



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 11 JUNE 2026  
1:00 PM**

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: 11 June 2026

Time: 1:00 pm

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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

## 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)

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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.

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<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 28 May 2026 be confirmed as a true and correct record.

**5. COUNCIL WORKSHOPS**

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

**5.1. Council Workshop Report - 4 June 2026**

**FILE NO:** SF4401

**AUTHOR:** Keara Downey (Administration Officer- Governance Support)

**APPROVER:** Jane Lewis (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. Workshop conducted on 4 June 2026:

**PSA-LLP0018 - Rezoning of Land at 23 Racecourse Crescent, Launceston from Recreation Zone to Commercial Zone**

*Councillors undertook a site visit to 23 Racecourse Crescent, Launceston to discuss PSA-LLP0018 - Rezoning of Land at 23 Racecourse Crescent, Launceston from Recreation Zone to Commercial Zone.*

**Executive Leader Updates and General Business**

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

**Councillor Connect**

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

**Options for the Replacement of the e-Scooter Service**

Officers sought direction from Councillors regarding preferred option(s) for further exploration for the replacement of the current e-scooter service.

**St Leonards Village Masterplan - Draft Concepts**

Councilors received a presentation on the St Leonards Village Masterplan Project, outlining the scope, objectives, and design directions to inform the future planning and development of the St Leonards Activity Centre.

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

*Apologies:* Councillor T Walker, Councillor L 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 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**

**No Councillors' Leave of Absence Applications or Parental Leave Notifications have been identified as part of this Agenda.**

**7. COMMUNITY REPORTS**

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

**No Community Reports have been identified as part of this Agenda.**

**8. 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 - Rocelyn Ives - Heritage Protection for Heritage Places - 28 May 2026**

**FILE NO:** SF6381 SF0760 SF6440

**AUTHOR:** Keara Downey (Administration Officer- Governance Support)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 28 May 2026 by Rocelyn Ives, have been answered by the Coordinator Planning Assessments and the Team Leader of Executive Support.

***Question 1:***

Would Council look at this issue within the planning scheme and take steps to propose an interim protection clause is inserted into the planning laws to protect unlisted heritage places and precincts?

***Response:***

*Changes to the planning scheme are a matter for the State Government through the Land Use Planning and Approvals Act 1993. Heritage protections available to Council are only for those places of local historic heritage significance.*

*Interim or 'provisional entries' are only available through the Historic Cultural Heritage Act 1995, for places that are of historic cultural heritage significance to include on the State heritage register. Heritage Tasmania, is the authority for places listed on the Tasmanian Heritage Register, not Council.*

*Matters related to planning reform are the responsibility of the State Planning Office.*

**Question 2:**

What can be done to ensure planning decisions are based on knowledge of the sacredness of intact street scape protections?

**Response:**

*Council is currently undertaking the Local Heritage List Review, which includes reviewing and updating the list of local heritage places and precincts, and places of archaeological potential. Amendments to the planning scheme are underway for various precincts and places to recognise and protect the local historic heritage significance in accordance with the standards of the Local Historic Heritage Code.*

*Recent amendments include the Newstead Crescent Heritage Precinct, Mayne Street Heritage Precinct, and additions to the list of places of archaeological potential. Within the next 6 months it is also the intention of Council officers to recommend to Council up to 50 properties to be entered onto the local heritage places list and other local heritage precincts for Babbington, Trevallyn, and St Leonards.*

**Question 3:**

Could there be an induction phase for all newly elected councillors to be given some insight about the history and value of heritage as part of their requirement for representing the community?

**Response:**

*Newly elected Councillors will undertake an extensive induction within their first week following the declaration of the outcome of the election, including requirements of the Land Use Planning and Approvals Act 1993.*

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**ATTACHMENTS:**

1. ECM 5376093 v 1 Questions without notice - Heritage properties listed for development or demolition [8.1.1.1 - 2 pages]

**8.1.2. Questions on Notice by Members of the Public - Ros Lewis - Support for Creation of Climate Cost Fund - 28 May 2026**

**FILE NO:** SF6381 SF4729

**AUTHOR:** Keara Downey (Administration Officer- Governance Support)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 28 May 2026 by Ros Lewis, has been answered by the Executive Leader Strategy and Innovation.

**Question 1:**

Sydney Council has proposed that there will be a fund set up, rather than having to apply for grant after grant to fund climate expenses into the far future.

The innovation in the Sydney motion, and others like it, is that petroleum, gas, and coal companies should be compelled to contribute to a long-term fund that would go to councils.

As petroleum, gas, and coal companies are profiteering from our misery, will Launceston Council pass its own motion, as well as support those from Sydney and around the country, to urge the Australian Government to set up such a fund and make big polluters pay?

**Response:**

*The City of Launceston is part of a national sustainability network for local government, and the City of Sydney is also part of the network. Council Officers will research the City of Sydney motion and provide Councillors with further information for their consideration.*

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**ATTACHMENTS:**

1. Ros Lewis - Question on Notice - 5 May 2026 redacted [8.1.2.1 - 5 pages]

**8.1.3. Questions on Notice by Members of the Public - Robin Smith - Bus Stop Security and CCTV Funding - 17 May 2026**

**FILE NO:** SF6381 SF5511 SF4912 SF2306

**AUTHOR:** Keara Downey (Administration Officer- Governance Support)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 28 May 2026 by Robin Smith, have been answered by the Team Leader Governance and Information Services and the Senior Leader City Operations.

**Question 1:**

At the last meeting I asked a question, because it related to a matter on the agenda Council for some reason chose not to answer it and it was taken as a question on notice. I can not find the response to that question. I never got a response to that. Just wondered if that was oversight?

**Response:**

*Following a review of the meeting recording of 14 May 2026, Council officers noted that the matter regarding costs of security guards was raised in the form of a question; however, the Mayor did not formally take the question on notice during the meeting. While the question was not formally recorded as a question taken on notice, the enquiry has nevertheless been considered and is addressed below.*

**Question 2:**

Are you able to provide the costing of the security guards [placed at the St John Street Bus Interchange]? Is it in the order of \$3,000 a day, which is about a million dollars a year? Is that something that would help the Councillors make a decision on whether this service can run through to the end of the year?

**Response:**

*Current expenditure associated with security at the St John Street Bus Interchange is less than \$30,000 per month. Council made a decision on 14 May 2026 to extend security through until the end of 2026.*

**Question 3:**

CCTV and closed circuit television public safety cameras. I understand that the majority of CCTV cameras at the St John Street bus interchange were out of operation. This was reported in the paper when a trader tried to follow up an incident and found there was no footage.

I asked Council on 22 August 2024 if any cameras were out of order and was told only one was, but it now appears several were out particularly at the bus interchange.

I was referred to Metro, then to the Department of State Growth, who said Council is the body that receives funding for public safety cameras. When I came back to Council, I was told the system isn't for public safety, but for asset security only.

Council has received federal and state funding, and other agencies believe Council operates public safety CCTV, yet Council maintains public safety is not its role. I'm at a dead end, being referred from one body to another.

Who is responsible for ensuring these public safety cameras are operational, the Department of State Growth or Council? Where do I go to get this issue resolved?

**Response:**

*The Council owned CCTV cameras located at the St John Street bus stop are currently operational. As with all technical systems, individual cameras may be taken offline periodically for maintenance or repair.*

*The City of Launceston is responsible for the operation and maintenance of its CCTV network. The system supports Council's operational, asset and site management functions and may assist investigations where required.*

*An actively monitored public safety surveillance network would require dedicated real-time monitoring and operational response capability.*

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**ATTACHMENTS:**

1. ECM 5376425 v 1 Public Questions Without Notice - CCTV cameras on bus stops in St John Street - Smit [8.1.3.1 - 1 page]

**8.1.4. Questions on Notice by Members of the Public - Melissa Straughan -  
Copyright and Licensing Restrictions on QVMAG Collection - 2 June 2026**

**FILE NO:** SF6381, SF4607

**AUTHOR:** Lucas Lim (Team Leader Governance and Information Services)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 2 June 2026 by Melissa Straughan, have been answered by the Executive Leader Connections and Liveability.

**Question 1:**

Given that a faithful digital reproduction of a two-dimensional public domain artwork is widely recognised internationally as not creating a new copyright interest, what is the Council's legal basis for asserting copyright notices, licensing restrictions, or reproduction fees over digital scans of public domain works held by QVMAG?

**Question 2:**

How does the Council reconcile these restrictions with its stated objective of expanding access to culture and promoting Launceston's cultural assets?

**Question 3:**

Will the Council commit to reviewing and removing copyright claims, licensing restrictions and reproduction fees applied to digital reproductions of public domain artworks in QVMAG's collection, and instead adopt an open-access approach consistent with leading cultural institutions internationally, so that educators, researchers, historians, writers, artists, tourism operators and the wider community can freely share and promote Launceston's cultural heritage?

**Response:**

*Thank you for the questions.*

*In line with our Public Question Time Policy, receipt of these questions is acknowledged however, due to the short timeline between receiving the questions and the date for publishing the agenda for the 11 June 2026 Ordinary Council Meeting, a comprehensive response cannot be provided.*

*A detailed response to the questions will be published in the Agenda of the 25 June 2026 Ordinary Council Meeting.*

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**ATTACHMENTS:**

1. ECM 5378204 v 1 Questions on Notice - Copyright and licensing restrictions on QVMAG collection - Str [8.1.4.1 - 2 pages]

- 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-LLP0038 Mayne Street Local Heritage Precinct

**FILE NO:** PSA-LLP0038

**AUTHOR:** Jen Welch (Coordinator Planning Assessments)

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

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#### **DECISION STATEMENT:**

To decide whether to reject or agree to initiate and exhibit PSA-LLP0038 Mayne Street Heritage Precinct to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, in accordance with Sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

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

Applicant: City of Launceston

Area: As defined by the Newstead Crescent Heritage Precinct

#### **RELEVANT LEGISLATION:**

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

#### **RECOMMENDATION:**

That Council:

1. Initiate Draft Amendment PSA-LLP0038 for the Mayne Street Heritage Precinct in accordance with the following requirements of the *Land Use Planning and Approvals Act 1993*:
    - a. Section 40D, of its own motion initiates Draft Amendment PSA-LLP0038 to the Launceston Local Provisions Schedule to:
  2. Update LAU-Table C6.2 Local Heritage Precincts to include the Mayne Street Local Heritage Precinct as detailed in Attachment 1.
  3. Amend the Tasmanian Planning Scheme Local Provisions Schedule - Launceston maps to include the identified precinct as shown in Attachment 1 to this report.
-

4. Insert the datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets, as shown in Attachment 1 to this report; and
  - a. Section 40F, certifies Draft Amendment PSA-LLP0038 identified below and in Attachment 1.
  - b. Sections 40G and 40H, determines the period for public exhibition to be 28 days.

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**REPORT:**

**APPLICATION FOR PLANNING SCHEME AMENDMENT**

**1. INTRODUCTION**

The City of Launceston has prepared by its own motion, under section 37(1) and a section 40D(b) of the *Land Use Planning and Approvals Act 1993* (the Act), a scheme amendment to the Local Provisions Schedule. The detail of the amendment is as follows:

**PSA-LLP0038 - Mayne Street Heritage Precinct**

- a. Update LAU-Table C6.3 Local Historic Landscape Precincts to include the Mayne Street Heritage Precinct as detailed in the Datasheet in Attachment 1.

**LAUNCESTON LOCAL PROVISIONS SCHEDULE  
LOCAL HERITAGE PRECINCT**

LAU-Table C6.2 Local Heritage Precincts

<b>Reference Number</b>	<b>Town/Locality</b>	<b>Name of Precinct</b>	<b>Description, Statement of Local Historic Significance, Historic Heritage Values and Design Criteria / Conservation Policy</b>
LAU-C6.2.#	Invermay	Mayne Street	Refer to attached Datasheet LAU-C6.2.#

- b. Insert the datasheet for the Mayne Street Heritage Precinct listing within Appendix A: Local Historic Heritage Code Datasheets, as shown in Attachment 1 to this report; and
- c. Amend the Tasmanian Planning Scheme, Local Provisions Schedule - Launceston maps to include the Mayne Street Heritage Precinct in the Local Heritage Precincts as detailed in Attachment 2 of this report.



Figure 1 - Mayne Street Local Heritage Precinct extents

## 2. WHY IS THERE A NEED FOR LOCAL HERITAGE PRECINCTS?

The need for local heritage precincts is identified on Council's website as follows, "Local heritage is managed by Local Councils and protected under the *Land Use Planning & Approvals Act 1993* (LUPAA) and the *Tasmanian Planning Scheme*. Under Schedule 1 Part 2a of LUPAA, it is Council's duty to "conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value." These amendments contribute to the ongoing conservation of areas of significant architectural and historic interest.

The City of Launceston has committed to an ongoing review of the entirety of the municipality's local heritage listings to ensure:

1. Existing properties on the list are still culturally or historically appropriate to be maintained on that list;
2. Examine existing datasheets to ensure they reflect the existing character and situation of the site;
3. Remove properties which no longer hold cultural or historical values;
4. Add properties and heritage precincts onto the list that have cultural or historical significance; and
5. Add significant trees and places or precincts of archaeological potential.

The proposed amendment is consistent with Council's review and with Objective 2.3(b) of Council's Strategic Plan as follows: *Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.*

The Local Heritage Precincts are implemented through the Tasmanian Planning Scheme - Local Provisions Schedule. The Local Historic Heritage Significance of a Local Heritage Precinct can only be considered for development applications if it is listed in the Local Provisions Schedule. Where the following definitions of the Scheme are relevant and used throughout this assessment:

- **Local Heritage Precinct:** means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.
- **Local Historic Heritage Significance:** means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:
  - (a) its role in, representation of, or potential for contributing to the understanding of:
    - (i) local history;
    - (ii) creative or technical achievements;
    - (iii) a class of building or place; or
    - (iv) aesthetic characteristics; or
  - (b) its association with:
    - (i) a particular community or cultural group for social or spiritual reasons; or
    - (ii) the life or works of a person, or group of persons, of importance to the locality or region,
    - (iii) as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.

A Local Heritage Precinct varies from listings in the scheme for a Local Heritage Place or places on the Tasmanian Heritage Register; a precinct addresses the collective heritage values of the streetscape, where the latter only considers the values of an individual place.

There is currently a single Local Heritage Precinct within the Launceston Local Provisions Schedule; the listing is for the LAU-C6.2.1 Cimitiere Street Precinct. A second precinct, Newstead Crescent Heritage Precinct, was initiated by Council on 2 April 2026, has been publicly exhibited, and will be referred back to Council to consider representations shortly, prior to determination by the Tasmanian Planning Commission.

The two Local Heritage Precincts proposed as part of this amendment have been identified by Council's former Placemaking Team and previous heritage studies as having local historic heritage significance, and should be recognised and protected.

### **3. NEXT STEPS**

This report and associated attachments provide details of the proposed amendments and the location of the precinct. The strategic outcomes and legislative requirements are outlined below and detailed in Attachment 2, having regard to matters of Local, Regional and State importance.

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

- The amendment will be publicly exhibited for 28 days.
- The amendment may be brought back to a council meeting, where any representations received will be considered, and any recommendations or modifications can be made. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission does not approve the amendment.
- The Tasmanian Planning Commission will assess and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

A Q&A has been included in Attachment 3 in response to anticipated community queries about the Local Heritage Precincts. This Q&A has been prepared based on feedback received through the exhibition of the Newstead Crescent Heritage Precinct, and has been used to inform ongoing updates to Council's website heritage page and assist Council officers.

### **4. MAYNE STREET HERITAGE PRECINCT**

The following is an overview of the area proposed to be considered for the Mayne Street Heritage Precinct. The datasheet included in Attachment 2 includes the detail of the Local Historic Heritage of the Precinct.

