



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
MONDAY 27 AUGUST 2018  
1.00pm**

# City of Launceston

**COUNCIL AGENDA**

**Monday 27 August 2018**

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**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: 27 August 2018**

**Time: 1.00pm**

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## **Section 65 Certificate of Qualified Advice**

### **Background**

Section 65 of the *Local Government Act 1993* requires the General Manager to certify that any advice, information or recommendation given to Council is provided by a person with appropriate qualifications or experience.

### **Declaration**

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the Agenda Items for this Meeting.

A handwritten signature in black ink, appearing to be 'Michael Stretton', written over a circular stamp or seal.

**Michael Stretton**  
**General Manager**

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# City of Launceston

## COUNCIL AGENDA

Monday 27 August 2018

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17 August 2018

Mr Michael Stretton  
General Manager  
City of Launceston  
PO Box 396  
**LAUNCESTON TAS 7250**

Dear Michael

### **COUNCIL MEETING**

In accordance with regulation 4 of the *Local Government (Meeting Regulations) 2015* which states:

4. *Convening meeting of council*
  - (1) *The mayor of a council may convene council meeting.*

I request that you make the necessary arrangements for the next Ordinary Meeting of Council to be convened on Monday, 27 August 2018 commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



**Alderman A M van Zetten**  
**MAYOR**

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**1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES**

**2 DECLARATIONS OF INTEREST**

*Local Government Act 1993 - section 48*

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

**3 CONFIRMATION OF MINUTES**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)*

**RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 13 August 2018 be confirmed as a true and correct record.

**4 DEPUTATIONS**

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

**5 PETITIONS**

*Local Government Act 1993 - sections 57 and 58*

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

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**6 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 Aldermen.)*

**No Community Reports have been registered with Council as part of this Agenda**

**7 PUBLIC QUESTION TIME**

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

**7.1 Public Questions on Notice**

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

*(Questions on Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting. Questions on Notice will be researched by Council Officers and both the Question on Notice (as received) and the response will be provided at the Council Meeting and a reply in writing will also be provided.)*

**No Public Questions on Notice have been identified as part of this Agenda**

**7.2 Public Questions without Notice**

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

*(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. Council Officers will endeavour to answer the question asked at the meeting, however, that is not always possible and more research may be required. If an answer cannot be provided at the Meeting, the question will be treated as a Question on Notice. A response will be provided at the next Council Meeting.)*

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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 8 - Planning Authority.

## **8 PLANNING AUTHORITY**

### **8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool**

**FILE NO:** DA0317/2018

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

**DIRECTOR:** Leanne Hurst (Director Development Services)

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#### **DECISION STATEMENT:**

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

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

Applicant:	Michial Wayne Hamilton, Jacqueline Mary Hamilton
Property:	38A Hill Street West Launceston
Zoning:	General Residential
Receipt Date:	12/06/2018
Validity Date:	13/06/2018
Further Information Request:	13/06/2018
Further Information Received:	26/06/2018
Deemed Approval:	27/08/2018
Representations:	Seven

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

DA0358/2015 approved the subdivision of 40 Hill Street into two lots, thus creating the subject site.

#### **RECOMMENDATION:**

In accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0317/2018 Residential - Construction of a dwelling, an outbuilding and a pool at 38A Hill Street, West Launceston, subject to the following conditions:

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**8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)**

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**1. ENDORSED PLANS & DOCUMENTS**

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

- a. Cover Page, prepared by MDE Building Designs, drawing no P01, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- b. Site Plan, prepared by MDE Building Designs, drawing no P02, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- c. Floor Plan, prepared by MDE Building Designs, drawing no P03, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- d. Section, prepared by MDE Building Designs, drawing no P04, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- e. Elevations 1, prepared by MDE Building Designs, drawing no P05, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- f. Elevations 2, prepared by MDE Building Designs, drawing no P06, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- g. Landscape Plan, prepared by MDE Building Designs, drawing no P07, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- h. Earthwork / Drainage Plan, prepared by MDE Building Designs, drawing no P08, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018
- i. Block Sections, prepared by MDE Building Designs, drawing no P09, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P4, dated August 2018
- j. Shadow Diagrams 1, prepared by MDE Building Designs, drawing no P10, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P4, dated August 2018
- k. Shadow Diagrams 2, prepared by MDE Building Designs, drawing no P01, M & J Hamilton  
Proposed new residence 38a Hill Street, revision no. P3, dated July 2018

**2. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2018/00947-LCC, dated 25/06/2018 and attached to the permit.

**3. NON REFLECTIVE EXTERIOR FINISH**

All external cladding and roofing of the building(s) must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council.

