhome visitor market. Grants of between \$100,000 - \$500,000 were available to councils with the condition being that any grant given be matched by an equal cash contribution from the successful council and that projects must be completed by 31 October 2027.

According to the recently released *Caravan and motorhome market plan: Tasmania* (February, 2025), campervan and motorhome travellers require specific infrastructure for their stay including water supply, amenities, a safe road network and easy access to the town centre. The report also identified regional priorities to support this visitor segment, noting that for Launceston priorities include a public dump point, adequate supply of caravan accommodation and suitable parking close to the central business district.

The City of Launceston has responded to this need with an application to the Spirit Preparedness Fund titled *Kanamaluka RV Rest*. This project represents a strategic initiative to activate underutilised, city-owned land at the Roundhouse site within Launceston's Northern Inveresk precinct.

Responding directly to the expected growth of Tasmania's caravan and motorhome market, the project seeks to expand the city's capacity to accommodate self-contained travellers, particularly those who will be arriving via the new Spirit of Tasmania vessels.

The Tasmanian Government expects an additional 7,000 – 17,000 motorhome and caravan travellers to Tasmania annually from 2026<sup>1</sup>. A benefit of attracting motorhome and caravan travellers is that they stay longer than those who fly, they disperse more to regions such as Launceston and Northern Tasmania, and they spend more per visitor (\$4,700 compared to \$2,574 for other types of visitors).<sup>2</sup>

The proposed Kanamaluka RV Rest project aims to deliver a centrally located, bookable overnight site designed specifically for recreational vehicles (RVs), caravans and motorhomes. The proposal includes:

- 11 powered RV/caravan/motorhome bays
- a compliant dump point
- accessible toilet amenities
- floodlighting and line marking
- interpretive and regulatory signage.

Positioned within walking distance of Launceston's city centre and adjacent to key destinations such as UTAS Stadium, QVMAG and the city's active transport corridors, the site will provide direct access to cultural, recreational and commercial attractions. Included in the application for funding of the Kanamaluka RV Rest is funding of an integrated RV infrastructure network across Launceston, including proposed designated day-use parking at Royal Park, Inveresk, Riverbend Park, Park Street, Riveredge and the First Basin.

While Launceston is the key gateway to Northern Tasmania, it still lacks the central RV infrastructure needed to support today's self-drive travellers. Many existing sites are scattered and hard to access. Kanamaluka RV Rest will help fill that gap. Named to reflect the estuary and connect with the wider Inveresk precinct, the project will support overnight stays, boost local spend and tie into key goals in the Tasmanian Visitor Economy Strategy 2030 - like sustainability, dispersal and better visitor experiences.

The proposed budget for the Kanamaluka RV Rest is \$717,788 across four main areas:

1. Infrastructure and access including pavement repairs, line marking and dump point installation: \$213,798
2. Amenities, including pre-fabricated toilet and associated works: \$376,490
3. Project support and delivery, including in-kind council project management, marketing, permits and fees: \$57,500
4. Contingency (10%): \$70,000.

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<sup>1</sup> ERA Planning 2005, Caravan and motorhome market plan: Tasmania, February 2025

<sup>2</sup> Tourism Tasmania 2024, Caravan and motorhome visitor profile 2024/2025

Given the proposed budget for the Kanamaluka RV Rest has been prepared a year before construction commences, officers recommend adding an extra 5% to account for any price increases which may occur before construction commences.

If Spirit Preparedness Funding is secured, Council's required financial commitment towards the project in the 2026/2027 financial year would be \$354,526. This is to be considered in the 2026/2027 budget process.

Further, if funding from the Tasmanian Government is secured, officers will also commence work to cost depreciation and ongoing maintenance, as well as revenue implications associated with the proposal.

### **RISK IMPLICATIONS:**

The risk to Council of not investing in improved caravan and motorhome infrastructure is the lost opportunity to bring in economic benefits to the city from this cohort of travellers who prefer to disperse more regionally and stay longer than other kinds of travellers to Tasmania. The economic benefits of the caravan and motorhome market are significant, with this cohort spending an estimated \$221 million in Tasmania in the year ending September 2024<sup>3</sup>.

This infrastructure investment presents a strategic opportunity to influence where people go when they arrive in Tasmania given caravan and motorhome visitors generally plan well in advance of their trips. Communicating the new infrastructure, its amenities and proximity to the city will act as a significant drawcard for this group of travellers. Failing to cater to this significant and growing visitor market could suppress economic benefits and undermine regional tourism growth.

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

Consideration contained in report.

### **STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Strategic Plan 2025-2035*

#### **Strategic Pillar 1 - Prosperity**

**Goal 1.1** Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.

|                         |                                                                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 1.1(b)</b> | Enhance Launceston's reputation nationally and internationally as a leading host city for events and festivals, while leveraging our history and natural beauty to encourage extended and expanded stays. |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

<sup>3</sup> Tourism Tasmania 2024, Caravan and motorhome visitor profile 2024/2025

### Strategic Pillar 3 - People

**Goal 3.3** As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.

|                         |                                                                                                                                                                     |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 3.3(b)</b> | Implement bold initiatives that increase nighttime activity, optimise dwell time, maximise appeal to locals and visitors and add to the city's vibrancy and safety. |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### BUDGET AND FINANCIAL IMPLICATIONS:

If Council successfully secures funding for the project, a capital budget of \$354,526 for the Kanamaluka RV Rest will need to be allocated in the 2026/2027 capital works budget. Planning for 2026/2027 capital works has not yet commenced and this project, if approved by Council and the Tasmanian Government, will be recommended for inclusion in the 2026/2027 capital works program, which will be formally approved in June 2026

The budget consideration of this item has been approved by the Executive Leader of Delivery and Performance.

#### DISCLOSURE OF INTERESTS:

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

#### ATTACHMENTS:

Nil

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**17.2. Business Events Tasmania 2025/26 Financial Year Funding**

**FILE NO:** SF2532

**AUTHOR:** Angie Hart (Team Leader Visitation and Sponsorship)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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**DECISION STATEMENT:**

To receive the Annual Report of Business Events Tasmania (attached) and to consider a recommendation to continue to provide financial support.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 3 July 2025 – Business Events Tasmania Annual Presentation

**RECOMMENDATION:**

That Council approves

1. a funding contribution of \$25,000 to Business Events Tasmania for the 2025/2026 financial year to attract corporate events to Launceston.

---

**REPORT:**

Business Events Tasmania (BET) is a specialised organisation dedicated to securing business events, such as conferences, for Tasmania. BET collaborates with Launceston member businesses to develop competitive sales bids, facilitate familiarisation trips and site visits, deliver destination marketing and coordinate pre- and post-event activities across a range of channels to boost visitation to Launceston.