The precinct is considered to have local heritage significance for various values including its local history, aesthetic characteristics, and its associations with persons of the locality. Sought-after for its unique location on the elevated 'Invermay Island', the Mayne Street Heritage Precinct in Invermay presents architectural forms ranging from Late Victorian, Federation, Inter-War and Post-War, in addition to present-day development. The Precinct is of historical significance in its ability to demonstrate a late nineteenth century subdivision within Launceston. The place exhibits modest residential life, particularly of the Federation and Inter-War era, in architectural styling of housing, and showcases a landmark quality educational institution in Invermay Primary School.



**Applicable planning provisions**

The proposed precinct area is currently mapped in various zones; predominantly the General Residential Zone, with areas of Community Purpose Zone, Utilities Zone, Open Space Zone, and Local Business Zone.

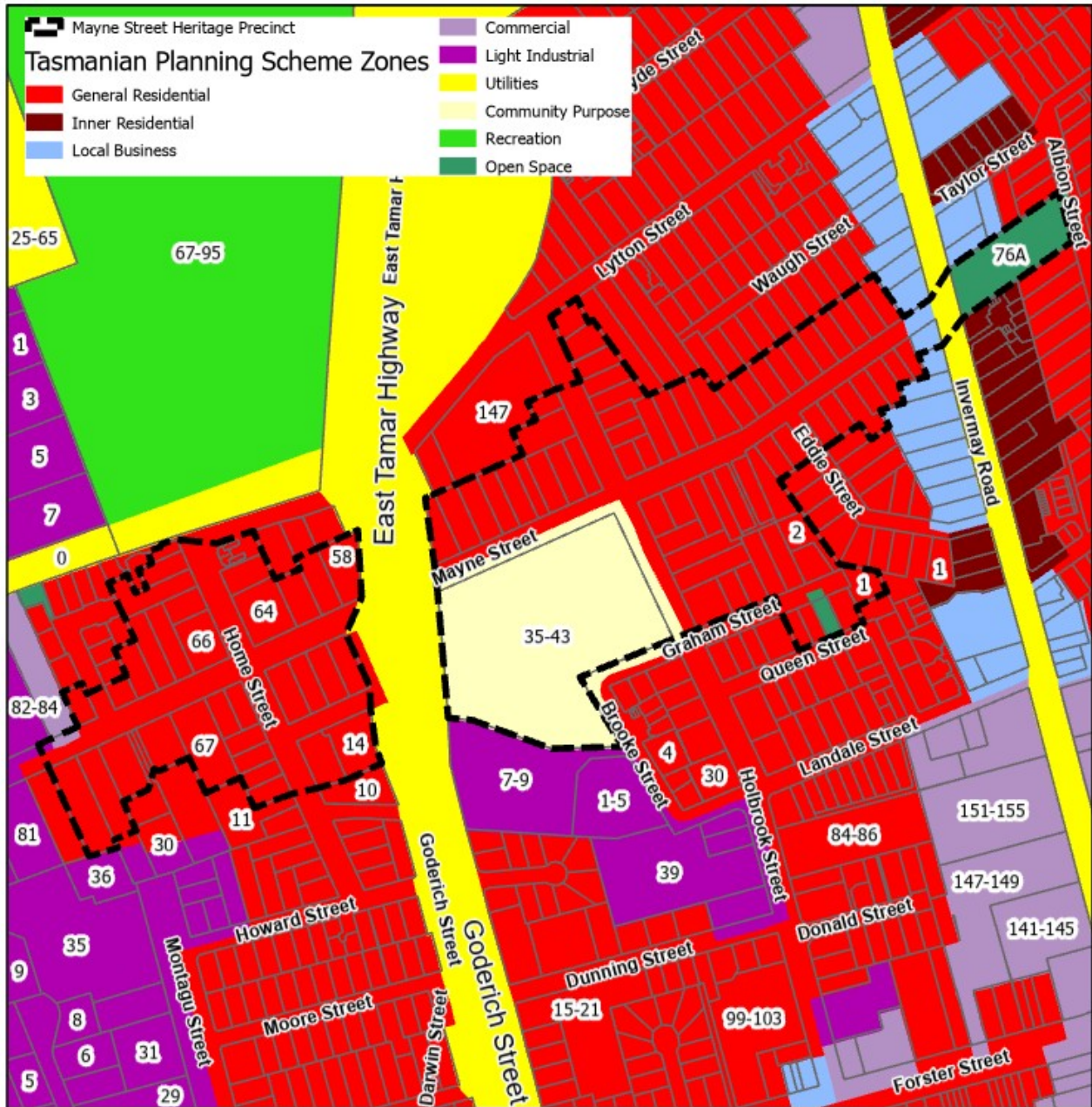


Figure 3: Zone Mapping of Mayne Street Local Heritage Precinct

Current overlay mapping for the following codes applies; Natural Assets Code, Landslip Hazard Codes, and Safeguarding of Airports Code. 35-43 Mayne Street is subject to the Local Historic Heritage Code as a Local Heritage Place. The entire precinct is mapped in the Invermay /Inveresk Flood Inundation Specific Area Plan.

## Surrounding land

The land for the proposed precinct is located centrally within Invermay on the elevated ridge running east-west, known as the "Invermay Island", and is divided centrally by East Tamar Highway.

The land on the western side of the East Tamar Highway is surrounded by a mix of industrial activities, utilities, and recreation land. On the eastern side of the Highway the use and development are typical to Invermay, a dense mix of residential, business, commercial and industrial activities. As identified in the datasheet the feature of the proposed precinct is its elevated topography within the flood plains of the Kanamaluka/ River Tamar and North Esk River.

## Consultation

Council engaged in targeted informal consultation by writing to all potentially impacted landowners. The consultation was as follows:

- 125 letters sent out.
- 5 responses received, these were generally enquiries and were positively in support of the review.

The following table summarised the matters raised and provides comment in response to these.

<b>COMMENT - Listing of properties not supported</b> <b>The Director of Housing responded that there was not support for social housing to be included within the precinct.</b>
<b>RESPONSE</b> All titles are currently developed that were queried. A further site visit and review was undertaken to establish the potential for future development of the land and whether this would impact on the heritage values of the local heritage precinct. The sites, predominantly on Weaving Place, are relatively new development that are not directly located on Mayne Street. Any potential future development was not considered likely to substantially contribute or diminish the local historic heritage significance of the precinct. In response the boundaries of the precinct were revised.
<b>COMMENT - Impact of mapping across property access only</b> <b>A query was made about how the listing would impact their property where only the access and driveway access to the property is to be listed.</b>
<b>RESPONSE</b> The standards of the Local Heritage Precinct would only apply to any development proposed in the area mapped. This query has been included in the Q&A included as Attachment 3.

## 5. PLANNING IMPLICATIONS

The proposed amendment to include the land in the Local Heritage Precinct will enable any future development in the precinct to be assessed in response to the standards of the Local Historic Heritage Code.

The Datasheet provides a description and the detail of the local historic heritage significance of the local heritage precinct to meet the definitions of the Tasmanian Planning Scheme and has been prepared in accordance with the Tasmanian Planning Commission, Practice Note 8.

The following standards of the Tasmanian Planning Scheme will apply, if not otherwise exempted through Section 4.0 of the scheme, or as detailed in Table C6.4.1 for Development within a Local Heritage Precinct:

- C6.7.1 Demolition within a local heritage precinct - A1 or P1
- C6.7.3 Buildings and works, excluding demolition - A1, or P1.1 and P1.2; A2 or P2.
- C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct - P1.
- C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts.

The objectives of the standards essentially enable assessment of whether applications for demolition, buildings and works including new fences, subdivision, and signage in mapped areas would have an unreasonable impact on the local historic heritage significance of the precinct. If the development does not meet the Acceptable Solution it is considered in response to the performance criteria which requires regard to the characteristics of the precinct as detailed in the datasheets. The standards for the Local Heritage Precinct do not require an applicant to provide the advice of a suitably qualified person with an application.

With the exception of subdivision, for all applicable standards there are Acceptable Solutions. Accordingly, future development may not require a permit application in accordance with provision 6.6 No Permit Required Use or Development of the Planning Scheme.

A new dwelling or any visible works that would require a permit would need to demonstrate that they are compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters that would be considered would include:

- streetscape or town values
- the character and appearance of the surrounding area
- height and bulk of other buildings in the surrounding area
- setbacks of other buildings in the surrounding area
- and any relevant design criteria identified in the datasheets.

Council's Fees and Charges 2025/26 includes \$0 fees for the following Planning assessments:

- Heritage only residential application (where the heritage code is the only trigger for an application) - Advertising Fee only.

The fees for 2026/27 Financial Year include a fee waiver for non-contributory properties within a heritage precinct.

In summary, the amendments would provide greater protection of established developed urban areas that have been identified as a precinct of collective heritage value. Development could proceed without a permit application if it meets exemptions or no permit required standards, detailed heritage impact assessment reporting is not mandatory, and fee waivers are provided to an Applicant where the Local Heritage Precinct Standards are the only applicable standards for residential development.

## 6. STRATEGIC AND LEGISLATIVE OUTCOMES

The following strategic and legislative outcomes are consistent for both proposed amendments.

### 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 the *Land Use Planning and Approvals Act 1993* (LUPAA).

#### ***Regional Land Use 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.

Goal 2 of the NTRLUS is to promote liveability, and the strategic direction to achieving this is to 'Promote local character values', which will be achieved by the following 'Promote local identification and protection of unique character'.

The detailed assessment against the relevant principles, policies and actions of the NTRLUS is provided in **Attachment 3** to this report.

#### ***Launceston Heritage Study 2007***

The Launceston Heritage Study 2007 was prepared by Paul Davies for City of Launceston and includes an inventory of Places of local heritage significance including heritage precincts. Both the Newstead Crescent and Mayne Street precincts are recommended for inclusion as heritage precincts. The study includes a description of each precinct, a summary of significance, policy recommendations, aerial imagery over time and mapping of the precinct boundaries.

The recommendations of the study have been used to inform further investigation into the precinct by Council's heritage officers and has formed the basis of the datasheets that form the proposed amendment.

### ***Launceston National Estate Conservation Study 1977***

In 1975, the City of Launceston applied for National Estate funds with which to conduct a conservation study of the city. A grant for this purpose was subsequently received, and a brief for the study was drawn up and approved. Work on the study began early in 1976.

The objectives of the study were:

1. To identify all features considered to be of National Estate significance in the Urban Launceston area.
2. To recommend ways in which the preservation, protection and enhancement of identified features may best be achieved.
3. To win community acceptance and support for the necessary conservation policies.

Mayne Street was specifically identified within the study as maintaining National Estate significance. The report recommended a special survey of East Launceston / Newstead to determine outstanding residences.

### ***City of Launceston Corporate 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 2** includes an assessment against the Corporate Strategic Plan.

### **Statutory Considerations**

#### ***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. **Attachment 2** provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

#### ***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 will be notified should the amendment be initiated.

### **7. CONCLUSION**

The amendment is considered necessary to ensure that the development in Local Historic Precincts can occur in a reasonable manner that preserves and protect significant cultural heritage.

The implementation of the local heritage precincts is consistent with the vision for Launceston as articulated through the goals of Council's Strategic Plan. The draft amendments have been through early consultation, and there will be further opportunities for consultation through the assessment process. The amendments are found to be consistent with the regional land use strategy, the Tasmanian Planning Policies and the objectives of the *Land Use Planning and Approvals Act 1993*.

**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. PSA-LLP0038 - Planning Scheme Amendment [11.1.1 - 22 pages]
2. PSA-LLP0038 - Strategic and Legislative assessment [11.1.2 - 10 pages]
3. PSA-LLP0034 - Q&A [11.1.3 - 4 pages]

**11.2 PSA-LLP0018 - Rezoning of land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone.**

**FILE NO:** PSA-LLP0018

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

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

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**DECISION STATEMENT:**

To decide whether to reject or agree to initiate and exhibit proposed Amendment PSA-LLP0018 to the Launceston Local Provisions Schedule at 23 Racecourse Crescent, Launceston pursuant to the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

Applicant: 6ty  
Area of the Site: 23 Racecourse Crescent, Launceston (CT 176749/1)  
Existing Zones: Recreation Zone  
Existing Use: Sports and Recreation  
Receipt Date: 03 October 2023

**RELEVANT LEGISLATION:**

*Land Use Planning and Approvals Act 1993*

**PREVIOUS COUNCIL CONSIDERATION:**

Council – 3 April 2000 - Amendment 043 (DA0065/2000): Combined rezoning application

**RECOMMENDATION:**

That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0018 to the Launceston Local Provisions schedule to:
  - (a) rezone land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone, as illustrated in Figure 1.

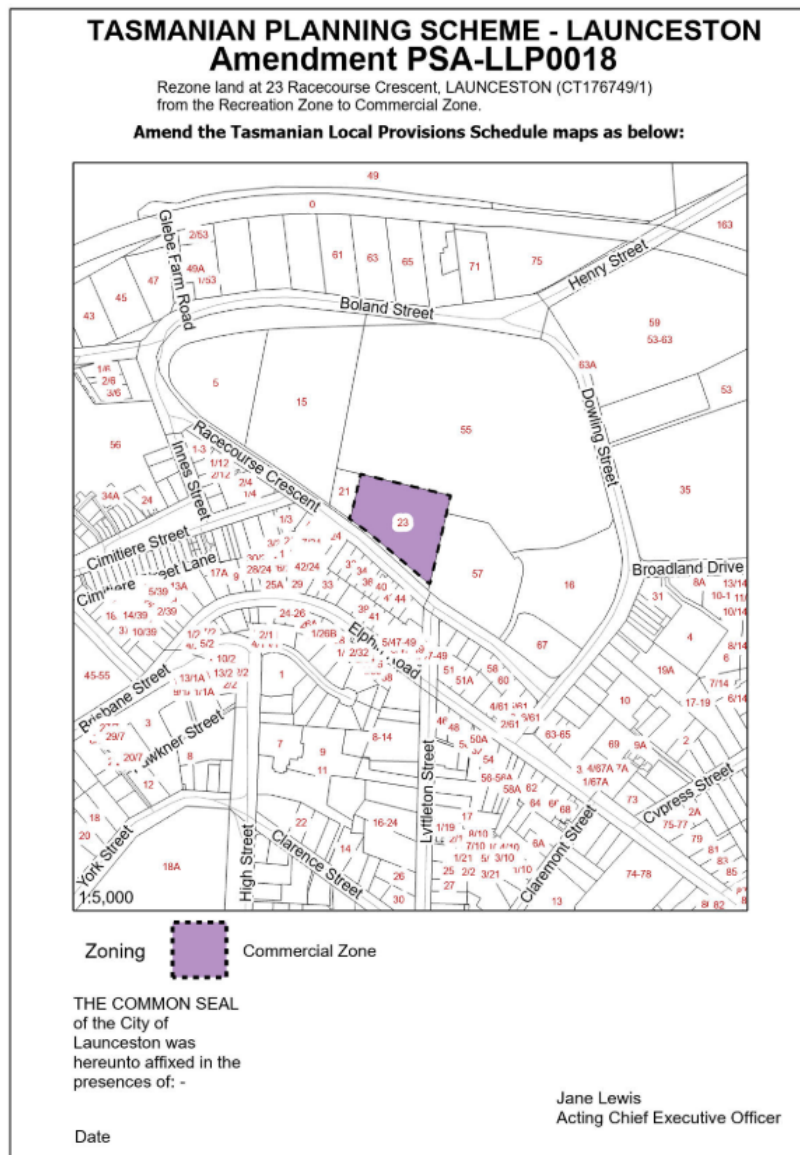


Figure 1: Instrument 1 – Proposed Rezoning

**REPORT:**

**APPLICATION FOR PLANNING SCHEME AMENDMENT**

**1. EXECUTIVE SUMMARY**

6ty Pty Ltd has lodged an application under section 37 of the *Land Use Planning and Approvals Act 1993* (the Act) for an amendment of the Local Provisions Schedule (LPSs) planning scheme amendment to rezone land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone. The area proposed to be rezoned is approximately 9836sqm.

The proposed amendment has been considered against the relevant requirements of the Act and applicable strategies, including a retail assessment for the subject site, which supports the conclusion that the subject site can accommodate future retail space to address the increasing demand for additional floor space.