**4. FENCING**

Prior to the commencement of the use, all side and rear boundaries, not including the access strip, must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of 1.8m - 2.1m when measured from the highest finished level on either side of the common boundaries.

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**8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)**

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**5. CAR PARKING**

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed and sealed to provide all weather access.

**6. LEGAL TITLE**

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

**7. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

**8. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)**

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development

Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

**9. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

**10. SOIL AND WATER MANAGEMENT PLAN**

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

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**8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)**

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**11. CONSTRUCTION OF RETAINING WALLS**

All retaining walls, above 500mm, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

**12. AMENITY**

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

**13. NO BURNING OF WASTE**

No burning of any waste materials generated by the construction process, including removed vegetation, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre) or reclaimed/recycled where possible.

**14. SWIMMING POOLS IN CLOSE PROXIMITY TO NEIGHBOURING PROPERTIES**

- (a) All electrical equipment, including pumps and filters installed in association with the swimming pool must be housed so as not to create a noise nuisance to neighbouring properties;
- (b) If an air conditioner (heat pump) is installed in association with the swimming pool it must operate in compliance with the *Environmental Management & Pollution Control (Noise) Regulations 2016*, (or any subsequent versions of the regulations), in particular, Section 7 Fixed Equipment; and
- (c) Pool treatment chemicals must be stored in a location that will ensure that they are kept dry.

**Notes****A. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code**

*Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.*

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**8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)**

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**B. Occupancy Permit Required**

*Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.*

**C. All plumbing work is to comply with the Building Act 2016 and the National Construction Code**

*Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.*

**D. General**

*This permit was issued based on the proposal documents submitted for DA0317/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.*

*This permit takes effect after:*

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

*This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.*

**E. Restrictive Covenants**

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is affected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

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**8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)**

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**F. Appeal Provisions**

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au) <<http://www.rmpat.tas.gov.au>>*

**G. Permit Commencement**

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

**H. Storage of Dangerous Goods**

*The developer/occupant is to ensure that any dangerous goods/materials are stored in accordance with the Work Health & Safety Regulations 2012 or any subsequent versions of the document.*

**I. Noise Nuisance**

*Noise Nuisance is regulated under the Environmental Management and Pollution Control Act 1994. Please note that if complaints are received and verified, you will be required to implement measures to eliminate the nuisance.*

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**REPORT:****1. THE PROPOSAL**

It is proposed to construct a two storey, three bedroom dwelling, plus garage and swimming pool on the elevated internal lot at 38A Hill Street. It is proposed to clad the building in brick with colorbond on the upper floor and roof.

Whilst many of the surrounding dwellings are heritage listed, 38A Hill Street is not and the proposed dwelling is to have a modern rather than heritage design.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The site is an internal lot, sloping towards the street on the southwestern side of Hill Street, West Launceston.

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## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

It was created by subdivision in 2015, and is surrounded by single dwellings on lots ranging between 500m<sup>2</sup> and 3000m<sup>2</sup>.

This area of West Launceston is clearly residential and features a number of older and heritage listed dwellings with mature vegetation and a public park on the northern side of the street.

### 3. PLANNING SCHEME REQUIREMENTS

#### 3.1 Zone Purpose

##### 10.0 General Residential Zone

##### 10.1.1 Zone Purpose Statements

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

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.

10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

#### Consistent

The proposal is for the construction of a three bedroom, two storey dwelling, garage and pool at the recently created 38A Hill Street.

#### 10.4 Development Standards

##### 10.4.2 Setbacks and building envelope for all dwellings

##### Objective:

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

#### Consistent

The applicant has provided revised plans that demonstrate compliance with the

### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

applicable standards. It is proposed to condition the approval that such revised plans be endorsed.