The City of Launceston has maintained an active memorandum of understanding with BET since 2013 and has provided funding support to BET continuously for 11 years. The most recent funding arrangement concluded in June 2025. A new agreement is being submitted for consideration at the request of Marnie Craig, CEO Business Events Tasmania. The new agreement features enhanced terms that emphasise transparency, accountability and the pursuit of a stronger return on investment (ROI).

Business events such as conferences deliver high-yield visitation, supporting Launceston's accommodation, hospitality and tourism operators. Through its targeted marketing and sales activity, BET directly contributes to increased delegate spend, extended visitor nights and repeat leisure visitation following events.

Continued investment in BET ensures Launceston remains competitive in securing national and international conferences, aligning with Council's strategic objectives to grow the visitor economy, strengthen the city's reputation as a premier events destination and generate long-term economic and community benefit.

**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 Strategic Plan 2025-2035*

**Strategic Pillar 1 - Prosperity**

**Goal 1.1** Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.

|                         |                                                                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 1.1(a)</b> | Grow and celebrate our identity as a UNESCO Creative City of Gastronomy.                                                                                                                                  |
| <b>Objective 1.1(b)</b> | Enhance Launceston's reputation nationally and internationally as a leading host city for events and festivals, while leveraging our history and natural beauty to encourage extended and expanded stays. |

**Strategic Pillar 1 - Prosperity**

**Goal 1.2** Launceston's economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.

|                         |                                                                                                                                                                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 1.2(a)</b> | Capitalise on our competitive advantages by focusing on key sectors including food and agricultural innovation, research & development, advanced manufacturing, healthcare and circular economy initiatives.                           |
| <b>Objective 1.2(b)</b> | Position Launceston as a business-friendly city that attracts & nurtures entrepreneurs, startups, and microbusinesses.                                                                                                                 |
| <b>Objective 1.2(c)</b> | Advocate and collaborate with the State Government, education institutions, industry partners and non-profits to support improvements in adult literacy (including digital literacy) and to support skills development in key sectors. |

### Strategic Pillar 1 - Prosperity

**Goal 1.3.** Launceston's attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.

**Objective 1.3(b)**

Attract and retain young professionals (25 - 34 year-olds) to Launceston.

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

The 2025/2026 operational budget has a \$25,000 allocation to support BET's work in securing events for Launceston.

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

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

#### **ATTACHMENTS:**

1. BET Activity Annual Report 24 25 [17.2.1 - 4 pages]

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**18. QUEEN VICTORIA MUSEUM AND ART GALLERY (QVMAG)**

**18.1. Museum Governance Advisory Board Meeting Minutes**

**FILE NO:** SF2244

**AUTHOR:** Janelle Middleton (Acting Director QVMAG)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

---

**DECISION STATEMENT:**

To adopt the minutes from the Museum Governance Advisory Board (MGAB) held on 18 June 2025 and to receive the minutes of the Museum Governance Advisory Board 20 August 2025 meeting.

**RELEVANT LEGISLATION:**

*Local Government Act 1993* (Tas)

**RECOMMENDATION:**

That Council:

1. adopts the confirmed minutes from the Museum Governance Advisory Board (MGAB) meeting on 20 August 2025;
  2. receives the endorsed minutes from the Museum Governance Advisory Board (MGAB) meeting on 18 June 2025; and
  3. endorses the recommendation to acquire via donation *Fast Illusion* painting by Virginia Cuppidge valued at \$16,500.00 into the QVMAG collection.
- 

**REPORT:**

The Museum Governance Advisory Board (MGAB) is a Special Committee of Council as defined under section 24(1) of the *Local Government Act 1993* (Tas).

The primary purpose of MGAB is to provide advice on the Queen Victoria Museum and Art Gallery's (QVMAG) policies and strategic direction. The group reviews and makes recommendations to City of Launceston Council in relation to the acquisitions and de-accessioning of items for the QVMAG collections that align with the museum's Collections Policy. It also acts as a sounding board and connection to the broader community for the QVMAG annual programming, marketing and promotion.

---

The work of MGAB supports the strategic direction of QVMAG as identified in the QVMAG Futures Plan that reflects both the governance and physical development of the museums including the creation of a Collections Discovery Centre. The group understands the importance of QVMAG and its valuable collections that safeguard Northern Tasmania's history, stories and identity.

QVMAG through the support of MGAB and other groups undertake work set out in the five strategic directions for City of Launceston through the Cultural Strategy including:

- To respect Aboriginal Culture
- To realise the potential of our cultural places and assets
- To foster creative practices
- Reveal our cultural stories, and
- Build and extend partnerships

At the MGAB meeting 20 August a recommendation was made for City of Launceston to acquire via donation the work *Fast Illusion* by Virginia Cuppaidge.

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Producer</b>             | <b>Virginia Cuppaidge</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Object</b>               | <b><i>Fast Illusion</i></b><br><b>1975</b><br><b>Acrylic on cotton-duck canvas (currently unstretched)</b><br><b>90.5 x 149.0 cm (image);</b><br><b>133.0 x 160.0 cm (canvas)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Value (\$)</b>           | \$16,500.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Acquisition method</b>   | Donation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Source</b>               | Gift of the artist, 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Storage implications</b> | <ul style="list-style-type: none"> <li>• Costs associated with freight to Launceston (estimated \$800).</li> <li>• Conservation costs associated with treatment, documentation, strip lining, re-stretching, inpainting \$1,662.50.</li> <li>• The artwork can be stored on existing art rack once stretched.</li> </ul>                                                                                                                                                                                                                                                                                                               |
| <b>Significance</b>         | <p>Virginia Cuppaidge is an Australian abstract artist who worked in New York from 1969 to 2017. Through her arts practice and arts education career, Cuppaidge contributed to raising the profile of Australian and International women artists. This includes membership of the Guerilla Girls art collective in New York, addressing the gender disparity of women, sexism and discrimination in not just the arts but all aspects of life including media, government and human rights.</p> <p>Cuppaidge studied under Desiderius Orban and John Ogburn and completed a Master of Fine Arts at the Mary White School of Art in</p> |

Sydney alongside Stanislaus Rapotec, John Olsen, Marea Gazzard, Robert Klippel and William Rose. She was a guest curator, lecturer and speaker at institutions in both the USA and Australia and held many solo and group exhibitions in public and commercial galleries, including Singing in Harmony with Chris Capper at the Maitland Regional Art Gallery (2025), the Sydney Contemporary with Nicholas Thompson Gallery (2023), the NGA's Know My Name exhibition (2020), a major career survey at the Newcastle Art Gallery (2019), and a companion exhibition to the NGV's The Field Revisited (2018) that readdressed the lack of women artists represented in the 1968 The Field exhibition and consequently represented in The Field Revisited.