### **1.1 Planning History**

Historically, the subject site, and the adjoining 21 Racecourse Crescent, Launceston Plaza (5 and 15 Racecourse Crescent) sites were zoned Public Reserve under the 1956 Planning Scheme. Under the 1983 Planning Scheme, Launceston Plaza was rezoned to "District Business" and has subsequently remained within a Commercial Zone under the 2012, 2015, and 2022 planning schemes, with 21 Racecourse Crescent also being incorporated into the Commercial Zone under the 2015 Planning Scheme.

In contrast, the subject site has consistently remained within the Recreation Zone and has been in private ownership. The site has been the subject of multiple approved development applications involving the construction of buildings, as well as alterations and additions, including changes of use from indoor/outdoor sports, mini golf and sports shop activities to a fitness centre, and the installation of a takeaway coffee container. Notwithstanding these approvals, the underlying zoning of the subject site remains Recreation Zone, with the prevailing use classification continuing to align with sports and recreation purposes.

### **1.2 Current Site Conditions**

The subject site is an irregular-shaped lot with an area of 9836sqm and a frontage of approximately 130m to Racecourse Crescent, served by a single vehicle access point. The site contains two registered drainage easements, comprising a 1.2m wide easement along the northern side boundary and a 1.5m wide easement along the eastern side boundary.

The site is currently under the private ownership of Merost Pty Ltd, who are also the owners of the adjoining Kmart Plaza site at 15 Racecourse Crescent. The subject site contains an existing building with a gross floor area of approximately 4700sqm, which is currently occupied by the Launceston Institute of Fitness & Training (LIFT). The use comprises a fitness centre and associated services, including personal training, fitness coaching, nutrition services, sports physiotherapy, and remedial and rehabilitation massage.

The site includes a sealed car parking area with a capacity of approximately 41 car parking spaces, with additional overflow parking capacity of approximately 56 spaces located to the southeast of the site. The site also accommodates a takeaway coffee container and includes varied landscaping along the Racecourse Crescent frontage.

A planning permit was issued on 14 November 2025 (D0383/2025) for additional development, including building extensions comprising new amenities, a recovery centre, plunge pools and sauna facilities, as well as a group fitness room, cardio zone, and increasing the size of the existing Pilates room. The approved works also include reconfiguration of the existing car parking layout, the provision of 56 additional car parking spaces, a second exit-only crossover, and a pedestrian footpath connection to Racecourse Crescent.

### **1.3 Surrounding Context**

The subject site is located adjacent to the Commercial Zone to the northwest, including 5, 15, and 21 Racecourse Crescent and the properties along Boland Street.

The site also adjoins the Recreation Zone to the north and east, and the General Residential Zone to the south.

The surrounding locality to the northwest and far northwest supports a number of commercial businesses, including bulky goods sales, general retail and hire services, warehouses, and offices with vehicle access and onsite customer parking. To the east and north of the site is a sporting complex comprising tennis courts, cricket grounds, and the Elphin Sports Centre.

To the south, particularly adjacent to the frontage of the subject site, the area is developed with single dwellings, visitor accommodation, and a motel. The frontage of the site is separated by large trees within the road reserve.

## **2. RATIONALE FOR SUPPORTING THE AMENDMENT**

### **2.1 Purpose of the Amendment**

The purpose of this amendment is to rezone the subject site having regard to its location adjoining an established commercial precinct containing existing retail and bulky goods development, and its suitability for commercial development within the relevant activity centre hierarchy of the municipality, as identified in the Map D.1 Regional Framework Plan.

The amendment is supported by a Retail Assessment prepared by Urban Enterprise, which analyses the characteristics of the site and the existing activity centre hierarchy within the municipality. The Retail Assessment identifies a demonstrated undersupply of retail floor space within the surrounding area and supports the suitability of the site for future retail development.

An analysis of Recreation Zone land within the Launceston local government area has identified that the majority of land within the zone is either Council-owned or Crown land, including privately owned land operated by sporting clubs and associations. In this context, the proposed rezoning affects only a limited extent of privately owned Recreation Zoned land.

The land proposed for rezoning comprises approximately 9,910sqm, representing around 0.6% of privately owned Recreation Zone land (163.7ha) and approximately 0.7% of Recreation Zone land owned by the Crown or Council within the Launceston local government area. In the broader context, the proposal represents approximately 0.3% of all Recreation Zone land within the Launceston local government area. Accordingly, the proposal results in a relatively minor reduction in the overall extent of Recreation Zoned land.

The subject site adjoins land within the Commercial zone and forms part of an established urban area that complements the existing retail activity along Racecourse Crescent. In this regard, the amendment supports a coordinated extension of commercial activity within the urban context and ensures that the proposed rezoning is consistent with the existing land use pattern.

## 2.2 Why the Commercial Zone is Preferred?

The proposed Commercial Zone provides for a mix of commercial activities, including the redevelopment of the subject site for uses and services that complement the existing activity centre. The zone supports a diverse range of land uses, including developments requiring large floor areas and high level of vehicle access and customer parking to support operational requirements.

The Commercial Zone also facilitates use and development that supports and does not compromise or distort, the role of other activity centres in the activity centre hierarchy. In this regard, the submitted Retail Assessment identifies a demonstrated demand for additional retail floor space and supports the expansion of retail functions within this locality without adversely affecting the broader activity centre hierarchy.

Rezoning the site to Commercial Zone is consistent with the intent of the Planning Scheme to encourage commercial and mixed-use outcomes within well located urban areas adjoining existing activity centres. The amendment will:

- Enable redevelopment opportunities associated with the Launceston (Kmart) Plaza activity centre, with the subject site located immediately east of the plaza.
- Support efficient land use outcomes and encourage continued investment within an established commercial precinct, while enabling the continuation and expansion of existing lawful commercial or recreation activities.
- Respond to the identified demand for additional retail floor space, having regard to the analysis and supportable floor area identified within the Retail Assessment.
- Improve planning certainty for the landowners and facilitate the coordinated future development of land integrated with the existing Kmart Plaza activity centre.

No alternative zoning was considered appropriate, as the Commercial Zone is the most suitable having regard to the site's location, its relationship to the Launceston (Kmart) Plaza activity centre hierarchy, and the coordinated extension of commercial activity along Racecourse Crescent.

- The Urban Mixed Use Zone was not considered appropriate, as it does not align with the relevant activity centre hierarchy and is not a prevailing zone within the locality.
- The Local Business Zone would align more directly with the landowners' interest in retail development; however, the site does not satisfy the application guidelines for the Local Business Zone.
- The General Business Zone was not considered appropriate, as it is not a prevailing zone within the locality and the site is not situated within a major activity centre in the municipality.

## 2.3 What changes to the existing recreation facility in the Recreation Zone

The proposed rezoning amendment is not expected to affect existing site operations or the current approved development, as outlined in Section 1.2 of this report. The existing Sports and Recreation use class currently benefits from no permit required and permitted status under the existing zoning provisions. Under the proposed zoning framework, however, the use would become discretionary.

Notwithstanding this change, the Tasmanian Planning Scheme provides a pathway for existing uses under Clause 7.2.1, where future development associated with a discretionary use may still be treated as permitted, provided the development does not result in a substantial intensification of the existing use. The proposed zoning framework therefore continues to support the ongoing operation of the site and future redevelopment opportunities associated with Sports and Recreation activities.

The proposed Commercial Zone provides slightly greater flexibility for building heights, allowing an additional 2m compared to the current Recreation Zone. Both zones require similar street frontage setbacks and include provisions relating to setbacks adjoining residential zones, particularly the General Residential Zone land to the south of Racecourse Crescent.

The site has approval to operate 24 hours a day, seven days a week. Any future use or development would still be required to comply with planning provisions relating to operating hours, deliveries, and loading activities.

The current zoning also allows additional discretionary uses, some of which are also permitted within the proposed Commercial Zone, including General Retail and Hire use where they are associated with sports and recreation activities or for a market.

Overall, the proposed rezoning is not considered likely to significantly alter the existing recreational context of the site. Future use and redevelopment would remain subject to frontage setbacks and residential interface controls, which will continue to protect nearby residential amenity. The site already contains an existing building, parking area, and established vegetation along the frontage, which provides separation from adjoining residential properties.

### **3. NEXT STEPS**

If the proposed planning scheme amendment is agreed to, 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 or major modifications are required. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission does not approve the amendment.
- The TPC will assess and decide whether to approve the amendment, approve the amendment with modifications, or reject the amendment.

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.

### **4. ZONING AND OVERLAYS**

The following zones and overlays currently apply to the site:

- Aerial map of the site
- Recreation Zone
- Landslip Hazard
- Airport Obstacle Limitation Area



Figure 1: Subject site (Source: SAM Mapping)

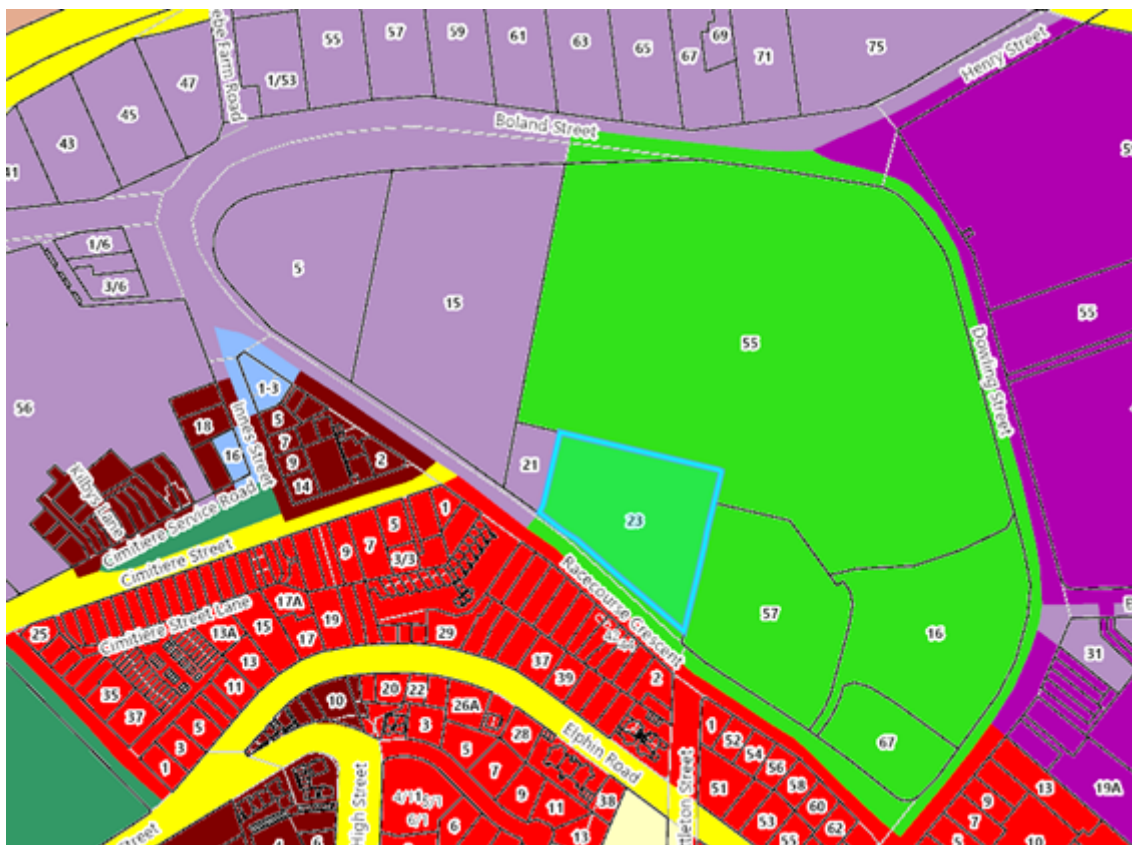


Figure 2: Subject site and existing zoning (Source: SAM Mapping)



Figure 3: Landslip Hazard - Low landslip hazard band (Source: SAM Mapping)



Figure 4: Airport obstacle limitation area - 316m AHD (Source: SAM Mapping)

**Note:** *The site is subject to an amendment initiated by the Council that is currently under consideration by the Tasmanian Planning Commission, PSA-LLP0029 Flood Levee Protected Areas SAP (Draft SAP).*

*As currently endorsed by the Council, the land is identified within the Medium and High Flood Risk Precincts and is subject to applicable use and development standards. Should the Tasmanian Planning Commission approve the Draft SAP as endorsed, this may result in some limitations applying to the site. However, the standards of the Draft SAP are not considered to unreasonably affect the amendment that is the subject of this report.*

## **5. STRATEGIC OUTCOMES**

### **5.1 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 the *Land Use Planning and Approvals Act 1993 (LUPAA)*.

#### **5.1.1 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 falls within Urban Growth Area.

The detailed assessment against the relevant principles, policies and actions of the NTRLUS is provided in **Attachment 2** to this report.

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

The City of Launceston Strategic Plan 2025-2035 (LSP) is prepared under the Local Government Act 1993 (Tas). The detailed assessment against the principles and goals of the LSP is provided in **Attachment 2** to this report.

#### **5.1.3 Northern Tasmania Sports Facility Plan - 2023**

The assessment against the Northern Tasmania Sports Facility Plan - 2023, is provided in **Attachment 2** to this report

#### **5.1.4 State Policies**

A detailed assessment against the relevant state policies is provided in **Attachment 2** to this report.

## **5.2 Statutory Considerations**

### **5.2.1 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.

**Attachment 2** provides detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

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

The application was referred to TasWater under section 56S (1) of the Water and Sewerage Industry Act 2008. TasWater has issued its Submission to Planning Authority Notice (TWDA 2024/00161-LCC) dated 06/02/2024, with no objection to the draft amendment.

### **5.2.3 Landowner Consent**

The land is registered to Merost Pty Ltd and consent was provided on 12/07/2023 by the director of Merost.

## **6. CONCLUSION**

The proposed planning scheme amendment seeks to change the zoning at 23 Racecourse Crescent, Launceston, from the Recreation Zone to the Commercial Zone.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Acts 1993*, the intent of the Tasmanian Planning Scheme – Launceston, and is consistent with the *Northern Tasmanian Regional Land Use Strategy* and State Policies. It is recommended that Council acting as the Planning Authority initiate the amendment to enable public exhibition and determination by the Tasmanian Planning Commission.

### **RISK IMPLICATIONS:**

Not considered relevant to this report.