A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

#### **Relies on Performance Criteria**

The development is setback 4.5m, at ground level, from the primary frontage of the internal lot, that being the rear boundary of 40 Hill Street. However, the upper level projects forward 0.5m, resulting in a front setback of 4.0m and performance criteria are relied upon.

P1 A dwelling must:

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and
- (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

#### **Complies**

The site is an internal lot on a relatively steep hill side where there is substantial variation in front setbacks to Hill Street. There are no other comparable internal lots in the immediate vicinity.

The proposed location of the dwelling is not incompatible with the range of setbacks exhibited by the existing dwellings in the street.

A2 A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5m, or alternatively 1m behind the facade of the dwelling; or
- (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

#### **Complies**

The proposed garage is to be setback 10m from the primary frontage and more than 1m behind the facade of the proposed dwelling.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and

### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
  - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
  - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and
- (b) only have a setback within 1.5m of a side boundary if the dwelling:
  - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or
  - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).

#### Complies

The proposed dwelling breached the rear and side setbacks. Following representation, the proponents have provided an amended plan to contain the dwelling within the prescribed setback. It is appropriate to condition the permit such that the amended plan be endorsed.

#### 10.4.3 Site coverage and private open space for all dwellings

Objective:

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

#### Consistent

Private open space is available from the front deck with a northerly aspect. Further private space was proposed with a deck on the 6m x 5m garage roof and an 8.5m x 3.5m outdoor pool in the north-western corner of the site.

Following representation, the deck proposed on the garage roof has been removed and the pool reduced to 7.5m x 3.5m.

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

#### Complies

The dwelling has some 103m<sup>2</sup> of site coverage at the ground floor. Including the deck,

### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

garage and pool, the area grows to some 212m<sup>2</sup> and remains well below the prescribed 50% maximum.

The proposal is for a single dwelling and the minimum 60m<sup>2</sup> private open space requirement is not applicable. Around 320m<sup>2</sup>, or 46% of the site remains free from impervious surfaces.

A2 A dwelling must have an area of private open space that:

- (a) is in one location and is at least:
  - (i) 24m<sup>2</sup>; or
  - (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (b) has a minimum horizontal dimension of:
  - (i) 4m; or
  - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and
- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and
- (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and
- (f) has a gradient not steeper than 1 in 10; and
- (g) is not used for vehicle access or parking.

#### **Complies**

An area in excess of the requisite 24m<sup>2</sup>, with horizontal dimensions not less than 4m is available in the north-western corner of the lot with direct access from the living room.

#### 10.4.4 Sunlight and overshadowing for all dwellings

Objective:

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

#### **Consistent**

Adequate direct sunlight is available to the lounge, dining and living rooms on the ground floor throughout the day. There are no other dwellings on the same site.

A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).

## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

### Complies

The living room windows of the proposed dwelling face within the prescribed range and direct sunlight is able to enter the lounge, dining and living rooms throughout the day.

### 10.4.5 Width of openings for garages and carports for all dwellings

#### Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

#### Consistent

The subject site is an internal lot and the garage is 43m from the frontage with Hill Street.

A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

### Complies

The garage door is less than 6m wide and is some 43m from the frontage with Hill Street.

### 10.4.6 Privacy for all dwellings

#### Objective:

To provide reasonable opportunity for privacy for dwellings.

#### Consistent

The proposal addresses the relevant criteria to demonstrate this.

A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:
  - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
  - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

### Complies

A suitable screen was proposed on the boundary side of the proposed garage roof deck to protect the privacy of the residents at 38 Hill Street.

Although a deck was proposed on the roof of the garage and would have triggered assessment against this standard, in response to representations, the applicants have amended their plans to remove the deck.

### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

- (a) The window or glazed door:
  - (i) is to have a setback of at least 3m from a side boundary; and
  - (ii) is to have a setback of at least 4m from a rear boundary; and
  - (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
  - (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.
- (b) The window or glazed door:
  - (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or
  - (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or
  - (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.

#### **Complies**

The proposed dwelling will be setback not less than 3m for the side boundaries and 4m from the front boundary and complies with the acceptable solution.

#### 10.4.7 Frontage fences for all dwellings

##### **Objective:**

To control the height and transparency of frontage fences to:

- (a) provide adequate privacy and security for residents; and
- (b) allow the potential for mutual passive surveillance between the road and the dwelling; and
- (c) provide reasonably consistent height and transparency.