Cuppaidge was also the recipient of the John Simon Gugenheim Foundation award for painting (1977) and the MacDowell [Colony] Fellowship (1975). This colour work is a later piece from Cuppaidge's first series, Geometrics, painted in New York between 1970 and 1976. In this series, the large abstract horizontal compositions in contrasting or unexpected colours were inspired initially by Manhattan's 'looming skyscrapers on the dark avenues' and reflected her interest in artists such as Hans Hofmann, Piet Mondrian, Mark Rothko and Brice Marden(1). Fast Illusion was painted during the same month that the artist commenced her eight-week artist's residence at the MacDowell artist colony in New Hampshire, USA. It was during this time Cuppaidge began to open up the canvas through horizontal line and creating an 'undulating colour middle space' that eventually led to her next series, Skyspace (2). Although works in the Skyspaceseries are a shift towards minimalism, this painting shares the more muted colour palette that was to become associated with Cuppaidge's second series, rather than the stronger palette of the Geometrics series.

Fast Illusion is an excellent example of an early career artwork by an Australian woman artist, with high artistic and aesthetic significance on a national and international level. It is illustrative of an artist on the cusp of a shift in style, colour and technique as they transition from one series to the next, and whose art practice is informed by their present environment while reflecting their connection to Australia.

Cuppaidge's work, when shown to American audiences, was considered as peculiarly Australian, and when shown to Australian audiences as more international. Clement Greenberg, the art critic closely associated with American modern art and a formalist aesthetician, described her work at her first solo exhibition (1973) as being 'very mature work for an artist her age'. (3). In addition, Cuppaidge's personal and professional relationships with artists and arts professionals living in New York placed Cuppaidge at the centre

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|                                | <p>of the Australian and American contemporary arts scene, which included the sculptor Clement Meadmore (whose sculpture Virginia, now in the NGA's collection, is named after Cuppaidge) and gallerist Max Mutchinson.</p> <p>1. Sarah Johnson, <i>Virginia Cuppaidge: The Nature of Abstraction</i>, Newcastle Art Gallery, 11 May – 21 July 2019, p[3]</p> <p>2. Una Rey and Virginia Cuppaidge, 'In Conversation: Virginia Cuppaide and Una Rey at NicholasThompson Gallery, Sydney Contemporary Art Fair 2023', Artlink, 19 September 2023, <a href="http://www.artlink.com.au/articles/5124/in-conversation-virginia-cuppaidge-and-una-rey-at-nicholas-thompson-gallery-sydney-contemporary-art-fair-2023/">www.artlink.com.au/articles/5124/in-conversation-virginia-cuppaidge-and-una-rey-at-nicholas-thompson-gallery-sydney-contemporary-art-fair-2023/</a>, accessed 2 January 2025</p> <p>3. Virginia Cuppaidge, correspondence with Sarah Johnson March 2019 in Sarah Johnson, <i>Virginia Cuppaidge: The Nature of Abstraction</i>, Newcastle Art Gallery, 11 May – 21 July 2019, p[4]</p> |
| <b>MGAB Meeting (endorsed)</b> | 20/08/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

### RISK IMPLICATIONS:

The main risk implications are the ongoing challenges attributed to the environmental regulation of physical storage containing QVMAG Strategic Collections items.

### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

### STRATEGIC DOCUMENT REFERENCE:

*QVMAG Strategic Plan 2023-28*

*QVMAG Futures Plan*

*City of Launceston Corporate Strategic Plan 2025-2035*

### Strategic Pillar 1 - Prosperity

**Goal 1.1** Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.

|                         |                                                                                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 1.1(c)</b> | Expand Launceston's position as an arts and cultural hub by providing an environment for creative industries to thrive. |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|

### BUDGET AND FINANCIAL IMPLICATIONS:

The donation *Fast Illusion* painting by Virginia Cuppaidge will increase the QVMAG collection value by \$16,500.00.

### DISCLOSURE OF INTERESTS:

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

### ATTACHMENTS:

1. MGAB Minutes - 18 June 2025 [18.1.1 - 3 pages]
2. MGAB Minutes - 20 August 2025 [18.1.2 - 4 pages]

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## 18.2. QVMAG Collection Acquisition Update

**FILE NO:** SF1006

**AUTHOR:** Janelle Middleton (Acting Director QVMAG)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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### DECISION STATEMENT:

To receive a report on Queen Victoria Museum and Art Gallery Collection Acquisitions between 1 January and 19 September 2025.

### RELEVANT LEGISLATION:

*Local Government Act 1993 (Tas)*

### RECOMMENDATION:

That Council:

1. notes the Queen Victoria Museum and Art Gallery (QVMAG) Collection Acquisitions Report for the period between 1 January and 19 September 2025.
2. acknowledge the generosity of the donors and the ongoing significant support of the QVMAG Arts Foundation.

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### REPORT:

The Queen Victoria Museum and Art Gallery's (QVMAG) significant collection continues to grow with further acquisitions into the collection from 1 January 2025 to 19 September 2025.

The following acquisitions are valued at over \$500.

|                           |                                                                        |
|---------------------------|------------------------------------------------------------------------|
| <b>Producer / Artist</b>  | <b>Michael McWilliams</b>                                              |
| <b>Object</b>             | <b><i>Moving On</i><br/>2024<br/>Acrylic on linen<br/>150 x 220 cm</b> |
| <b>Value (\$)</b>         | \$60,000.00                                                            |
| <b>Acquisition method</b> | Donation                                                               |
| <b>Source</b>             | Gifted by the QVMAG Arts Foundation                                    |

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Storage implications</b>    | Minor - can be stored on existing art racks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Significance</b>            | <p>Moving On is a painting that was commissioned by the QVMAG Arts Foundation through the Masterpieces for Tasmania annual appeal, to assist in building a high standard collection of works of Australia's finest artists.</p> <p>As a commissioned work, Moving On is a large and detailed painting, highly indicative of McWilliam's signature style and an excellent example of his well-known oeuvre. The public will easily recognise that this work is painted by McWilliams, not only because of his recognisable painting style but for the 13 hidden Thylacines represented - a well-known motif deployed by McWilliams, forefronted with notable mastery in this, his newest work. Moving On was installed as part of the exhibition: Gentle Protagonist: Art of Michael McWilliams (14/12/24-25/5/25) curated by QVMAG's Director Shane Fitzgerald. It was unveiled at both the 14/12/2024 Arts Foundation launch event and the subsequent public launch on the same night which saw over 600 in attendance - a record breaking opening for QVMAG and Northern Tasmania.</p> <p>Accompanying this survey is a substantial printed publication. Artist Bio for public record - Michael McWilliams is a celebrated and widely recognised Australian artist. His detailed works painted in acrylic on linen, wood panels or antique timber furniture, depict the unique Tasmanian bushland, colonial farmland, local gardens and homes and the associated Tasmanian wildlife, both endemic and introduced. His works have captivated audiences for over three decades and McWilliams is prolific as an artist, creating and selling over 2,000 artworks to date. He was awarded the inaugural Glover Prize in 2004 and has been a finalist twelve times. McWilliams also won the South Australian Museum's Waterhouse Natural History Art Prize in 2005 and 2008 and was a finalist in the 2008 Wynne Prize and the 2016 Archibald Prize. In December 2024, QVMAG opened McWilliam's first survey exhibition in a public institution, titled Gentle Protagonist: Art of Michael McWilliams.</p> |
| <b>MGAB Meeting (endorsed)</b> | 18/06/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Producer</b> | <b>Unknown</b>                                                                                                                                                                     |
| <b>Object</b>   | <p><b>1. Maireener shell necklace</b><br/>Late 19th / early 20th Century<br/>Shell, cotton string, hemp (?) string<br/>10.6 x 1.0 cm</p> <p><b>2. Maireener shell necklace</b></p> |