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

The Tasmanian Planning Scheme 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*

### **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. PS A- LL P 0018 Attachment 1 Map [**11.2.1** - 1 page]
2. PSA LLP0018 ATTACHMENT 2 Strategic Assessment [**11.2.2** - 14 pages]
3. PS A- LL P 0018 Tas Water - Submission to Planning Authority Notice [**11.2.3** - 1 page]
4. PS A- LL P 0018 - Application Documents [**11.2.4** - 113 pages]

## 12. ANNOUNCEMENTS BY THE MAYOR

### 12.1. Mayor's Announcements

FILE NO: SF2375

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#### Wednesday 22 April 2026

- Attended Launceston Art Society 5 Days in April Exhibition – Legacy House, Launceston
- Community meeting with City Mission CEO Jo Fearman – Town Hall, Launceston

#### Thursday 23 April 2026

- Attended Cancer Council Tasmania Australia's Biggest Morning Tea Launch – Boathouse, Launceston
- Council Workshop – Town Hall, Launceston

#### Friday 24 April 2026

- Officiated Aged and Disability Expo – Tramsheds, Launceston

#### Saturday 25 April 2026

- Officiated ANZAC Day Service – Cenotaph, Launceston
- Attended AFL, Hawthorn v Gold Coast Suns – UTAS Stadium, Launceston Monday 27 April 2026
- Media: ABC Northern Tasmania, Northern Recreation Hub Mowbray changing rooms
- Attended Tasdance Young Hearts, Big Futures – St Lukes, Launceston

#### Tuesday 28 April 2026

- Attended International Workers' Memorial Day – Elizabeth Gardens, Launceston

#### Wednesday 29 April 2026

- Community meeting with Elders Commercial – Maple Café, Launceston
- Officiated Citizenship Ceremony – Albert Hall, Launceston

#### Thursday 30 April 2026

- Community meeting with JackJumpers CEO Trent Jacobs and Tasmania Jewels Head Coach Claudia Brassard – Town Hall, Launceston
- Council Meeting – Town Hall, Launceston
- Attended Hospitality Tasmania and Tourism Industry Council Tasmania (TICT) Future of Our Industries event with Premier Rockliff – Rupert & Hound, Launceston

#### Friday 1 May 2026

- Community meeting regarding street trees – Newstead, Launceston
- Officiated Individual Citizenship Ceremony – Carmelite Monastery, Launceston
- Attended children's book launch, Kath's Place – Sacred Heart Primary School, Launceston

#### Saturday 2 May 2026

- Officiated Launceston Central Love Launnie Launch – CBD, Launceston
  - Attended Luri & Co label launch – Silos, Launceston
-

**Sunday 3 May 2026**

- Attended Geek Out Pop Culture Market – Lilydale Hall, Lilydale
- Officiated Brixhibition – Launceston Conference Centre, Launceston

**Monday 4 May 2026**

- Attended St Florian's Day Service – Paterson Street Fire Station, Launceston
- Attended CEO Performance Review Committee Meeting – Online

**Tuesday 5 May 2026**

- Attended meeting with Federal Senators Wendy Askew and James McGrath – Town Hall, Launceston

**Wednesday 6 May 2026**

- Participated in Federal Senator Local Government Roundtable with Wendy Askew and James McGrath – Senator Askew's Office, Launceston
- Media: Carr Villa Mother's Day Memorial
- Media: 7NEWS Tasmania, wood smoke

**Thursday 7 May 2026**

- Council Meeting – Town Hall, Launceston

**Friday 8 May 2026**

- Media: ABC Northern Tasmania, wood heaters
- Officiated Mother's Day Memorial Service – Carr Villa, Launceston

**Saturday 9 May 2026**

- Attended Agfest – Quercus Park, Carrick

**Monday 11 May 2026**

- Media: The Guardian, Keep Australia Beautiful National Awards

**Wednesday 13 May 2026**

- Officiated Launceston Church Grammar school visit – Town Hall, Launceston
- Stakeholder meeting with Traders in Purple – Online
- Attended CEO Performance Review Committee Meeting – Online

**Thursday 14 May 2026**

- Council Workshop – Town Hall, Launceston

**Friday 15 May 2026**

- Community meeting with The Mum Connection – Town Hall, Launceston
- Participated in The BROADcast – Town Hall, Launceston
- Media: The Examiner, Keep Australia Beautiful National Awards
- Officiated Keep Australia Beautiful National Awards Welcome Dinner – The Oak, Launceston

**Saturday 16 May 2026**

- Officiated Keep Australia Beautiful National Awards – Albert Hall, Launceston

**Sunday 17 May 2026**

- Officiated and participated in The Distinguished Gentleman's Ride – Launceston

**Monday 18 May 2026**

- Attended Northern Suburbs Community Centre Biggest Morning Tea – Newnham, Launceston
- Participated in Federal Minister Jess Walsh Roundtable – Bread + Butter, Launceston

**Tuesday 19 May 2026**

- Media: Fox Footy, Jon Ralph, Hawthorn

**Wednesday 20 May 2026**

- Attended National Road Safety Week "Let's Talk Road Safety" – Road Safety Centre, Launceston
- Attended Federal Men's Health Committee Meeting – Jess Teesdale Office, Launceston
- Attended Australian Musical Theatre Festival Opening Night – Albert Hall, Launceston

**Thursday 21 May 2026**

- Attended Clifford Craig Research Appeal Launch – Launceston General Hospital, Launceston
- Council Workshop – Town Hall, Launceston
- Attended AFL, Hawthorn v Adelaide Crows – UTAS Stadium, Launceston

**Friday 22 May 2026**

- Media: LAFM Breakfast, Hawthorn
- Media: SEN, Hawthorn
- Meeting with State representatives Nick Duigan, Michael Ferguson and Rob Fairs regarding Lilydale State Government funding commitments – Online
- Community meeting regarding local events – Town Hall, Launceston
- Officiated and participated in Australian Musical Theatre Festival Foyer Door Concert – Town Hall, Launceston
- Attended State Budget Lunch – Tramsheds, Launceston

**Saturday 23 May 2026**

- Participated in and attended Rocherlea Football Club Aboriginal Round and Long Walk – Launceston

**Sunday 24 May 2026**

- Officiated 2026 Tasmania Super440 – Symmons Plains Raceway

**Tuesday 26 May 2026**

- Media: 7NEWS Tasmania, antisocial behaviour

**Wednesday 27 May 2026**

- Attended NOSS Disability and Support Services site visit – Launceston

**Thursday 28 May 2026**

- Council Meeting – Town Hall, Launceston
- Attended Uni Revue: *The Rockliff Show* – Albert Hall, Launceston

**Friday 29 May 2026**

- Attended Mastery Schools Australia Grand Opening – UTAS Newnham Campus, Launceston
- Media: 7NEWS Tasmania, scooters
- Attended Tamar Valley Film Festival 2026 Launch – SOTA, Launceston

**Saturday 30 May 2026**

- Officiated *Beautiful Tendencies* Exhibition – QVMAG, Launceston
- Officiated Fungi the Festival Opening Night – Du Cane Brewing, Launceston

**Sunday 31 May 2026**

- Officiated McGrath Launceston Running Festival – Launceston

**Monday 1 June 2026**

- Media: ABC Northern Tasmania Breakfast, Royal Park Toilets
- 

**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.)*

**14. QUESTIONS BY COUNCILLORS**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 34 and 35*

**14.1. Questions on Notice by Councillors**

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

**14.1.1. Questions on Notice by Councillor T G Walker - Demolition of 180 George Street, Launceston - 28 May 2026**

**FILE NO:** SF2375

**AUTHOR:** Keara Downey (Administration Officer- Governance Support)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 28 May 2026 by Councillor T G Walker, have been answered by the Executive Leader Community Assets and Design.

**Question 1:**

What efforts did Launceston Council make, bearing in mind our commitment to waste reduction and climate change initiatives, to repurpose the materials generated as a result of the demolition of the building at 180 George Street, also known as Rangitukia?

**Response:**

*The planning permit was issued with a note recommending that any heritage features and other serviceable components are salvaged for re-use, and/or recycled in an appropriate manner that contributes to a reduction in landfill and lessens the demand for manufacture of new materials.*

**Question 2:**

What steps is Council taking to address the now twenty year old list, which includes around 900 properties in Launceston identified as historically significant, and to ensure these properties are further considered for inclusion on the local heritage register?

**Response:**

*Over the past two years, Council has progressed planning scheme amendments aimed at increasing the number of local heritage places and heritage precincts. Recently approved amendments have added 38 properties to the local heritage list and included two places of archaeological potential. Current heritage amendments include the proposed Newstead Crescent and Mayne Street Heritage Precincts. Within the next few months Council officers will recommend to Council a further 25 individual properties to be listed as local heritage places and additional local heritage precincts for Babbington, Trevallyn, and St Leonards will follow.*

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**Question 3:**

How can the public be assured that they can have a say in future demolitions where properties may be recognised as having heritage value, but no advertising is triggered, and is there any way Council can be more proactive in liaising with the community regarding demolitions of properties that are not currently heritage listed?

**Response:**

*There is no statutory requirement to publicly notify the demolition of properties that are not heritage listed, and Council cannot impose additional notification requirements. The most effective way for the community to influence the protection of buildings with heritage value is through the heritage listing process, which provides opportunities for public representation.*

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**ATTACHMENTS:**

Nil

**14.1.2. Questions On Notice by Councillor A J Britton - Flood Mitigation Report - 28 May 2026**

**FILE NO:** SF2375

**AUTHOR:** Catherine Searle (Senior Leader City Infrastructure)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 28 May 2026 by Councillor A J Britton, has been answered by the Senior Leader City Infrastructure.

***Question 1:***

We've had Mr Andrew Duncan working on the Flood Mitigation Report for about six months now, has there been any update on when we may receive a progress report?

***Response:***

*The project is still in the early scoping and planning stage, and officers intend to bring a report to Council in July 2026 with an update on the governance arrangements for the project.*

*We brought a report to Council on 14 May 2026 advising of the approval of the Implementation Plan by the National Emergency Management Authority, and seeking Council's endorsement of execution of the grant funding deed for \$540,000 from the Federal Government's Disaster Ready Fund Round 3. This grant deed has now been executed enabling receipt of the grant funding.*

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**ATTACHMENTS:**

Nil

**14.1.3. Questions On Notice by Councillor A G Harris - Welcome to Launceston  
Artwork - 28 May 2026**

**FILE NO:** SF2375

**AUTHOR:** Keara Downey (Administration Officer- Governance Support)

**APPROVER:** Jane Lewis (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 28 May 2026 by Councillor A G Harris, has been answered by the Team Leader Community Place.

***Question 1:***

In relation to the 'Welcome to Launceston' artwork being installed on the Southern Outlet, are you able to provide a date for when it is likely to be installed and commissioned?

***Response:***

*The Launceston Northern Gateway project is currently programmed for installation between 25 August and 3 September 2026, with practical completion and commissioning expected in early September 2026.*

*Council will be advised if the anticipated completion date changes.*

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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.**

**16. COMMITTEE REPORTS**

**No Committee Reports have been identified as part of this Agenda.**

**17. CONNECTIONS AND LIVEABILITY (INCLUDING QUEEN VICTORIA MUSEUM AND ART GALLERY)**

**17.1. Event Grant Assessment Panel - Terms of Reference**

**FILE NO:** SF0984

**AUTHOR:** Laura Keith (Gastronomy Designation Officer)

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

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**DECISION STATEMENT:**

To consider the approval of the Event Grant Assessment Panel - Terms of Reference.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

*Local Government (Meeting Procedures) Regulations 2015*

**PREVIOUS COUNCIL CONSIDERATION:**

Council Meeting – 16 April 2026 – Event Grants Program Update

The draft Terms of Reference were previously referenced in the Council Meeting held on 16 April 2026 as part of the Event Grants Program update, where Council noted that the draft Terms of Reference would be presented to a future Council Meeting for consideration and adoption.

**RECOMMENDATION:**

That Council:

1. approves the updated Event Grant Assessment Panel - Terms of Reference (05-Plx-018, ECM Doc Set Id 3414369) as follows:

**Event Grant Assessment Panel - Terms of Reference**

For governance purposes, these Event Grant Assessment Panel is established as a Special Committee of Council under section 24(1) of the *Local Government Act 1993* (Tas), however it operates as an assessment panel convened for specific funding processes rather than as a standing advisory committee.

The panel operates in accordance with the Outgoing Grants Policy and Event Grants Program Guidelines.

**PURPOSE:**

The Event Grants Assessment panel members provide transparent, consistent and merit-based assessment of event grant applications in accordance with the Outgoing Grants Policy and Event Grants Guidelines and make funding recommendations to Council.

**OBJECTIVES:**

The objectives of the Event Grants Assessment Panel is to:

- Assess applications against published assessment criteria and in accordance with the grant guidelines in a fair, consistent and timely manner
- Apply a proportionate, risk-based approach to assessment
- Participate in moderation processes to ensure consistency in approach to assessment.

**PANEL COMPOSITION:**

The Panel will comprise:

- up to three (3) Council officers with relevant expertise from across:
  - Prosperity and Innovation
  - Stakeholder Experience
  - Community Place and Community Wellbeing
- up to two (2) Councillors
- one (1) non-scoring Probity Officer

**COUNCILLOR PARTICIPATION:**

A pool of up to four (4) Councillors may be nominated by Council to participate in assessment panels ensuring availability where conflicts of interest arise or a Councillor is unavailable to participate in a round.

**OFFICER PARTICIPATION:**

Council officers will be selected based on subject matter expertise and may vary between funding rounds, based on expertise, availability and management of conflicts of interest. Officers responsible for the administration of the Event Grants Program, including the Team Leader Visitation and Events and the Partnerships & Grants Officer, do not participate as scoring panel members. These officers may provide administrative support, clarification and technical advice to the panel but must not score or influence assessment outcomes.

**EXTERNAL EXPERTISE:**

External expertise may be engaged where specialist knowledge is required, particularly for higher-value, higher-risk or more complex applications. External advisors may participate as scoring panel members.

**PROBITY:**

A non-scoring Probity Officer will oversee the assessment process to ensure compliance with governance requirements, including conflict-of-interest management and appropriate documentation.

**TERMS OF APPOINTMENT:**

Councillor members are appointed for a 12-month term. Councillor participation is determined from the approved Councillor pool, nominated and endorsed by Council.

**MEETING ARRANGEMENTS:**

Assessment panels are convened for each funding round and may also be convened on an ad hoc basis where required. Assessment is independently undertaken through Council's online grants management system, followed by a process to review, confirm and finalise scores and funding recommendations. Meetings may be conducted in person, online or via a hybrid format, as determined by operational requirements.

**MEETING QUORUM:**

A quorum for an assessment panel requires a minimum of 2 Councillors and 2 Officers. A non-scoring Probity Officer is not counted toward quorum.

**HOW THE PANEL OPERATES:**

Assessment Panels:

- independently assess and score applications against the published assessment criteria
- participate in a documented moderation process to ensure consistency and fairness in scoring
- make funding recommendations based on assessment outcomes, available budget and strategic alignment

Panels do not make final funding decisions. Final approval of grant funding is made by Council through formal resolution, except where delegated authority applies in accordance with the Outgoing Grants Policy.

**CONFLICT OF INTEREST:**

All panel members must declare any actual, potential or perceived conflict of interest prior to participating in the assessment process. Where a conflict of interest exists, the individual must not participate in any part of the assessment, scoring, moderation or discussion for the entire funding round in which the conflict arises. All conflicts of interest will be recorded and managed in accordance with Council's governance requirements.

**CODE OF CONDUCT:**

All panel members are required to adhere to the City of Launceston's Codes of Conduct and act in accordance with Council's organisational values. Panel members must perform their role with integrity, impartiality and accountability, ensuring public funds are assessed responsibly and transparently.

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**REPORTING:**

Following completion of assessment and moderation, funding recommendations will be documented and submitted to Council for consideration and decision.

**MEETING NOTICES AND RECORDS:**

Meeting agendas and supporting materials will be distributed to panel members at least four (4) clear days prior to the scheduled meeting. Panel members may request items for discussion by advising the administering officer prior to the meeting, where relevant to the assessment process. Funding recommendations will be documented and maintained in accordance with Council's governance and record-keeping requirements.

**ORGANISATIONAL VALUES:**



**Our people  
matter**



**We care about  
our community**



**We bring an  
open mind**



**We go home  
safe and well**

**WORKING WITH VULNERABLE PEOPLE (WWVP):**

In accordance with the Child and Youth Safe Organisations Act 2023, regulated activities are defined as those involving direct or more than incidental contact with vulnerable people, including children aged 0 to 18 years.

- regulated Activity refers to work involving direct or sustained contact with children or vulnerable people, or where the level of contact exceeds what is considered incidental
- incidental Contact refers to interactions that occur during an activity but are not its primary purpose. However, such contact may, in some circumstances, become more than incidental

To ensure the safety of children and vulnerable members of the community, all committee members who represent the community, relevant industries, or organisations are required to hold a current Working with Vulnerable People (WWVP) check. This requirement ensures that committee members are appropriately cleared if incidental contact becomes direct or more than incidental, and ensures members can access sites or properties where a WWVP clearance is a condition of entry. Council will cover the cost of registration where a WWVP check is required.

**REVIEW:**

The Terms of Reference, including membership, will be reviewed at least every two years from the date of adoption of this version.

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**RELATED POLICIES AND PROCEDURES:**

14-Plx-032	Code of Conduct for Councillors
14-Plx-033	Code of Conduct for Members of Special Committees
22-PI-030	Code of Conduct Policy
14-Plx-029	Community Appointments to Advisory Committees Policy
14-HIPr-003	Committee Representation Details Procedure
05-Plx-026	Outgoing Grants Policy

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**REPORT:**

The updated Event Grant Assessment Panel - Terms of Reference has been developed to support the implementation and governance of the City of Launceston's revised Event Grants Program. The updated Terms of Reference supersede the Event Sponsorship Assessment Panel - Terms of Reference, approved by Council on 21/09/2023.

The Terms of Reference establish the governance framework for the Event Grants Assessment Panel, and has been designed to align with the recently adopted:

- Outgoing Grants Policy (05-Plx-026)
- Event Grants Program Guidelines (05-Rfx-029)
- City of Launceston Events Framework (05-Rfx-028)

The revised Event Grants Program reflects a strategic shift toward investment-led outcomes, ensuring Council's event funding supports broader objectives relating to visitation, economic development, community wellbeing, placemaking and city activation. The proposed Terms of Reference formalise a contemporary assessment model that is proportionate, transparent, and aligned to the scale, complexity and risk profile of each funding stream.

The assessment panels are established as Special Committees of Council under section 24(1) of the Local Government Act 1993 (Tas), however they operate as assessment panels convened for specific funding processes rather than as standing advisory committees.

The Terms of Reference formalise panel composition, conflict-of-interest management, meeting processes, reporting arrangements and probity oversight to ensure the Event Grants Program continues to operate in a transparent, equitable and accountable manner.

**RISK IMPLICATIONS:**

The proposed Terms of Reference strengthen governance arrangements associated with the administration of Council's Event Grants Program by:

- establishing clear assessment and moderation processes
  - formalising probity and conflict-of-interest requirements
  - ensuring funding recommendations are evidence-based and aligned to adopted policy frameworks
  - enabling a proportionate assessment approach reflective of funding risk and complexity
-

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

The Event Grants Program supports a range of economic, social and community outcomes through strategic investment in events that contribute to:

- visitation and tourism outcomes
- local economic activity
- community participation and wellbeing
- cultural and place activation
- seasonal activation and city vibrancy

The proposed assessment framework supports these outcomes by ensuring funding decisions are aligned to Council’s strategic priorities and assessed consistently against published criteria.

**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.
<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.

**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.

<b>Objective 3.2(a)</b>	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.
<b>Objective 3.2(b)</b>	Broaden and increase participation in arts, cultural, and community events to foster community identity, leadership and capacity building, resilience, pride & a sense of belonging.
<b>Objective 3.2(c)</b>	Leverage the City of Gastronomy designation to foster a sense of shared identity, enhance understanding of cultural diversity, promote grassroots food culture, and enhance food security.

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

The administration of the assessment panels will be undertaken within existing operational resources associated with delivery of the Event Grants Program.

External expertise may be engaged where required, with any associated costs managed within existing program budgets.

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

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

#### **ATTACHMENTS:**

1. ECM 3414369 v 11 05- Plx-018 Event Sponsorship Assessment Panel - Terms of Reference - Old TOR [17.1.1 - 3 pages]
2. Event Grants ToR Tracked Changes [17.1.2 - 4 pages]

**18. COMMUNITY ASSETS AND DESIGN**

**18.1. Launceston Flood Authority - Appointment of Directors**

**FILE NO:** SF4493

**AUTHOR:** Alison Flood (Executive Assistant - Community Assets & Design)

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

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**DECISION STATEMENT:**

To consider the appointment of a Director to the Launceston Flood Authority.

**RELEVANT LEGISLATION:**

*Launceston Flood Authority Rules, April 2020*

**RECOMMENDATION:**

That Council, pursuant to:

1. clause 12.1 of the *Launceston Flood Authority Rules 2020* (ECM Doc Set ID 4273563), appoints Mr Robin McKendrick to the vacant position of Director on the Board of Directors until 25 July 2029.
  2. clause 15 of the *Launceston Flood Authority Rules 2020* approves an annual remuneration of \$3,000 to Mr Robin McKendrick as Director of the Launceston Flood Authority.
- 

**REPORT:**

At the Council Meeting of 25 July 2019, pursuant to Clause 12 of the *Launceston Flood Authority Rules 2008*, Mr Robin McKendrick was appointed as Director on the Board of Directors for the Launceston Flood Authority (LFA) for a three-year term.

The Council adopted the new *Launceston Flood Authority Rules 2020* (LFA Rules) at a Council Meeting on 16 April 2020 (ECM Doc Set ID 4267340).

Part 3 of the LFA Rules deals with the Directors of the LFA. More particularly, Clause 12 deals specifically with the appointment of Directors of the LFA. Clause 12.1 states:

*The Directors (individually or en bloc) shall be appointed and removed from office by or at the direction of Council.*

At the Council Meeting of 2 June 2022, Mr Robin McKendrick was appointed for a further four-year term.

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It is recommended that Mr Robin McKendrick be appointed as Director of the Board of Directors of the LFA, for a further three-year period, in accordance with the LFA Rules.

Pursuant to clause 15 of the LFA Rules, an annual remuneration of \$3,000 for Mr Robin McKendrick as Director of the LFA is recommended to align remuneration with the associated complexity of matters considered by the LFA Board.

**RISK IMPLICATIONS:**

Not considered relevant to this report.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

The provision and continued maintenance of the Launceston flood levees has significant benefit to the broader community. The social benefits of protecting the broader community from major floods are significant.

**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:**

The sitting fees are consistent with the LFA Annual Budget.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

Nil

## 18.2. Quarterly Report - Community Assets and Design

**FILE NO:** SF7719

**AUTHOR:** Alison Flood (Executive Assistant - Community Assets & Design)

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

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### **DECISION STATEMENT:**

That Council receives the report noting the activities of the Community Assets and Design team for the period 1 January 2026 to 31 March 2026.

### **RELEVANT LEGISLATION:**

*(Reference any Local Government Act 1993 (Tas) requirements or other impacting legislation)*

Relevant Reference

### **RECOMMENDATION:**

That Council:

1. receives the report noting the activities of the Community Assets and Design team for the period 1 January 2026 to 31 March 2026.
- 

### **REPORT:**

#### **EXECUTIVE LEADER REPORT:**

Strategic land use planning matters were a priority this quarter given the drafting of the Northern Tasmanian Regional Land Use Strategy (NTRLUS) is underway; and there was continued advocacy from the State and landowners for the advancement of residential development in South Prospect. Other key projects during this period were the establishment of the contractor onsite at the Princess Theatre and Earl Arts Theatre for the redevelopment as well as requests for scope change investigations. The Annual Plan project related to the CBD Bus Interchange was also a significant matter this quarter with high stakeholder interest.

#### **EXECUTIVE LEADER STAKEHOLDER MEETINGS:**

- TasWater
  - NTDC
  - Calvary Hospital
  - Property Council of Australia (Tasmania)
  - LGAT
  - Theatre North
  - Department of State Growth
  - ALA Partners
  - Optus
-

- TasGas
- Telstra
- TasNetworks
- NBN Co
- State Planning Office
- Minister Vincent's Office
- City of Marion
- Harvest Market
- Sport & Surf
- Edwards & Simpson
- Tatler Lane
- The Spotted Quoll
- Dill Pickle Club
- San Churro
- Watsons Jewellers
- Swirlz
- Master Builders Tasmania
- City of Moreton Bay
- Unify SDA Housing.

### **SENIOR LEADER CITY OPERATIONS**

City Operations delivered strong outcomes across Greenspaces, Roads, City Services and Facilities during the quarter, maintaining a clear focus on safety, presentation, efficiency, and customer service while progressing key seasonal and asset management programs.

### **GREENSPACE AND PRECINCT SERVICES**

Greenspace and Precinct Services delivered a strong quarter, maintaining high service levels during an extended growing season while responding to increased vegetation growth and seasonal demands. Mowing, slashing, and fire mitigation activities were sustained across the municipality to support both community safety and presentation standards.

The team progressed the seasonal transition of sportsgrounds from summer to winter use, supported by targeted rejuvenation works to ensure asset quality and performance. The summer watering program continued to support plant establishment, while forward planning commenced for the 2026 street tree planting program.

A continued focus on workforce capability saw staff undertake key training, including manual handling and Dial Before You Dig, strengthening both safety and operational readiness. The team also provided ongoing support to CBD events, contributing to community activation and vibrancy across key precincts.

**ROAD SERVICES**

Road Services maintained a high level of operational delivery, effectively managing customer requests, defect response, and programmed maintenance across both urban and rural networks.

Urban works included road patching and footpath repairs across multiple locations, improving safety and accessibility outcomes. Rural operations progressed well, with the re-sheeting program advancing alongside targeted drainage upgrades to strengthen network resilience.

Stormwater functions remained proactive, with Gross Pollutant Trap maintenance and CCTV inspections completed to inform asset condition and future planning. Priority reactive works, including a sinkhole repair in Youngtown, were progressed to ensure public safety and infrastructure integrity. The signage team continued to deliver responsive maintenance while supporting Engineering through regulatory and program works, contributing to the overall performance of the road network.

**CITY SERVICES**

City Services delivered stable performance across Cleansing and the Waste Centre, with a focus on efficiency, compliance, and preparing for seasonal demand.

Cleansing operations were strengthened through the introduction of the Graffiti App, providing real-time data on service delivery, including location and response activity, enhancing visibility and responsiveness. The team maintained full operational capacity, with workforce management improving as leave balances trend downward in line with Enterprise Agreement expectations. Preparations are underway for the increased service demand associated with the autumn leaf season.

At the Waste Centre, key infrastructure and operational improvements continued to progress. The walking floor upgrade reached approximately 70 percent completion, with compactor bins under construction and hopper replacement works underway. A new hook lift truck was delivered and entered service, increasing operational capability. The Eastern Cell achieved EPA compliance, supported by completed perimeter fencing works, improving both regulatory outcomes and site security.

The Waste Centre recorded 27,367 entries during the quarter, including 13,354 entries to the Resale Shop and 15,538 entries to the Recycling Centre. Two new compactor bins arrived during the quarter, further strengthening site operations. Sweepers also ran for an additional hour per day to support service delivery.

<b>Sweepers</b>	<b>Entries</b>	<b>Tonnage</b>
Jan-26	46	77
Feb-26	64	108
Mar-26	67	134

## FACILITIES

Facilities maintained strong service delivery across proactive and reactive maintenance activities, while continuing to strengthen systems, processes, and contractor performance. The team actively managed contractor challenges, particularly in cleaning services, with performance showing measurable improvement over the quarter. Annual Plan deliverables remained on track, supported by structured planning and oversight. Progress continued across several key projects, including the LAC changerooms, now in the final RFQ stage, the Macquarie House sewer diversion at quotation stage, commencement of QVMAG café works, and the Ravenswood Over 50s development progressing toward tender.

The Gorge Restaurant Renewal Project was a highlight during the quarter, receiving positive media coverage and contributing to community engagement. Minor service disruptions were limited and managed effectively, including isolated facility impacts requiring maintenance intervention.

## SENIOR LEADER CITY DEVELOPMENT

### PLANNING ASSESSMENTS

In the 1st calendar quarter of 2026, 103 development applications were approved to the value of \$84 million. A total of 31 new dwellings were approved and total of 109 new lots were approved.

### STRATEGIC LAND USE AND INFRASTRUCTURE PLANNING

The Strategic Land Use and Infrastructure Planning Team broadened its scope and capacity with the addition of infrastructure planning officers (engineer and urban design), and an additional senior strategic land use planner. Major achievements this quarter:

- **St Leonards and Waverley Neighbourhood Plan:** Implementation ongoing including preparation of a street level masterplan for precinct 1, a specific area plan to support integration with the Tasmanian Planning Scheme, a masterplan for St Leonards Village area. The brand/marketing strategy for St Leonards and Waverley neighbourhoods has seen a positive response with engagement across social media and directly through the standalone microsite.
- **Launceston Housing Plan 2025-2040:** Project briefs have been prepared for implementation projects, investigating barriers to development in Margaret Street Corridor and user-maintained roads and private lanes, and will be going out to tender in 2<sup>nd</sup> quarter of 2026. A Housing Dashboard to track development approvals and housing delivery is in development.
- **Alanvale Neighbourhood Plan:** Council officers reviewed elements of the draft Alanvale Neighbourhood Plan received before the end of 2025. Consultant work assessing traffic impacts, stormwater management and aboriginal heritage are ongoing and will be included in the consultation draft Plan. Community consultation on the Plan is anticipated to be undertaken next quarter and finalisation the following quarter.

- **South Prospect Neighbourhood Plan:** Council formally recommenced the working group to assist with the delivery of the neighbourhood plan and ensure collaboration across levels of government, state agencies and landowners on key issues. Further technical work to support the plan was scoped.
- **Northern Tasmanian Regional Land Use Strategy (NTRLUS):** Council's participation on the Regional Working Group continued, with involvement in the appointment of the planning consultant to deliver the new NTRLUS by 30 June and ongoing contributions in the drafting process.

## **STATUTORY & COMPLIANCE SERVICES**

The Statutory & Compliance Services team had a strong quarter with 156 Building Applications being processed and approved, with 16 of those applications being new dwellings, and 11 multiple unit developments. A total of 100 Plumbing approvals were also issued as part of this process. Included in the above building and plumbing approvals are projects like the Princess Theatre, the third stage of the Data Centre project and Stages 1 & 2 of the Rose Lane development. This brings the combined total cost of construction for the quarter to \$93 million.

Statutory Officers received, processed and sealed 8 Final Plan of Surveys, resulting in: 14 new lots being created; 19 Strata Plans received and processed with 54 new strata lots created; and completed 64 Building Plan requests. Planning Administration issued 103 Planning Permits and processed 99 applications for public exhibition. The team received and investigated 59 possible Illegal Building Works Customer Service Requests, with 16 Building Notices being issued for non-compliant works. A further 38 Possible Illegal Planning Customer Service Requests were received, with 3 Notices of Intention to Issue Enforcement issued.

## **SENIOR LEADER CITY INFRASTRUCTURE**

The Institute of Public Works Engineers Australasia Professional Certificate in Asset Management training is coming to a close with key staff submitting for final assessment. This will bring valuable competencies to Asset managers in the team.

## **MAJOR PROJECTS**

### **Princess Theatre & Earl Arts Theatre**

- Fairbrother started works including removal of seating and flooring
- A Deed of Variation has been negotiated with the Australian Government to align funding timelines with the construction program
- A live construction webcam is available to the public via the council website.

### **NTCA Sports Complex**

- Planning permit issued 25 March 2026
- Cost Plan 2 received (based on 50% detailed design) in-line with previous report/s
- Detailed design continues, expected completion June/July 2026
- Stakeholder engagement continues.

## City Heart

- **Two-Way Streets Stage 1 - Cimetière Street Upgrade, St John St to Tamar St:** Design work is commencing. GHD engaged but work has been delayed due to the resignation of key team resource. Recruitment is ongoing with two failed rounds.
- **Bus Interchange:** Options presented in March to Council. An additional option was added and security was endorsed for a trial at the interchange stops.
- **Parking:** Work on the S69 Annual Plan Item including CADPIP update is expected to commence next financial year subject to the recruitment of a Traffic Engineer.