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|                             | <p><b>Late 19th / early 20th Century</b><br/> <b>Shell, cotton string, hemp (?) string</b><br/> <b>17.0 x 1.0 cm</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Value (\$)</b>           | <p>1. \$2,000.00<br/> 2. \$3,200.00</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Acquisition method</b>   | Donation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Source</b>               | Gifted by Judy Granger                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Storage implications</b> | Minor - requires boxing but can be accommodated within existing storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Significance</b>         | <p>These shell necklaces are excellent examples of Tasmanian Aboriginal Women's traditional practice. Although the original maker is unknown, they have known ownership provenance and the retention of the original string provides a rough date reference.</p> <p>These necklaces represent the continuity of an ancient practice; one of the few cultural practices of Tasmanian Aboriginal people that survived uninterrupted through European invasion.</p> <p>The texture and patina of the external surfaces of the shells indicate that they were most likely originally cleaned by the traditional technique of using smoke as a source of acid to remove the outer layer (in contrast to the modern method of using a dilute acid solution), making a manufacture date at the earlier end of the production range possible.</p> <p>Artistic or aesthetic significance: These shell necklaces represent artistic practice of two different women. The original maker collected, selected, cleaned and pierced the shells in their own unique pattern. The necklaces were re-strung by shell necklace maker and artist Lola Greeno in 2009 in order to maintain this original pattern.</p> <p>Scientific or research significance: There is great research potential in these necklaces, especially if viewed together with the other necklaces in the QVMAG collection. Although the majority of historic shell necklaces lack firm provenance to their makers, future analysis of the colours, shapes and sizes of the shells in these necklaces by cultural practitioners such as Lola Greeno, together with QVMAG Natural Sciences or Conservation staff, should enable them to be linked to particular Bass Strait islands and collection locations. This data may in turn enable them to be linked to known Aboriginal makers living and collecting shells in particular places at the time.</p> <p>Social or spiritual significance: Shell necklaces have had particular cultural and spiritual significance for Tasmanian Aboriginal people for generations. These necklaces also represent the trade in shell</p> |

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|                                | necklaces by Bass Strait Islanders, as for many years, they were often used in lieu of monetary payment for services purchased on the Tasmanian mainland, in Launceston or Hobart. It is through this mechanism that many necklaces remained in the collection of non-Aboriginal families. Despite this relatively common practice, a limited number of necklaces retain their links to these families and the continuity of that link in these items adds to their existing significance. |
| <b>MGAB Meeting (endorsed)</b> | 19/02/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| <b>Producer</b>             | <b>Andrew Handyside and Company</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Object</b>               | <b><i>Post Office Pillar Box</i></b><br><b>Late 19th Century</b><br><b>Cast iron</b><br><b>240.0 x 70.0 (dia) cm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Value (\$)</b>           | \$20,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Acquisition method</b>   | Donation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Source</b>               | Gifted by Australia Post                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Storage implications</b> | Minor - to be stored on pallet within existing storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Significance</b>         | <p>Historic significance: This pillar box has both local and international significance. As the last functioning cast iron pillar box in Launceston, operating until 1970 as an official Australia Post letter box, and being used as a non-official box for souvenir-stamped letters by QVMAG from this time until 2011, it has excellent history and provenance in Launceston. It is unusual, being an English-made Royal Mailbox, rather than one made in Australia, as most Australian pillar boxes were. The box also has international significance. The foundry Andrew Handyside and Co., started manufacturing this model of Pillar box in 1879, making them between this date and 1887. This model lacks the royal cipher, (at the time 'VR') and words 'Post Office'. This error was rectified by the manufacturer in 1887. Whether the fact that this model lacked the correct markings made it suitable for use in Australia is unknown. This type of box is known as an 'Anonymous' mailbox and there are few surviving examples of these in existence.</p> <p>Artistic or aesthetic significance: The pillar box is an interesting piece of design in its own right, although this is not its primary significance.</p> |

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|                                | <p>Scientific or research significance: The mailbox can contribute to research into historic pillar boxes.</p> <p>Social or spiritual significance: This item has high social value, being a well-recognised part of Launceston's urban landscape for many years.</p> |
| <b>MGAB Meeting (endorsed)</b> | 19/02/2025                                                                                                                                                                                                                                                            |

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| <b>Producer</b>             | <b>William Henry ('Bill') Cleaver</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Object</b>               | <p><i>Horse collar</i><br/>late 1930s<br/>leather, straw, steel, textile<br/>80.0 x 65.0 x 20.0 cm</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Value (\$)</b>           | \$650.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Acquisition method</b>   | Donation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Source</b>               | Gifted by Mark Porter and Tim Peel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Storage implications</b> | Object requires stable environmental conditions. Ideal to construct a lined crate in which to store the item.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Significance</b>         | <p>This horse collar is an extremely important example of a hand-manufactured item that was once ubiquitous in Australia but has since become rare with the decline in Horse-drawn transport and agricultural machinery. The collar is relevant to both the Launceston horse collar and harness-making industry, and to the weaving industry, due to the history of the leather which makes up its construction. This collar demonstrates the results of both traditional collar making technique, and the adaptations the maker adopted to cope with the use of recycled leather.</p> <p>The item also represents the activities of the WG Genders store in Launceston. Genders was a department store that sold a wide range of products. Their in-house made horse collars were made by Bill Cleaver until the store's closure in 1925. After this time, Bill Cleaver operated from his own workshop at Thistle Street. As he also worked for Patons &amp; Baldwin's Mill, he was able to source leather from worn-out machinery belts.</p> <p>Artistic or aesthetic significance: Although not an item of primarily aesthetic intent, the collar is a beautiful hand-made item demonstrating the skill of an experienced maker.</p> <p>Scientific or research significance: This collar has great research potential, into the use of recycled materials in horse collar and</p> |