## ENGINEERING TEAM

### Transport

- The Strategic Transport Advisor recruitment failed twice; this has negatively impacted delivery of strategic transport planning projects including the Bus Interchange.
- Work is being undertaken to mitigate the operational backlog of Customer Service Requests in the interim by backfilling with a consultant for a short period to ensure technical CSRs are actioned within compliant timeframes.
- Ongoing extended leave impacting some programs such as the Bridge Maintenance Program, Resealing Program, and also Forward Capital Works program.
- Other projects:
  - The Miovision Scout + AI Traffic Counter is being reviewed and safe work guidelines developed to support key strategic projects.
  - The Federal funding bid for the State Government's Kings Bridge Strengthening Project was rejected; discussions are ongoing with DSG to develop a new bid.
  - Kings Meadows Connector Shared path designs progressed with CoL aligning with the Department of State Growth roundabout metering project
  - Margaret Street is progressing with engineering geotechnical investigations complete and designs ongoing. A stakeholder management plan is in development in preparation for the next project stage.
  - We negotiated with the EPA and DSG to reopen the West Tamar Trail under the West Tamar Highway after a period of closure, affected by the Tamar Marine fire.
  - Vulnerable Road User Program: Applied for 1 grant in the quarter, being: Innes Street Pedestrian Crossing Upgrade.
- Ongoing Road Occupation Permits issuance. Key works on or near roads are LGH Carpark Upgrade and Fragrance Group Hotel development. These works include substantial underground infrastructure upgrades such as high voltage mains and reticulation works, which impacted roads and footpaths.
- Comprehensive Level 2 Structure Bridge Condition Inspections have been completed with prioritisation of future maintenance programs to commence.
- Level 3 Structural condition of 2 John Lees Drive bridges now completed with final reports to be issued in relation to aged DSG hand over bridges.
- Comprehensive Roads and Footpath condition assessment including Parks and Road Assets is over 70% complete with the majority of the assessment complete.

## **Water & Flood Asset Management**

- Annual Plan K6 - Enhance Flood Intelligence capabilities and communications: Corra Linn rating curve project is currently underway, however there have been few rainfall events. Consultant is awaiting autumn and winter rainfall events to enable data collection to determine the rating curve.
- Willow management program underway on council managed land and nearly completed for the season.
- Quarterly levee inspections underway
- Stormwater assessments of various Development Applications referred to the team
- Parklands Parade spillway upgrade - in negotiations with landholders regarding design
- Resealed under Hart St floodgate Newstead to improve seal under gate in flood event
- Significant defect repairs on City Levee at Seaport prior to mural installation
- Consultants commenced works for 5-year dam inspections works
- Delivered Newnham Creek bank stabilisation works at Ravenswood
- Completed first round of Flood Patroller Coordinator training
- Helen St, Newstead - additional survey data collected as part of stormwater pipeline investigation discovered new pipe sections, reducing the need for rectification works
- Progressing Combined Drainage System Delineation project with TasWater
- Installation of new tide flap at Hope Street.
- Flood Mitigation Plan: NEMA approved the Implementation Plan, securing the Australian Government grant of \$540,000 from the Disaster Ready Fund Round 3.

## **INFRASTRUCTURE DESIGN**

The team is currently designing or managing 14 major projects, with a total value of approx. \$20.6 million and a mix of design and delivery, including:

- Gorge Restaurant Refurbishment and structural remediation: The concrete slab and footings have been poured, overcoming geotechnical and structural challenges
- Punchbowl Reserve Playspace renewal; Demolition and earthworks complete; on track for completion June 2026
- Northern Gateway Project: Fabrication commenced, expected completion August 2026
- Blue Café Remedial Structural Works: concept design stage
- Brisbane St Mall Playspace: Currently in concept design phase
- Kings Meadows shared path: Preparing drawings for tender issue
- Margaret Street reconstruction: Progressing with detailed design
- Treherne St Pavement Rehabilitation: Finalising design
- Mitchell St pavement Rehabilitation: Finalising design
- Second River Rd Pavement Stabilisation: Finalising design
- Carr Villa Expansion: Concept design for DA approval; Survey underway
- Bus Stop Program: Round 3 DDA bus stops being designed
- Surveying: Various pre- and post-construction land surveys, Levee monitoring, Heritage Forest perimeter drain survey, various stormwater investigations.

## PROJECT DELIVERY

- Churchill Park sewer pump station renewal has been completed
- Hardwicke and Outram Streets intersection pavement rehabilitation and asphalt reseal has been postponed to October when weather is more suitable
- McKellar Road pavement rehabilitation and asphalt reseal has been completed
- Park Street Amenities: replacement of existing toilet amenities located in Park St and construction of a new Changing Places facility is due to complete on 30 June
- City Park Play Space Redevelopment: The contract has been awarded
- 56 Frederick St: the tender documents are being reviewed for advertised in late June
- Engineering Consultancy panel: scoping work has commenced and is on track to draft tender documents in June
- The Road Reseal Program has resealed 48 sites
- The Footpath Programs have completed 26 footpaths
- Key challenge: Rising fuel prices have been a point of pressure for contractors; all current contracts have been renegotiated to include the fuel surcharge including asphalt production costs.

## KEY STATISTICS

Item	This quarter (Jan-Mar 26)	Last quarter (Oct-Dec 25)
<b>Customer Service and Work Orders</b>		
CSRs – Open <90 days	130	243
CSRs – Open >90 days	66	94
CSRs – New	3,144	2,892
CSRs – Closed	3,047	2,853
Average CSR time (days)	17 days	17 days
WOs – Open <90 days	255	304
WOs – Open >90 days	293	319
WOs – New	2,490	2,242
WOs – Closed	2,269	2,161
Average WO time (days)	25 days	22 days
<b>Planning</b>		
New DAs	145	146
Decided under delegation	106	138
Decided by Council	3	1
Average statutory timeframe to assess Discretionary Applications (days)	36	31
Average stop the clock period for applications determined during the quarter (days)	38	43.5
Number of Requests for Information sent	82	89
<b>Permits</b>		
Plans Sealed	8	13
Driveway Permits Issued	28	28
Heavy Vehicle Permits Issued	-	83
Road Occupation Permits Issued	-	53
Stormwater Connections Issued	-	6

People		
New employees	3	1
Vacancies	22	17
Internal promotions	3	0
Other		
Building Condition Reports completed	0	5
Grant applications submitted	1	0
Grant applications received	1	1
Trees planted	0	400
Tube stock planted	0	0

## WORKSHOPS

Community Asset and Design presented this quarter (excluding DAs):

- Northern Tasmania Regional Land Use Strategy
- St John Street Bus Interchange
- St Leonards and Waverley Neighbourhood Plan Update
- St John Street Bus Interchange
- NTCA Sports Complex Redevelopment Project Update.

## POLICY ADOPTIONS

Nil.

## 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*

## 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:

Nil

**19. DELIVERY AND PERFORMANCE**

**19.1. 2025/2026 Budget - Budget Amendment**

**FILE NO:** SF7769/SF7514

**AUTHOR:** Zakia Afroz (Team Leader Accounting)

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

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**DECISION STATEMENT:**

For Council to:

1. consider changes to the Council's 2025/2026 Statutory Estimates.

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

2. consider adjustments made during 1 April 2026 to 30 April 2026 by the Chief Executive Officer to the 2025/2026 Budget.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**RECOMMENDATION:**

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993 (Tas)* and by an absolute majority, approves the following changes to the 2025/2026 Statutory Estimates:
    - (a) Revenue
      - i. the net increase in revenue from external grants and contributions of \$65,400.
    - (b) Expenses
      - i. the net increase in operations expenditure of \$114,400.
    - (c) Capital Works Expenditure
      - i. the decrease in the Council's funded expenditure of \$49,000.
  2. notes that amendments from Recommendation 1. result in:
    - (a) the operating deficit being amended to \$1,913,196 (including capital grants of \$23,703,649) for 2025/2026.
    - (b) the capital budget being decreased to \$53,753,088 for 2025/2026.
  3. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2026 budget for the period 1 April 2026 to 30 April 2026.
-

**REPORT:**

**1. Budget Amendments**

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

	<b>Operations \$'000</b>	<b>Capital \$'000</b>
<b>Statutory Budget as 01/07/2025</b>	2,097	34,007
Adjustments Approved by Council to 31/03/2026	19,742	19,795
Balance Previously Advised as at 31/03/2026	<u>21,839</u>	<u>53,802</u>
<b>Amendments</b>		
Additional Council Funds	0	0
Capital to Operations	(49)	(49)
Operations to Capital	0	0
External Funds	0	0
External Funds Not Received	0	0
<b>Statutory Budget as at 30/04/2026</b>	<u><b>21,790</b></u>	<u><b>53,753</b></u>
Deduct Capital Grants and Contributions	<u>(23,703)</u>	
<b>Underlying Operating Budget Surplus/(Deficit)</b>	<u><b>(1,913)</b></u>	

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

Details of the amendments are as follows:

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

<b>Project Number</b>	<b>Project Description</b>	<b>Current Approved Amount</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>New Budget</b>
CP24771	LWC Hook Bin Replacement Program 25/26	\$70,000	\$10,000	\$0	\$60,000
OP22521	P&S Waste	\$854,900	\$0	\$10,000	\$864,900
	<b>TOTALS</b>	<b>\$924,900</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$924,900</b>

**The project scope of works:**

This budget amendment seeks approval to transfer the remaining Council funds from CP24771 to OP22521. The capital project has been completed, and grant contribution of \$20,000 was received resulting in project balance of \$10,000. It is proposed that these surplus council funds be reallocated to the operational budget to offset costs associated with the LWC Environment License, specifically in relation to Council's sponsorship of Keep Australia Beautiful Awards, which Council is hosting.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24769	Building Renewal Project 25/26	\$1,040,022	\$11,000	\$0	\$1,029,022
OP25604	LAC Café Water Ingress	\$0	\$0	\$11,000	\$11,000
	<b>TOTALS</b>	<b>\$1,040,022</b>	<b>\$11,000</b>	<b>\$11,000</b>	<b>\$1,040,022</b>

**The project scope of works:**

The transfer of funds from Capital Project 24769 Building Renewal Project 25/26 to Operational Project 25604 LAC Café Water Ingress Repairs is required to address an urgent building maintenance matter at Launceston Aquatic Centre. Water ingress entering the building through the cafe roof & window is creating a hazard to patrons and poses an ongoing risk that requires addressing.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24769	Building Renewal Project 25/26	\$1,029,022	\$14,000	\$0	\$1,015,022
OP25609	Albert Hall Latent Condition Maintenance	\$0	\$0	\$14,000	\$14,000
	<b>TOTALS</b>	<b>\$1,029,022</b>	<b>\$14,000</b>	<b>\$14,000</b>	<b>\$1,029,022</b>

**The project scope of works:**

The transfer of funds from Capital Project 24769 Building Renewal Project 25/26 to Operational Project 25609 Albert Hall Latent Condition Maintenance is required to address items of maintenance not addressed in the capital works program for this site, including the repairs and maintenance of the accessible toilet door and HVAC maintenance.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24769	Building Renewal Project 25/26	\$1,015,022	\$8,000	\$0	\$1,007,022
OP25608	OPM2026 BAM QVM Inv Bldg Part Replace	\$0	\$0	\$8,000	\$8,000
	<b>TOTALS</b>	<b>\$1,015,022</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$1,015,022</b>

**The project scope of works:**

The transfer to funds from Capital Project 24769 Building Renewal Project 25/26 to Operational Project 25608 OPM2026 BAM QVM Inv Bldg Part Replace is required to address the failure of the automatic door driver on the front entrance doors to QVMAG Inveresk.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24769	Building Renewal Project 25/26	\$1,007,022	\$6,000	\$0	\$1,001,022
OP25606	LAC Accessible Change Facility Maintenance	\$0	\$0	\$6,000	\$6,000
	<b>TOTALS</b>	<b>\$1,007,022</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$1,007,022</b>

**The project scope of works:**

The transfer of funds from Capital Project 24769 Building Renewal Project 25/26 to Operational Project 25606 LAC Accessible Change Facility Maintenance is required to address the failure of the automatic door motor on the accessible changeroom facility at Launceston Aquatic Centre. This requires urgent repair to be available for use by the community.

Capital to Operations	Operations	Capital
P&S Waste	\$10,000	(\$10,000)
LAC Café Water Ingress	\$11,000	(\$11,000)
Albert Hall Latent Condition Maintenance	\$14,000	(\$14,000)
BAM QVM Inv Bldg Part Replace	\$8,000	(\$8,000)
LAC Accessible Change Facility Maintenance	\$6,000	(\$6,000)
<b>TOTAL</b>	<b>\$49,000</b>	<b>(\$49,000)</b>

**1(b) The following items have been affected by external funding changes and affect both the Capital and Operations budgets:**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL 10.0.2120.10 00.12753	Planning – STATE Other	\$0	\$65,400	\$0	(\$65,400)
OP25459	OPM2026 St Leonards & Waverley Neighbour	\$50,000	\$0	\$65,400	\$115,400
	<b>TOTALS</b>	<b>\$50,000</b>	<b>\$65,400</b>	<b>\$65,400</b>	<b>\$50,000</b>

**The project scope of works:**

This budget amendment is to recognise the final payment of grant received from the Crown in Right of Tasmania, represented by Department of State Growth, as part of the Commonwealth Housing Support Program - Stream 1. The grant is to support the delivery of the St Leonards Structure Plan and Infrastructure Funding Framework to provide guidance on the delivery of infrastructure to support growth in the Launceston region of Tasmania. Satisfaction with all the condition precedents to the payment of Instalment 2 has been met.

External Funding	Operations	Capital
OPM2026 St Leonards & Waverley Neighbour	(\$65,400)	\$65,400
<b>TOTAL</b>	<b>(\$65,400)</b>	<b>\$65,400</b>

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

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24772	Growth Area Upgrade/New Stormwater	\$2,000,000	\$650,000	\$0	\$1,350,000
CP24831	Hoblers Bridge Road to Henry Street Link	\$0	\$0	\$650,000	\$650,000
	<b>TOTALS</b>	<b>\$2,000,000</b>	<b>\$650,000</b>	<b>\$650,000</b>	<b>\$2,000,000</b>

**The project scope of works:**

To support Council's resolutions regarding the Hoblers Bridge Road to Henry Street Link Road project, an allocation of \$650,000 is required to undertake the Investigations and Studies phase across the 2025–26 and 2026–27 financial years.

The intent is to transfer \$650,000 from CP 24772: Growth Area Upgrade/New Stormwater to a newly established project, CP24831: Hoblers Bridge Road to Henry Street Link Road. This funding will enable preliminary investigations, studies, and stakeholder consultation as outlined in the Council decision, and will position the project for future funding opportunities subject to the outcomes of this work.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24440	LCH City Heart	\$1,763,332	\$1,120,000	\$0	\$643,332
CP24807	LCH Bus Interchange	\$620,000	\$0	\$1,120,000	\$1,740,000
	<b>TOTALS</b>	<b>\$2,383,332</b>	<b>\$1,120,000</b>	<b>\$1,120,000</b>	<b>\$2,383,332</b>

**The project scope of works:**

A total budget of \$5.5 million for the 2025/2026 financial year has been allocated to the City Heart project to facilitate the implementation of actions from the Launceston City Heart Place Plan 2024-2029 in accordance with the 5-year Implementation Plan and Council's 2025/2026 Annual Plan.

As projects which address the actions under the plan are reviewed and approved by the City Heart Project Steering Group budget amendments will be undertaken to move funds across to projects for work to be undertaken.

The City Heart Project Steering Group has assessed the projects plan on a page and agreed that it will address deliverables under the City Heart Place Plan.

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

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the General Manager (Chief Executive Officer) to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total.