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|                                | <p>harness construction, into the use of certain natural materials such as hay in such construction, and the 'time capsule' that this material represents through its preservation in a collar.</p> <p>Social or spiritual significance: This collar is the work of Tasmania's last professional collar and harness maker, William 'Bill' Cleaver. Very few Tasmanian-made collars survive, and the museum currently has a horse collar on display that is of 'mainland' make. It's probably originally from Victoria, on loan, as during the development of the Tasmanian Connections gallery, QVMAG was unable to source a locally made collar.</p> |
| <b>MGAB Meeting (endorsed)</b> | 19/02/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <b>Producer</b>             | <b>Various</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Object</b>               | <b>98 objects associated with the Chung Gon Family and their business</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Value (\$)</b>           | \$6,215.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Acquisition method</b>   | Donation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Source</b>               | Gifted by Bob Chung Gon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Storage implications</b> | All objects will be accommodated within existing storage spaces. Standard archival grade boxes will be required for most of the objects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Significance</b>         | <p>Viewed as a whole, this collection provides a picture of the activities of a prominent local Chinese family and their businesses. QVMAG holds a small existing collection of material relating to the Chung Gon family, with much of the material being costume and textiles donated by Anne Fong (daughter of James and Mei Chung Gon). This material was collected by Anne Fong largely during her trips to China, and represents her interests and tastes, rather than the material sold by the family, although Anne almost certainly collected some material for sale as well as for personal interest. This collection is a snapshot of the operation of the family's two gift shops, the Canton Gift Shop in Launceston, and the Pekin Gift Shop in Hobart.</p> <p>Although many individual items are not significant on their own, they gain added significance as part of a broader collection. The main business of the Chung Gon family was market gardening and the operation of Chung Gon Green Grocer in Launceston. The items in this collection represent the broadening of the business activities of the family; particularly in order to allow younger members of the</p> |

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|                                    | <p>family to operate their own businesses separate to the main grocery shop. The family's youngest son Teddy Chung Gon, the father of the donor, operated the Pekin Gift shop in Hobart, with older family members operating the Launceston Canton shop.</p> <p>These items have excellent historical significance, as they represent the operations of two retail businesses operated by Chinese Australians. The items range from those of high value and rarity (in Tasmania) to others that were essentially sold as curios. This range makes the collection an excellent representation of both the businesses and the eras in which they operated. Some items in this collection also have high aesthetic significance, being hand-embroidered textiles featuring Chinese designs, which compare to similar items acquired in China by Anne Chung Gon.</p> <p>The primary value of this collection is its social significance, as it illustrates an ethnically Chinese family and their place in Australia during the White Australia Policy era. The family's purchase and sale of Chinese goods demonstrates their ongoing continued connection to China and Chinese culture, while the family at the same time integrated into local Launceston and Hobart society. The goods sold illustrate their knowledge and understanding of the tastes of their clientele; a largely white cohort.</p> <p>There is considerable research potential in this collection. When compared to the significant Kaw collection held by QVMAG, comparisons may be drawn between the retail activities of two successful local Chinese families. The collection enables research into both the integration of successive generations of the Chung Gon family into mainstream Tasmanian life and their ongoing connections to China. The items also relate to the activities of the donor's parents. Bob Chung Gon's mother Gladys (nee Sym Choon) was from Adelaide, but met Teddy Chung Gon in China while both were there sourcing shop stock. They married in 1940. Gladys used to source most of the goods in trips to China over the Christmas period each year.</p> <p>Due to the presence of a large cohort of Chinese immigrants to Tasmania from the 1870's on and the ongoing activities of their descendants, the Chinese diaspora is a major research area for QVMAG and this collection adds additional research possibilities in this area.</p> |
| <b>MGAB Meeting<br/>(endorsed)</b> | 19/02/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| <b>Producer/Artist</b>         | <b>Sam Jinks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Object</b>                  | <b>Sculpture, Untitled TBC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Value (\$)</b>              | \$100,000.00 (GST exclusive)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Acquisition method</b>      | Commission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Source</b>                  | Sam Jinks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Storage implications</b>    | Minor - to be stored on pallet within existing storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Significance</b>            | <p>Australian born, internationally renowned sculpture, Sam Jinks was engaged in 2023/24 by then QVMAG Director for a full process of consultation and development of a commissioned unique artwork owned by City of Launceston as part of the QVMAG Visual Art collection. At this time Jinks negotiations also began for the loan of the single work "Mother and Child" to be displayed at the QVMAG Royal Park site.</p> <p>The commissioning contract was drafted and signed by both artist and QVMAG Director. 50% of fee was paid after the signing of Deed of Agreement in November 2024 with the remaining 50% to be paid after the Work comes into the possession of QVMAG in October 2025.</p> |
| <b>MGAB Meeting (endorsed)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

A further 44 objects (valued at less than \$500) have been endorsed by MGAB since 1 January 2025. These include:

- An early 20<sup>th</sup> Century corset (donation, valued at \$220)
- A book, 'Isobel Jardine's History' with late-19th century bookplate of the Cressy Templars' Library (purchase, cost \$5)
- South Launceston Football Club archival material x 42 items including annual reports, news bulletin, photographs (donation, no value recorded at this time)

For note the Natural Science Collections at QVMAG are generally developed through fieldwork collecting and deposits. For this period, a total of 1,721 specimens were added to the Collection. On rare occasions collections of specimens may be acquired through the 'normal' acquisition process if they are donations through the Cultural Gifts Program or significant collections purchased. This has not occurred during this period.

### **RISK IMPLICATIONS:**

Ongoing challenges attributed to the environmental regulation of physical storage containing QVMAG Strategic Collections items is relevant to this report.

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

Not considered relevant to this report

**STRATEGIC DOCUMENT REFERENCE:**

*QVMAG Futures Plan - A Paradigm Shift 2022*

*QVMAG Strategic Plan 2023-28*

*City of Launceston Strategic Plan 2025 - 2035*

**Strategic Pillar 1 - Prosperity**

**Goal 1.1** Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.

|                         |                                                                                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 1.1(c)</b> | Expand Launceston's position as an arts and cultural hub by providing an environment for creative industries to thrive. |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|

**BUDGET AND FINANCIAL IMPLICATIONS:**

These acquisitions have increased the QVMAG collection value by over \$92,000.00.

**DISCLOSURE OF INTERESTS:**

The Author and Executive Leader have no interest to declare in this matter.