The Budget Management Policy (12-PI-001), adopted by Council on 13 October 2014, refers to section 82(7) of the *Local Government Act 1993* (Tas) which requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

<b>Project Number</b>	<b>Project Description</b>	<b>Budget Before This Adjustment</b>	<b>Adjustment</b>	<b>Revised Budget</b>	<b>Type of Change</b>
CP24769	Buildings Renewal Program 25/26	\$1,080,022	(\$40,000)	\$1,040,022	Decrease
CP24634	Cataract Gorge Restaurant Refurb 24/25	\$400,855	\$40,000	\$440,855	Increase
CP24239	QVMAG FIP Upgrade	\$72,490	(\$22,368)	\$50,122	Decrease
CP24448	QVMAG Inveresk Building Compliance	\$155,000	\$22,368	\$177,368	Increase
CP24646	Parks Track/Footpath/Trail Renewal 24/25	\$626,058	(\$80,000)	\$546,058	Decrease
CP24827	Youngtown Memorial Oval Behind Goal Nets	\$0	\$15,000	\$15,000	Increase
CP24761	City Wide Play Space Equipment 25/26	\$55,840	\$65,000	\$120,840	Increase
	<b>TOTALS</b>	<b>\$2,390,265</b>	<b>\$0</b>	<b>\$2,390,265</b>	

The following capital project adjustments occurred in the period 30 April 2026:

<b>Project Number</b>	<b>Project Description</b>	<b>Current Approved Amount</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>New Budget</b>
CP24769	Buildings Renewal Program 25/26	\$1,080,022	\$40,000	\$0	\$1,040,022
CP24634	Cataract Gorge Restaurant Refurb 24/25	\$400,855	\$0	\$40,000	\$440,855
	<b>TOTALS</b>	<b>\$1,480,877</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$1,480,877</b>

**The project scope of works:**

The transfer of funds to Capital Project 24634 - Cataract Gorge Restaurant Refurb 24/25, will support the remediation of latent conditions identified during refurbishment works to the Cataract Gorge Restaurant, including necessary repairs to ensure safety, compliance, and asset integrity.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24239	QVMAG FIP Upgrade	\$72,490	\$22,368	\$0	\$50,122
CP24448	QVMAG Inveresk Building Compliance	\$155,000	\$0	\$22,368	\$177,368
	<b>TOTALS</b>	<b>\$227,490</b>	<b>\$22,368</b>	<b>\$22,368</b>	<b>\$227,490</b>

**The project scope of works:**

The initial report for the upgrade of QVMAG Fire Instrument Panel has been provided by Dobbs Doherty Engineering Group (DDEG) and Pitt & Sherry. It has been determined that all further actions will be undertaken as part of the QVMAG Inveresk Building Compliance project. Accordingly, the remaining budget of \$22,368 from CP24239 QVMAG FIP Upgrade will be reallocated to CP24448 QVMAG Inveresk Building Compliance to support additional work arising from the integration of the two projects.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24646	Parks Track/Footpath/Trail Renewal 24/25	\$626,058	\$80,000	\$0	\$546,058
CP24827	Youngtown Memorial Oval Behind Goal Nets	\$0	\$0	\$15,000	\$15,000
CP24761	City Wide Play Space Equipment 25/26	\$55,840	\$0	\$65,000	\$120,840
	<b>TOTALS</b>	<b>\$681,898</b>	<b>\$80,000</b>	<b>\$80,000</b>	<b>\$681,898</b>

**The project scope of works:**

The transfer of budget to capital project 24761 - City Wide Play Space Equipment 25/26 will fund the installation of soft fall at the Riverbend Confluence, improving the safety and compliance of the play area. The allocation will also support the procurement of inclusive play equipment, enhance accessibility and provide equitable play opportunities.

The transfer for capital project 24827 - Youngtown Memorial Oval Behind Goal Nets as Council's will be used as a co contribution towards an approved grant funded project, supporting the delivery of enhanced recreational space.

**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 ASPECTS:**

As per the report.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

Nil

## 19.2. Monthly Financial Performance Report - April 2026

**FILE NO:** SF7694

**AUTHOR:** Zakia Afroz (Team Leader Accounting)

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

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### **DECISION STATEMENT:**

To consider April 2026 Capital and Operational financial reports against budget.

### **RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

### **RECOMMENDATION:**

That Council:

1. notes the Monthly Financial Performance Report outlining both Capital and Operational results to the period ending 30 April 2026.
- 

### **REPORT:**

Details are provided in Attachment 1 - Monthly Financial Performance Report Period 10 - Apr 2026 V2.pdf.

The YTD budget forecasts an underlying surplus of \$434,739. The YTD actual underlying surplus is \$3,210,826. This results in a favourable YTD variance of \$2,776,086.

A year-end outlook is provided on page 4 of the attachment. At the time of writing, a full year end forecast has not been completed due to unplanned resourcing issues. This work will continue with the aim of being completed in next month's report.

Rates are tracking \$123k unfavourable to budget. Residential property rates show an unfavourable variance of \$457k due to delays in issuing supplementary valuations by the Valuer-General, whereas, in contrast, commercial and industrial rates exceeded budget by \$68k, and rates charges and fire services contributions are \$193k favourable, partially offsetting the residential shortfall.

User Fees and Charges are tracking \$2.1m favourable year-to-date against budget, primarily driven by stronger trading revenue at the Launceston Waste Centre, including \$1.7m received this month. This reflects one-off disposal charges for low-level contamination from Sims and Spectran, along with gas extraction royalties and container recycling schemes.

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Additional favourable contributions have been recorded across Launceston Aquatic Centre, Carr Villa, Parking Services, and QVMAG Bookshop. These have partially offset lower than anticipated income in Aquatic Health and Fitness, education and training, exhibition income, and car park revenues.

The delayed transfer of UTAS Stadium to Stadiums Tasmania also resulted in an unbudgeted income of \$283k from AFL game hosting; however, this has been fully offset by associated expenses, resulting in no net impact.

Statutory Fees and Charges are \$478k unfavourable to budget. The unfavourable result is primarily due to lower-than-budgeted on-street infringement revenue, driven by reduced staffing levels and operational issues within the parking team. This has significantly limited enforcement activity. In addition, building survey plan fee revenue is below budget, as the service has not been operating at full capacity. Further contributing to the shortfall are ongoing resource constraints and operational disruptions, which have collectively impacted overall revenue performance.

Other Income is \$1.1m favourable, the favourable outcome primarily reflects the \$491k in Department of Premier and Cabinet (DPAC) reimbursements for the 2022–2024 flood and storm events. The result is further supported by a \$100k insurance recovery related to the theft of the Zegna Trophy, along with a additional \$48k insurance settlement for Duck Reach Gorge.

Additional favourable contributions have come from a grant for Youngtown Memorial Oval in Planning and Assessment team, the Aquatic Centre, and a \$129k insurance premium refund following the transfer of UTAS Stadium to Stadiums Tasmania.

Employee Benefits are tracking \$765k favourable to budget. The YTD salaries variance shifted from a \$171k unfavourable position in March to \$199k unfavourable. Payroll tax and workers' compensation continue to track favourably as a result of vacancies. Redundancy payouts as part of Project Shape also increased leave expenses, further contributing to the variance as these costs were unbudgeted.

The unfavourable variance of \$403k in Material and Service is attributable to higher than budgeted expenditure in the Corporate Applications project and renovation works at Remount Road and Town Hall, along with increased spending in Place making and sustainability projects. Additional costs for expert advice and water fixed and volumetric charges this month have further contributed to the unfavourable position.

The \$716k unfavourable variance in the State Government Landfill Levy reflects the timing of payments to the Department of Natural Resources and Environment (DNRE) as a result of invoice delays for March and April.

Depreciation expenses are favourable to budget by \$237k. This variance is primarily due to the budget being developed using a CPI indexation rate of 3.10%, whereas the actual revaluation of roads and parks assets resulted in materially higher asset values than anticipated. The increased asset base has, in turn, driven higher than budgeted depreciation expenses.

Loss on Disposal of Fixed Assets has also resulted in an unfavorable variance of \$62.574m, with \$61.425m of this variance primarily reflecting the disposal of fixed assets from the UTAS Stadium transfer.

### **Capital Expenditure April 2026**

Total capital expenditure budget for 2025/2026 is made up of carried forward budget funds of \$48.73m, Current Year Council Funds of \$30.03m and External Funding of \$23.70m for a total budget of \$102.46m.

The Council currently has a total of 148 capital projects with 11 (7.43%) not started. This is a change from the March period where there was a total of 146 capital projects and 13 (8.90%) did not start.

### **RISK IMPLICATIONS:**

Council operates within a constrained financial environment with an approved deficit operating budget for 2025/2026.

Ensuring that Councilors and the public are provided with timely monthly information regarding Council's financial performance on a regular basis is critical to transparency and informed decision making.

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

Not considered relevant to this report.

### **STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Strategic Plan 2025-2035*

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 Period 10 - Apr 2026 V 2 [**19.2.1** - 10 pages]

**20. STRATEGY AND INNOVATION**

**20.1. Lease - UTAS Chopping Arena**

**FILE NO:** SF2967

**AUTHOR:** Sharin Imlach (Team Leader Property)

**APPROVER:** Sarah McRobbie (Executive Leader Strategy and Innovation)

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**DECISION STATEMENT:**

To consider the lease of land at part of 2 Invermay Road, Invermay, known as the “Chopping Arena” to the University of Tasmania (UTAS).

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

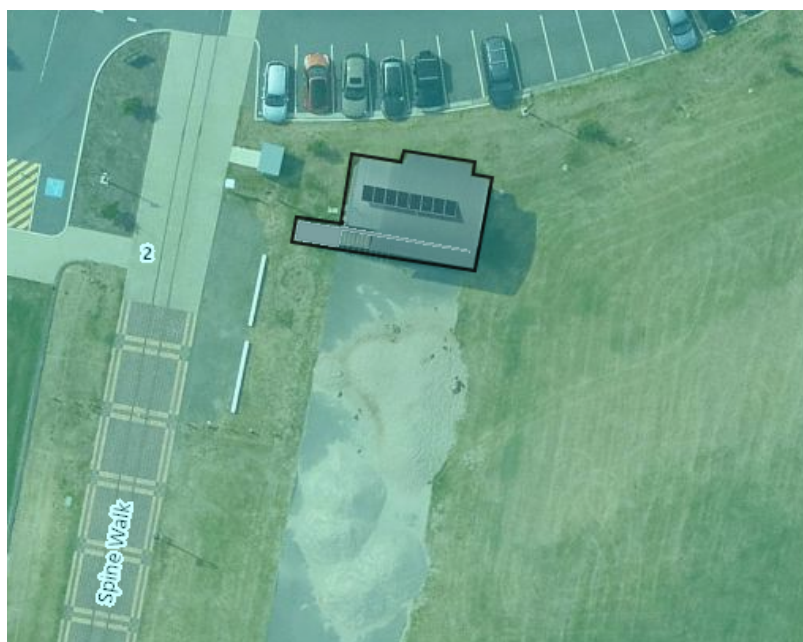
**PREVIOUS COUNCIL CONSIDERATION:**

Council – 15 October 2020 - 19.2 - Lease of Land at 2 Invermay Road, Inveresk to the University of Tasmania.

**RECOMMENDATION:**

That Council:

1. Pursuant to section 179 of the *Local Government Act 1993 (Tas)*, forms the intention to lease part of the land situated at 2 Invermay Road, Invermay (CT189130/2) to the University of Tasmania (UTAS), as identified and outlined in black in the plan below:



2. Requires the terms of the intended lease be as follows:
    - a. the lessee will be UTAS;
    - b. the lease will commence on the 11 June 2026 for a period of five years;
    - c. the commencing rent will be \$356.72 per annum.
  3. The lessee to be responsible for:
    - a. energy costs;
    - b. volumetric and connection charges for water;
    - c. contents insurance and building;
    - d. other service charges if any.
  4. The lessee must continuously maintain:
    - a. building in good and reasonable order;
    - b. and keep clear all noxious growth from premises;
    - c. hold public liability insurance of at least \$20 million.
  5. Requests the Chief Executive Officer to:
    - a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;
    - b. implement the intention to lease the premises by signing a binding lease agreement with the lessee;
    - c. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease.
  6. 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:

### Background

The land to be leased on which the Chopping Pavilion stands comprises approximately 87m<sup>2</sup>. The site is currently occupied by the University of Tasmania (UTAS) under an existing lease arrangement which commenced on 1 December 2020.

The proposed lease relates to the land only, as the Chopping Pavilion building is currently owned by UTAS.

Under the terms of the proposed lease agreement, ownership of the building may revert to Council in the event the lease is terminated or otherwise expires, subject to the conditions contained within the lease agreement.

UTAS has requested a new five-year lease in accordance with Council's Lease and Licence Policy under the Community Group A classification. The proposed arrangement will provide continued tenure of security to support the ongoing educational, research, and community activities undertaken from the site.

### **Current Use**

The University of Tasmania (UTAS) utilises the Chopping Pavilion as a specialised educational and community-use facility that supports a range of learning, research, cultural and community engagement activities. The facility provides an environment for practical and applied learning opportunities aligned with UTAS's broader commitment to regional education, industry collaboration, and community participation.

The facility also provides opportunities for collaboration between UTAS, industry representatives, community organisations and the broader public, supporting regional engagement and strengthening connections between education, research and community outcomes.

### **RISK IMPLICATIONS:**

Without continued access to the building, UTAS may be impacted on its ability to continue the educational, research and community activities currently undertaken from the site.

There is also a risk of reduced utilisation and activation of the Council-owned land, resulting in the potential loss of associated community, educational and regional engagement benefits generated through the current use of the facility.

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

The continued occupation of the Chopping Pavilion by UTAS provides ongoing educational, cultural, and community benefit to the municipality. The proposed lease arrangement supports activation and utilisation of Council land for public benefit purposes.

### **STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Strategic Plan 2025-2035*

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

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

In accordance with Council's Lease and License Policy, the commencing annual rent is recommended to be \$356.72, which is 182 fee units as established under the Units Fee Act 1997. The rent will incur indexing in line with movements in the Consumer Price Index (CPI) for Hobart.

The area to be leased is approximately 87m<sup>2</sup> and has a combined assessed annual value (AAV) of \$28,000, resulting in an effective subsidy of approximately \$27,643.

### **DISCLOSURE OF INTERESTS:**

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

### **ATTACHMENTS:**

Nil

**20.2. 1 Connaught Crescent - Disposal**

**FILE NO:** SF2967

**AUTHOR:** Sharin Imlach (Team Leader Property)

**APPROVER:** Sarah McRobbie (Executive Leader Strategy and Innovation)

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**DECISION STATEMENT:**

To note the legislative limitations on the first right of refusal in relation to 1 Connaught Crescent, West Launceston.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**PREVIOUS COUNCIL CONSIDERATION:**

Council – 19 February 2026 - 21.2- RSL Tasmania Veteran Acute Housing  
Workshop – 29 January 2026 - 1.1 - RSL Tasmania Veteran Acute Housing

**RECOMMENDATION:**

That Council:

1. notes the decision on 19 February 2026 to dispose of the land located at 1 Connaught Crescent, West Launceston, Certificate of Title Volume 111674 Folio 1, to the Returned Services League of Australia (Tasmania branch) Inc. (RSL);
  2. notes that, pursuant to section 15 of the *Perpetuities and Accumulations Act 1992* (Tas), the first right of refusal in favour of the City of Launceston in relation to the disposal of the subject land to the RSL, can only legally operate for a maximum period of six years from the date of settlement; and
  3. requires, in furtherance of the decision referenced at Recommendation 1, that the first right of refusal arrangement will be implemented as an option to repurchase at a price of \$1.00, exercisable for a period of six years in the event that the RSL attempts to sell the property.
- 

**REPORT:**

On 19 February 2026, Council endorsed the disposal of a vacant block of residential land to the Returned Services League of Australia (Tasmania branch) Inc. (RSL) for the purpose of constructing a residential dwelling. The land was approved to be sold to the RSL for nominal consideration of \$1.00.

Recommendation 4(a) of the report provided that City of Launceston would retain a first right of refusal over the subject property should the RSL seek to sell the land in the future, at a purchase price of \$1.00.

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Subsequent review has identified that the proposed first right of refusal arrangement is subject to the provisions of the *Perpetuities and Accumulations Act 1992* (Tas). Under Section 15 of the Act, a first right of refusal or option to purchase land is void after:

- 21 years where the purchase price is determined by reference to market value at the time the right is exercised; or
- Six years from the date of grant in any other case.

As the agreed repurchase price is fixed at \$1.00 rather than linked to market value, the option can only legally operate for a maximum period of six years.t.

Accordingly, it is recommended that Council note the legislative limitation and reflect that the option in favor of Council will apply for a period of six years from the date of its creation.

Alternatively, based on this additional information, Council could elect to rescind the previous decision and undertake an Expression of Interest process to consider alternative uses for the site.

**RISK IMPLICATIONS:**

The key risk is that once the six-year period has expired, Council will no longer retain the right to require the property to be offered back to it for \$1.00 before any future sale. As a result, the property could be sold on the open market or transferred to another party without Council's involvement.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

The proposed arrangement supports the delivery of additional residential accommodation by the RSL which may provide broader community and economic benefits through investment in housing and local construction activities.

**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.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

1. Council- Minutes-19- Feb - 1 Connaught Cr [20.2.1 - 147 pages]

### 20.3. Nunamara Waste Transfer Station Closure

**FILE NO:** SF0639

**AUTHOR:** Rachael Eberhardt (Waste and Environment Officer - Operations)

**APPROVER:** Sarah McRobbie (Executive Leader Strategy and Innovation)

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#### **DECISION STATEMENT:**

To consider the closure of the Nunamara Waste Transfer Station due to a substantial decline in facility users, roll out of the kerbside collection service and the significant site works required on land not owned by Council.

#### **RELEVANT LEGISLATION:**

*Local Government Act 1993*

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

Workshop - 12 February 2026 – Discuss planning for Nunamara Waste Transfer Station.

#### **RECOMMENDATION:**

That Council:

1. Notes the contents of the report, which outlines the reasoning for the closure of the Nunamara Waste Transfer Station due to very low use by residents, an annual operating loss of \$28,300; the site being incompatible with best practice; and other considerations as outlined.
  2. Endorses the closure of the Nunamara Waste Transfer Station with the final day of operation on the 27 June 2026, informed by the resident's communication plan as requested at the Council Workshop, 12 February 2026.
  3. Endorses the rehabilitation of the site to a condition consistent with the obligations under the lease agreement.
- 

#### **REPORT:**

The City of Launceston operates two satellite waste transfer stations, one at Nunamara and one at Lilydale. The Nunamara Waste Transfer Station (WTS) located on Bingham Road, is open to the public every Saturday between 8.30am and 12.00pm as a skip-based facility. The land that the WTS operates on is leased from Tasmania Parks and Wildlife Services (PWS).

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Nunamara WTS was once a local landfill which closed in the 1980's. The facility was then established as a WTS for the local community as the kerbside waste collection service did not extend to include properties in the Nunamara region at that time. This is no longer the case as kerbside collection services are now offered in the area.

The yearly Nunamara WTS operational budget is \$42,300, and the estimated income for 2025/26 is \$14,000. This represents a yearly loss of \$28,300 to operate the facility.

**Nunamara WTS Budget 2025/26**

<b>Budget Items</b>	<b>\$/annum</b>
Lease	\$3,300
Bin collection & disposal	\$7,000
Contract operation costs	\$27,000
Site maintenance	\$5,000
<b>Total Budget 2025/26</b>	<b>\$42,300</b>

The table below represents a snapshot of Nunamara WTS usage. On average, the facility receives around 4 entries per Saturday during opening hours 8.30am - 12.00pm. In addition, Nunamara WTS receives 5 times fewer visitations and waste tonnages than Lilydale WTS.

**Sample of Nunamara WTS Entries and Income**

<b>Date</b>	<b>Nunamara WTS Entries</b>	<b>Fees Paid \$</b>
30/08/2025	1	\$17.50
06/09/2025	5	\$162.00
13/09/2025	5	\$99.00
20/09/2025	3	\$87.00
27/09/2025	5	\$126.50
04/10/2025	2	\$46.50
11/10/2025	6	\$162.50
18/10/2025	3	\$87.00
25/10/2025	7	\$180.00
1/11/2025	3	\$75.50
8/11/2025	8	\$197.50
15/11/2025	4	\$120.50

**Distances within the Municipality to Launceston Waste Centre**

The Nunamara WTS is located 22.7km or 21-minute drive from the Launceston Waste Centre. The table below shows the estimated travel times from outer suburbs to waste transfer stations.

### Google Maps Travel Time Estimates

From	To	Vehicle Travel Time
Nunamara WTS	Launceston Waste Centre	22 minutes
Nunamara WTS	Lilydale WTS	24 minutes
Prospect	Launceston Waste Centre	20 minutes
Relbia	Launceston Waste Centre	22 minutes
Windermere	Launceston Waste Centre	19 minutes
White Hills	Launceston Waste Centre	20 minutes
Youngtown	Launceston Waste Centre	18 minutes

Based on the table, the time it takes to travel from Nunamara to the Launceston Waste Centre is comparative to the time it takes from other outer suburbs.

### Kerbside Collection Numbers in Nunamara and Surrounds

Rateable properties with a kerbside collection service are shown in the table below.

The table shows that approximately 50% of residential properties in the Nunamara area have a kerbside service. The remaining 50% of residential properties do not have a service; however, we do not see these numbers present at Nunamara WTS. This would indicate that these residents are using other methods to manage their own waste.

Residents that do not currently have a residential kerbside service can apply to receive one. Where the collection truck is unable to access certain roads, local collection points can be identified.

#### *Properties registered for kerbside collection in Nunamara*

Suburb	Properties with a Kerbside Collection	Properties without a Kerbside Collection
Nunamara	106	122
Patersonia	35	45
Targa	23	22
Myrtle Bank	11	14

### **Nunamara WTS Operations**

Nunamara WTS is operated by waste contractor JustWaste on a fee for service arrangement. There are no long-term contractual obligations. JustWaste undertake the following duties each Saturday:

- Unlock and lock the facility gate each operating day.
- Operate the iWeigh tablet and collect appropriate charges in accordance with the approved fees and charges.
- Collect and return the recycling trailer for recycling products.
- Provide customers with directions and advice on disposals.
- Handle customer queries.
- Report any operational or site issues to the Team Leader City Services.
- Transport bins from the transfer station to the Launceston Waste Centre.

### **Reasoning to Support Closure of Nunamara WTS**

The following issues identified support the closure of the facility:

- Several areas are non-compliant with Best Practice for waste transfer stations as per audit undertaken by NRM North in 2023, including limited resource recovery, insufficient infrastructure, and standard of safety rail.
- There is no leachate management or stormwater management system.
- The site lacks basic staff amenities, including an undercover area, water supply, power, and wastewater system.
- The site, owned by Tasmania Parks and Wildlife Services, has recommended closure of the site due to safety concerns and doesn't support further development of the site.
- Resource recovery opportunities are limited due to insufficient supporting infrastructure.
- The site services an average of four users per opening and operates at an annual loss of \$28,300.
- The kerbside collection service has been extended to the Nunamara area, and Council will continue working with residents to find suitable collection points.

Significant financial investment would be required to bring the site up to the necessary standards. Design work is currently underway to upgrade Lilydale WTS to meet best practice and safety requirements, with the upgrade estimated to cost approximately \$1.5M. Comparable work at Nunamara WTS to achieve similar best practice and safety standards are estimated to cost between \$250,000 and \$750,000. Given the site services an average of four users per opening, it is difficult to justify the level of expenditure required to upgrade Nunamara WTS to the necessary standards on land not owned by Council.

### **Residents Communications Plan**

As requested by Councillors at the Council Workshop on 12 February 2026, a communications plan has been implemented to ensure the local community are informed and aware of the site closure.

**9 May 2026**

Contractors spoke with users of the transfer station and distributed information flyers about the proposed closure. This has and will continue to be repeated each Saturday until the proposed closure.

**12 May 2025**

Letters were sent to approximately 300 residents in the Nunamara, Patersonia and Targa areas advising the proposed closure on 27 June 2026. The letter also provided information on how to register for a residential kerbside bin collection service and clearly stated how to contact the council. To date, no feedback has been received from the community.

**11 June 2026**

Pending Council approval, the closure will be communicated via the Council website and social media. Signage will be installed at the site informing the public.

**RISK IMPLICATIONS:**

If the site remains open without a commitment to undertake the required upgrades, Council will continue to be exposed to ongoing safety, environmental and compliance risks. In the event of an incident or regulatory breach, the Council may face potential liability, reputational damage, and increased operational costs associated with managing an ageing facility that does not meet current best practice standards.

**ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:**

Closure of the facility will result in some economic and social impacts for the local community, including longer travel times and increased transport costs for residents accessing alternative waste disposal facilities.

The closure will also represent a reduction in local waste services available to the community, particularly for residents who currently rely on the site for occasional waste disposal and limited recycling. However, the Launceston Waste Centre provides a higher standard of service and offers a broader range of waste disposal and resource recovery options.

There is a concern as the site is a known illegal dumping area. The Environment Protection Authority has ongoing surveillance in the area, detecting and issuing infringements for illegal dumping.

**STRATEGIC DOCUMENT REFERENCE:**

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

**BUDGET AND FINANCIAL IMPLICATIONS:**

If Nunamara WTS were to remain open, a significant upgrade on land not owned by Council would be required in the order of \$250,000 to \$750,000 to meet safety standards and Best Practices.

Additionally, the annual income falls short of covering the annual expenditure, resulting in a loss of \$28,300 annually.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

1. Report Extract - Appendix D - LCC [20.3.1 - 8 pages]

**20.4. Lease - Mowbray Cricket Club**

**FILE NO:** SF2967

**AUTHOR:** Sharin Imlach (Team Leader Property)

**APPROVER:** Sarah McRobbie (Executive Leader Strategy and Innovation)

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**DECISION STATEMENT:**

To consider the lease of part of 2 Invermay Road, Invermay to Mowbray Cricket Club Inc.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas).*

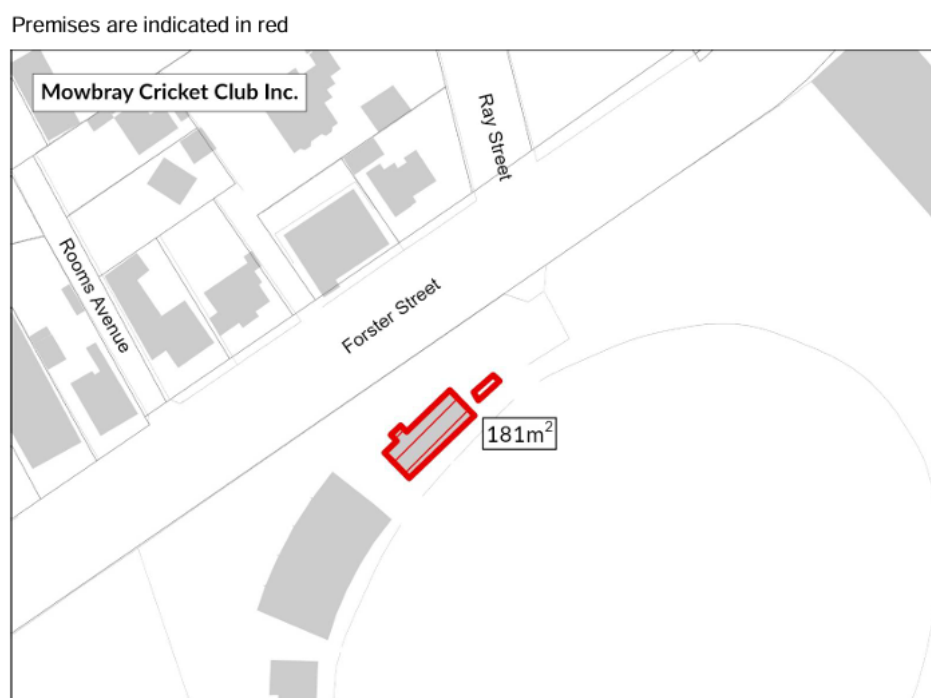
**PREVIOUS COUNCIL CONSIDERATION:**

Council - 20/05/2021 - 19.1 - Mowbray Cricket Club Inc.

**RECOMMENDATION:**

That Council:

1. Pursuant to section 179 of the *Local Government Act 1993 (Tas)*, forms the intention to lease part of the land situated at 2 Invermay Road, Invermay (CT 189130/2) to the Mowbray Cricket Club, as identified and outlined in red in the plan below:



2. Requires the terms of the lease be;
    - a. the Lessee will be Mowbray Cricket Club Inc;
    - b. the commencement date will be the 1 July 2026 for a period of five years;
    - c. the commencing rent will be \$4508 per annum.
  
  3. The Lessee will be responsible for;
    - a. contents insurance; and
    - b. other service charges if any.
  
  4. The Lessee must:
    - a. continually maintain the building in good and reasonable order;
    - b. keep clear all noxious weeds from premises;and
    - c. hold public liability insurance of \$20 million.
  
  5. Council will be responsible for all structural maintenance.
  
  6. Requests the Chief Executive Officer to:
    - a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;
    - b. implement the intention to lease the premises by signing a binding lease agreement with the lessee;
    - c. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease;
  
  7. 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:**

### **Background**

While historical records indicate that organised cricket was played in the Mowbray district as early as 1922, the Mowbray Cricket Club was formally established in 1955. Since its formation, the Club has developed a strong reputation for fostering and developing outstanding cricketing talent within Tasmania. This includes producing Australian representatives such as Ricky Ponting and Greg Campbell, along with numerous players who have gone on to represent Tasmania at state level from the 1950s through to the present day.

The Mowbray Cricket Club is committed to providing inclusive and accessible cricket opportunities for the wider community. The club offers a range of structured programs catering to players of all ages, abilities, and backgrounds, including senior, women, and junior competitions. Through these programs, the club continues to support player development, participation, and a lifelong passion for the sport.

Deeply connected to its local community, the Mowbray Cricket Club takes great pride in its heritage and ongoing contribution to the region. The club is dedicated to strengthening community ties and promoting positive social outcomes through sport. The Mowbray Cricket Club's goal is to create a welcoming and supportive environment that enriches the lives of individuals and contributes to making the local community a better place through the power of sport, both now and into the future.

## **Lease**

The Mowbray Cricket Club Inc currently occupies Council-owned land and facilities under a lease agreement with the City of Launceston that commenced in 2021 for a term of five (5) years. Prior to the current agreement, the club has maintained lease and occupancy arrangements with Council for approximately 40 years, demonstrating a long-standing association with the site and continued use of the facilities for community cricket activities.

There have been no breaches or compliance issues associated with the current lease agreement, with the club maintaining its obligations under the lease conditions to date.

As the current lease approaches expiry, the club has expressed its intention to enter into a new lease agreement with Council for a further five (5) year term and in accordance with Council's Lease and Licence Policy under the Community Group B classification. The continuation of the lease would provide ongoing tenure certainty for the club and support the continued use and activation of the sporting facilities for community recreation and organised sport.

## **RISK IMPLICATIONS:**

The absence of a local cricket club such as the Mowbray Cricket Club Inc would likely result in a range of social impacts, including reduced opportunities for community connection, participation, and belonging, as clubs of this nature commonly act as important hubs for social interaction across age groups.

It would also limit structured and informal sporting opportunities for young people, potentially reducing pathways for physical activity, teamwork, and personal development, while diminishing access to low-cost recreation that supports physical and mental wellbeing.

In addition, the loss of a club environment would reduce volunteer engagement and the associated development of local leadership and social capital and may decrease the activation of public open space and local amenity through regular training and match-day use. Overall, this would represent a weakening of community cohesion and local identity, particularly in areas where the club has long-standing ties and sustained use of Council facilities.

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

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

## **STRATEGIC DOCUMENT REFERENCE:**

*City of Launceston Strategic Plan 2025-2035*

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

**BUDGET AND FINANCIAL IMPLICATIONS:**

In accordance with the Council's Lease and Licensing Policy, the recommended annual rent is \$4,508, which is 2,300 fee units established by the Fee Units Act 1997. The rent will incur indexing in line with the Consumer Price Index (CPI) for Hobart.

The area to be leased has an Assessed Annual Value (AAV) of \$28,000 per year, resulting in an effective subsidy of \$23,492.

**DISCLOSURE OF INTERESTS:**

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

**ATTACHMENTS:**

Nil

**21. CHIEF EXECUTIVE OFFICER NETWORK**

No items have been identified as part of this Agenda.

**22. LATE ITEMS**

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

No Items have been identified as part of this Agenda.

**23. CLOSED COUNCIL**

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

No Items have been identified as part of this Agenda

**24. NEXT COUNCIL MEETING DATE**

The next Special Meeting of Council will be held at 1.00pm on 18 June 2026 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.

The next Ordinary Meeting of Council will be held at 1.00pm on 25 June 2026 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.

**25. MEETING CLOSURE**