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**19. COMMUNITY ASSETS AND DESIGN**

**19.1. Non-application of Public Tender Process - Park Street Amenities**

**FILE NO:** SF7449

**AUTHOR:** Karen Heathcote (Project Manager Design and Construction)

**APPROVER:** Chelsea van Riet (Executive Leader Community Assets and Design)

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**DECISION STATEMENT:**

That Council note this report advising of the procurement of public amenities through the Local Government Association of Tasmania (LGAT) vendor panel.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*  
*Local Government (General) Regulations 2025*

**RECOMMENDATION:**

That Council:

1. notes the report regarding the non-application of public tender process undertaken through the Local Government Association of Tasmania (LGAT) vendor panel.
- 

**REPORT:**

Pursuant to section 28 of the *Local Government (General) Regulations 2025*, a non-application of public tender process was conducted, namely:

- (d) a contract of goods or services obtained as a result of a tender process conducted by -
  - (iii) the Local Government Association of Tasmania.

This does not require a decision of Council, however, for transparency purposes it was deemed appropriate to bring a report to Council for noting. Due diligence was carried out throughout this process and multiple quotes were received for evaluation prior to a decision being made.

The Park Street public amenities are a highly utilised public toilet facility situated in the popular tourist and recreation area of Royal Park. The amenities consist of a Male and Female toilet block in an aged brick façade design. The current facility was approved for upgrade/replacement in 2022.

Initial investigations commenced in 2022, with an architect engaged to prepare a bespoke design. Cost estimates for this design significantly exceeded the available budget, and the proposal was not progressed.

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Following extensive stakeholder and community consultation throughout 2022–23, a revised scope of works was developed. The updated design provides three unisex cubicles, two ambulant cubicles, and a universal access toilet.

The City of Launceston was subsequently advised of an Accessible Australia 50/50 funding opportunity to increase the number of Changing Places amenities across Tasmania. The funding is for the construction and certification of Changing Places facilities only and is not available for use to fund the construction of public toilets or universal access toilets. The recognition of the importance for inclusive open spaces and facilities resulted in the project team including the Changing Places facility in the project scope of deliverables.

The inclusion of a Changing Places facility will substantially improve accessibility, with the only other assessed and registered facility located at Paterson Street West Carpark in the CBD. The proposed upgrade will provide greater accessibility and usability for visitors to Royal Park, the Lions Park Playground, and the Seaport Boardwalk.

Following extensive market research and consultation with several Tasmanian councils, the most cost-effective method of delivery identified was to pursue a two-stage hybrid approach for the project. This consists of the procurement of a pre-fabricated, modular building through the Local Government Association of Tasmania vendor panel, and a separate construction contract to demolish the existing block and install the new facility.

#### **RISK IMPLICATIONS:**

This is a low-risk procurement leveraging the City of Launceston membership in LGAT to access their approved vendor panel. LGAT is a member of the National Procurement Network, which connects procurement services offered by Local Government Associations in other states and territories to provide national programs maximising procurement options and offering a compelling value-for-money opportunity to achieve procurement goals.

The selected supplier is a specialist in the field of public amenities and has a demonstrated successful track record in supplying public amenities in many Tasmanian local government areas.

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

The inclusion of a Changing Places facility will provide people with complex disabilities and their carers with a dignified, safe, and accessible toilet solution, enabling greater freedom, choice, and independence in the community. It will promote social inclusion by allowing longer outings, access to cultural events, and reduce stress for carers by providing necessary equipment like adult-sized change tables and hoists in a hygienic and safe environment.

**STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Strategic Plan 2025-2035*

**Strategic Pillar 3 - People**

**Goal 3.1** Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.

|                         |                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 3.1(c)</b> | Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups. |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**BUDGET AND FINANCIAL IMPLICATIONS:**

The total project budget is \$900,000, which includes \$79,052 in grant funding from the Australian Government. This grant covers 50% of the cost of the Changing Places facility works component.

| <b>Project Budget Allocation \$900,000 (CP24371)</b> |                  |
|------------------------------------------------------|------------------|
| <b>Stage 1 – Supply of Prefabricated unit</b>        |                  |
| Contract sum – supply public amenities               | \$152,189        |
| Contract sum – supply Changing Places facility       | \$158,103        |
| Project Management                                   | \$12,250         |
| Commitments and Expenses                             | \$117,082        |
| <b>Subtotal</b>                                      | <b>\$439,624</b> |

| <b>Stage 2 – Demolition of existing facility and construction of prefabricated unit</b> |                  |
|-----------------------------------------------------------------------------------------|------------------|
| Unallocated budget                                                                      | \$460,376        |
| Changing Place grant funding                                                            | \$79,052         |
| <b>Stage 2 budget capacity</b>                                                          | <b>\$539,428</b> |

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

Nil

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**19.2. Northern Tasmania Cricket Association Sports Complex - Project Update**

**FILE NO:** SF7448

**AUTHOR:** Michael Newby (Senior Leader Infrastructure Planning)

**APPROVER:** Chelsea van Riet (Executive Leader Community Assets and Design)

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**DECISION STATEMENT:**

To endorse the Northern Tasmania Cricket Association Sports Complex (NTCA) - Architectural Materials and to authorise next steps in the NTCA redevelopment project.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*  
*Local Government (General) Regulations 2015*

**PREVIOUS COUNCIL CONSIDERATION:1**

Workshop – 18 September 2025 – Northern Tasmania Cricket Association Sports Complex Redevelopment Project Update  
Workshop – 24 July 2025 - Northern Tasmania Cricket Association Sports Complex Redevelopment Project Update  
Council - 27 March 2025 – Agenda Item 24.3 NTCA Sports Complex – Redevelopment Project – Architectural Services  
Council – 6 March 2025 – Agenda Item 19.2 Northern Tasmania Cricket Association Sports Complex Redevelopment Project  
Workshop – 5 September 2024 - NTCA Sports Complex Management

**RECOMMENDATION:**

That Council:

1. endorses the NTCA Architectural Materials (ECM Document Set ID 5282832);
  2. authorises the Executive Leader Community Assets and Design to submit a Development Application in accordance with the NTCA Architectural Materials (ECM Document Set ID 5282832);
  3. authorises the Senior Leader Infrastructure Planning to progress detailed design for Stages 1, 2 and ITEM C;
  4. authorises the Chief Executive Officer to continue advocating for grants and other funding opportunities to enable future construction activities; and
  5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*.
-

## REPORT:

The City of Launceston Strategic Plan 2025-2035 identifies the following action: *Redevelop the NTCA Sports Complex to support the needs of Northern Tasmania*. The redevelopment project is also included in the *Launceston: A City Building Its Future* advocacy prospectus. The redevelopment of the Northern Tasmania Cricket Association (NTCA) Sports Complex aims to:

- Redevelop the site to provide users and visitors a high-quality experience and fit-for-purpose assets including facilities, grounds and social areas;
- Increase the diversity of users associated with the ground; including opening up the venue for broader public use;
- To contribute toward broader Council strategies and plans; and
- Maintain the heritage and values of the site, including user and association membership.

At the 6 March 2025 Council meeting, the Master Planning Massing Concept was endorsed by Council. Since the endorsement, further design work and key stakeholder consultation has occurred to progress toward the submission of a Development Application. In order to further mature this project, it is recommended that:

- A Development Application is submitted;
- Further design work to achieve detailed design documentation occurs; and
- Continued advocacy efforts are undertaken to secure grants and other funding opportunities to enable future construction activities.

The documents contained within Attachment 1: NTCA Architectural Materials are provided to give Council confidence that the materials developed to date adhere to the project aims and Council's overarching strategies and plans.

To implement this project, external funding is required. To best place the Council to attract external funding, it is imperative that the project continues to mature in its design. The NTCA Architectural Materials include project staging options, and it is the intent of the project team to progress with the detailed design for stages 1, 2 and ITEM C following submission of the Development Application.

In summary, the staging is:

- **Stage 1:** Carpark improvements to existing and new car park south of ground 2, number 1 pavilion, portion of new concourse and service upgrade works
- **Stage 2:** Number 2 pavilion, refurbishment of the Boon Stand and completion of concourse
- **ITEM C:** Continuous accessible path around ground 1 and outdoor playground.

This design work can be undertaken utilising the existing architectural design contract (CD.005/2025) awarded to Terroir at the 27 March 2025 Council meeting.

### RISK IMPLICATIONS:

Should Council not endorse the NTCA Architectural Materials or authorise the next steps, the key risks include:

- All costs associated with renewal and upgrade of the existing facilities may be borne by the Launceston community;
- An ad-hoc approach to these renewal and upgrade activities occur without a clearly defined and approved vision. This will result in additional disruption to NTCA users and expenditure that is misaligned to the future of the facility;
- The site will continue to offer a less than an equitable offering to our community; and
- The facilities will not enable participation growth for women and children and thus the full potential for this facility to positively contribute to community health and wellbeing outcomes will not be able to occur.

### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The full economic and social impact will be documented in a formal business case. Council officers are currently progressing this activity, and it is planned for completion by December 2025.

### STRATEGIC DOCUMENT REFERENCE:

*City of Launceston Strategic Plan 2025-2035*

#### Strategic Pillar 3 - People

**Goal 3.2** Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.

#### Objective 3.2(a)

Achieve an improvement in health and wellbeing through addressing barriers to inclusion and promotion of physical and social activity such as community arts, sports and recreation.

### BUDGET AND FINANCIAL IMPLICATIONS:

|                                                         |             |
|---------------------------------------------------------|-------------|
| Budget Reference                                        | CP. 24605   |
| Total Budget Approved<br>(Include any Budget Transfers) | \$2,700,000 |
| Budget Expenses (including Commitments to Date)         | \$776,780   |
| Total Funds Available                                   | \$1,923,220 |

| <b>Detailed Design Cost Estimate – Stage 1 &amp; 2 &amp; ITEM C</b> |                    |
|---------------------------------------------------------------------|--------------------|
| Architectural Services                                              | \$314,747          |
| Subconsultants and Design Specialists allowance                     | \$672,018          |
| Consultant contingency (5%)                                         | \$49,338           |
| <b>TOTAL</b>                                                        | <b>\$1,036,103</b> |
|                                                                     |                    |
| <b>Remaining Budget</b>                                             | <b>\$887,117</b>   |

The budget information contained above is based upon submitted architectural rates under CONTRACT NO.CD.005/2025 and estimated sub-consultancy fees.

Noting this project is a multi-year undertaking, future budgetary decisions will be required.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

1. NTCA ARCHITECTURAL MATERIALS [19.2.1 - 17 pages]

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**20. DELIVERY AND PERFORMANCE**

**20.1. Local Government Association of Tasmania - Update on Work to Keep Children and Vulnerable People Safe**

**FILE NO:** SF7601

**AUTHOR:** Leanne Purchase (Senior Leader Governance)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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**DECISION STATEMENT:**

To receive and note correspondence.

**RELEVANT LEGISLATION:**

*Child and Youth Safe Organisations Act 2023 (Tas)*

*Registration to Work with Vulnerable People Act 2013 (Tas)*

**PREVIOUS COUNCIL CONSIDERATION:**

Council – 17 March 2025 - Agenda Item 17.1 - Report on Progress of the Child and Youth Safe Framework Compliance and Councillor Dawkins' Notice of Motion

Council – 5 September 2024 – Agenda Item 17.1 - Child Safe Organisation Statement of Commitment

Workshop – 4 July 2024 – Item 1.2 Child and Youth Safe Organisation

Council – 21 September 2023 – Agenda Item 14.2 - Notice of Motion – Councillor A E Dawkins -Establishing a Leadership Role for City of Launceston in the Prevention of Child Sexual Abuse

**RECOMMENDATION:**

That Council:

1. receives and notes correspondence received from the Local Government Association of Tasmania in respect of action to keep children and young people safe.

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**REPORT:**

The Council is asked to receive and note correspondence dated 5 September 2025 from the Local Government Association of Tasmania, sent in respect of actions being undertaken to keep children and young people safe. The correspondence is included as attachments 1-3 with this report.

**RISK IMPLICATIONS:**

Not considered relevant as the purpose of this report is for Council to receive and note correspondence. The risk implications of any failure by Council to respond to the requirements of the Child and Youth Safe Framework have been discussed in detail in the reports noted at Previous Council Consideration.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

As above.

**STRATEGIC DOCUMENT REFERENCE:**

As above.

**BUDGET AND FINANCIAL IMPLICATIONS:**

As above.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

1. Sector Letter - Councils Keeping Vulnerable People Safe Aug 2025 [20.1.1 - 2 pages]
2. Sector Letter - Councils Keeping Vulnerable People Safe May 2025 [20.1.2 - 2 pages]
3. Response - LGAT - Councilors and RWVP - April 2025 [20.1.3 - 2 pages]

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## 20.2. Monthly Financial Performance Report

**FILE NO:** SF7694

**AUTHOR:** Pieta Sinfield (Team Leader Accounting)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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### **DECISION STATEMENT:**

To consider the August 2025 Capital and Operational financial reports against budget.

### **RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

### **RECOMMENDATION:**

That Council:

1. notes the report outlining both Capital and Operational results to the period ending 31 August 2025.
- 

### **REPORT:**

#### **Operational Result August 2025**

Details are provided in Attachment 1 - Monthly Financial Performance Report August 2025.

The 2025 financial year YTD budget forecasts an underlying deficit of \$1,466,530. The YTD actual underlying surplus is \$855,088. This resulted in a favourable YTD variance of \$2,321,618, which excludes loss on disposal of fixed assets.

User Fees & Charges are favourable to budget at \$590,682. The major variance is caused by the delay in UTAS stadium transfer (which took effect in July 2025) and trading income from hosting AFL events which was unbudgeted. Additionally, there are favourable variances in Launceston Waste Center and Launceston Aquatic.

Employee costs are lower than the budget by \$1,055,922 primarily due to temporary timing differences relating to Payroll Tax and Workers Compensation Insurance which will reduce in time. These savings will not be permanent.

The favourable variance for staff vacancies (factoring in an allowance provided for in the budget) is \$18,068. The number of staff vacancies at EOM is 56 FTE.

Material and Services expenses are favorable at \$164,320 due to insurance premium and project expenditure in Place Making and Roads and Traffic being lower than budget. Depreciation expenses are unfavourable to budget by \$200,762. This variance is primarily due to the budget being forecasted using a CPI indexation rate of 3.10%.

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The actual revaluation of roads assets resulted in higher asset values than anticipated, leading to increased depreciation expenses.

The State Government fire service levy costs show a favourable variance of \$814,085. This is a temporary variance due to a timing difference, and will the variance will be minimal once the quarterly payment is made.

### **Capital Expenditure August 2025**

The total capital expenditure budget for 2025/2026 is made up of Carried Forward Budget Funds of \$48,734,116, Current Year Council Funds of \$31,123,306 and External Funding of \$10,904,079 for a Total Budget of \$90,761,501.

The Council currently has a total of 118 capital projects with 24 (20.34%) not started. This is a change from July period when there were a total of 117 capital projects and 29 (24.79%) not started.

### **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 Strategic Plan 2025-2035*

*Not applicable:*

Council's consideration of this matter supports delivery of a core service or function.

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

As per the report.

### **DISCLOSURE OF INTERESTS:**

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

### **ATTACHMENTS:**

1. Monthly Financial Performance Report August 2025 [**20.2.1** - 4 pages]

- 21. STRATEGY AND INNOVATION**  
No Items have been identified as part of this Agenda

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## **22. CHIEF EXECUTIVE OFFICER NETWORK**

### **22.1. Status Report on Council Decisions as at 25 September 2025**

**FILE NO:** SF2346

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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#### **DECISION STATEMENT:**

To receive the Status Report on Council Decisions made up to, and as at, 25 September 2025.

#### **RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

*Local Government (Meeting Procedures) Regulations 2025*

#### **RECOMMENDATION:**

That Council:

1. receives the Status Report on Council Decisions as at 25 September 2025 (Attachment 1).
- 

#### **REPORT:**

It is important that Councillors and community members are informed on an ongoing basis of progress in relation to the implementation of Council decisions and addresses outstanding items.

The Status Report is a document that is used to track the progress of Council decisions, providing a history which can be used for evaluation and reviewing purposes.

The Report will continue to be refined, and items marked as completed within this report will be removed from future reports.

#### **RISK IMPLICATIONS:**

Tracking Council decisions will also identify potential risks ensuring strategies can be put in place to manage them.

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

This has already been considered when the individual items were presented to Council.

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**STRATEGIC DOCUMENT REFERENCE:**

*Not applicable:*

Council's consideration of this matter supports delivery of a core service or function.

**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. Status of Council Decisions as at 25 September 2025 [**22.1.1** - 34 pages]

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**22.2. Status Report on Notices of Motions as at 25 September 2025**

**FILE NO:** SF5547

**AUTHOR:** Lorraine Wyatt (Team Leader Executive Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**DECISION STATEMENT:**

To receive the updated Status Report – Notices of Motions.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

*Local Government (Meeting Procedures) Regulations 2025*

**RECOMMENDATION:**

That Council:

1. receives the Status Report of Notices of Motions as at 25 September 2025 (Attachment 1).
- 

**REPORT:**

In accordance with regulation 19(1) of the *Local Government (Meeting Procedures) Regulations 2025*, a Councillor may give to the Chief Executive Officer a written notice of motion, (at least 7 days before a meeting), together with supporting information and reasons, to be included on the agenda of that meeting.

To ensure decisions are made in a transparent and accountable way, updates regarding the Status Report - Notice of Motions will be reported to each Council meeting.

Items marked as 'completed' will be removed from the list following the meeting at which this is reported.

**RISK IMPLICATIONS:**

Not considered relevant to this report.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

*Not applicable:*

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Council's consideration of this matter supports delivery of a core service or function.

**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. Status of Notices of Motion as at 25 September 2025 [22.2.1 - 11 pages]

**23. LATE ITEMS**

*Local Government (Meeting Procedures) Regulations 2025 – regulation 10(7)*

**No Items have been identified as part of this Agenda**

**24. CLOSED COUNCIL**

*Local Government (Meeting Procedures) Regulations 2025* – regulation 17(1)

**RECOMMENDATION:**

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

**24.1. Confirmation of the Minutes**

**REASON FOR CLOSED COUNCIL:**

Regulation 40(6) of the *Local Government (Meeting Procedures) Regulations 2025* 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.

**24.2. Tender - Johnston Road Pavement Stabilisation CD039/2025**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(d) and (e) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (d) commercial information of a confidential nature that, if disclosed, is likely to –
  - (i) prejudice the commercial position of the person who supplied it; or
  - (ii) confer a commercial advantage on a competitor of the council; or
  - (iii) reveal a trade secret.
- (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

**24.3. Tender - South Esk Road Guardrail Replacement**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(d) and (e) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (d) commercial information of a confidential nature that, if disclosed, is likely to –
  - (i) prejudice the commercial position of the person who supplied it; or
  - (ii) confer a commercial advantage on a competitor of the council; or
  - (iii) reveal a trade secret.
- (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

**24.4. 118-122 and 124 Brisbane Street Term Sheet**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(d), (e) and (g) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (d) commercial information of a confidential nature that, if disclosed, is likely to –
  - (i) prejudice the commercial position of the person who supplied it; or
  - (ii) confer a commercial advantage on a competitor of the council; or
  - (iii) reveal a trade secret.

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

- (g) proposals for the council to acquire land or an interest in land or for the disposal of land.

**24.5. Application for Leave of Absence by Councillor - Councillor R A I Marsden**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with section 17(2)(i) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (i) requests by councillors for leave of absence.

**24.6. Application for Leave of Absence by Councillor - Mayor, Councillor M K Garwood**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with section 17(2)(i) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (i) requests by councillors for leave of absence.

**24.7. End of Closed Session**

**25. NEXT COUNCIL MEETING DATE**

**The next Ordinary Meeting of Council will be held at 10.30am on 23 October 2025 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.**

**26. MEETING CLOSURE**