##### **Consistent**

The proposal demonstrates compliance with the relevant criteria.

A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:

- (a) 1.2m if the fence is solid; or
- (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

##### **Relies on Performance Criteria**

As the site is an internal lot, its frontage fence is the rear fence of the adjoining property and a solid fence, greater than 1.2m is expected. Given that the proposal includes a car park adjacent to this fence, a condition requiring a 1.8m fence will be recommended.

P1 A fence (including a free-standing wall) within 4.5m of a frontage must:

- (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and



### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

- (b) be compatible with the height and transparency of fences in the street, taking into account the:
- (i) topography of the site; and
  - (ii) traffic volumes on the adjoining road.

#### **Complies**

Taking into account issues such as traffic and topography and the internal nature of the lot, the development of a 1.8m fence, measured from the finished ground level of the subject site, is considered appropriate to provide for the security and privacy of the residents on both sides of the fence. As the site is an internal lot, the fence will not be incompatible with the existing fences fronting Hill Street.

#### 10.4.11 Outbuildings, swimming pools and fences

##### **Objective:**

To ensure that:

- (a) outbuildings, swimming pools and fences:
  - (i) do not detract from the character of the surrounding area; and
  - (ii) are appropriate to the site and respect the amenity of neighbouring lots;
- (b) dwellings remain the dominant built form.

#### **Consistent**

The proposal demonstrates compliance with the relevant criteria.

A1.1 The combined gross floor area of outbuildings must be no greater than 45m<sup>2</sup>; and

A1.2 Outbuildings (other than for single or multiple dwellings) must meet the setback and building envelope acceptable solutions of Clause 10.4.2, as if the development were for a dwelling.

#### **Complies**

The proposed garage is 6m x 5m, giving a floor area of 30m<sup>2</sup>.

A2 A swimming pool must be located:

- (a) no closer to the primary frontage than the main building; or
- (b) in the rear yard.

#### **Complies**

The proposed swimming pool is located in the rear yard.

#### 10.4.12 Earthworks and retaining walls

##### **Objective:**

To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.

#### **Consistent**

The proposal demonstrates compliance with the relevant criteria.

A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;

## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

### Relies on Performance Criteria

The proposal includes a number of low retaining walls, including one of some 0.9m on the boundary between the subject site and 40 Hill Street.

P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

### Complies

The proposed retaining wall on the front boundary of the site is required, given the topography, to provide a level turning and parking area in front of the proposed dwelling. Potential overlooking will be resolved through the imposition of a condition requiring a fence height of 1.8m on all boundaries and to the existing brick section in the access strip. Appropriate drainage will be installed behind the retaining wall.

## 10.4.13 Location of car parking

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

### Consistent

The site is an internal lot with a single garage proposed at the top of the drive way. A second car parking space and turning area for vehicles using the garage will be located between the dwelling and the frontage boundary with 40 Hill Street.

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

### Relies on Performance Criteria

This is a residential site. Whilst tandem parking is available in front of the garage, this would result in a need to reverse up or down the steep driveway to Hill Street. To avoid this undesirable outcome, it is proposed to provide a second car parking space and manoeuvring area in front of the dwelling.

P2 The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

- (a) the visual impact of the car parking location viewed from the road;

### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

- (b) access for users of the site;
- (c) pedestrian and vehicular traffic safety;
- (d) the nature and characteristics of the street;
- (e) the need for the location;
- (f) any landscaping of the car parking or turning area location; and
- (g) construction methods and pavement types.

#### **Complies**

The proposed parking and turning area in front of the dwelling will not be visible from Hill Street as it will be shielded by the existing dwelling at 40 Hill Street and the fence and landscaping to be installed on the boundary.

38A Hill Street is accessed by a steep driveway of some 35m and it is undesirable to have vehicles reversing up or down this. It is recommended that the permit be conditioned that the driveway, parking and manoeuvring areas are constructed and sealed to provide all weather access.

### E6.0 Parking and Sustainable Transport Code

#### E6.1 The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

#### **Consistent**

It is proposed to construct a single dwelling with a single garage at the side and further parking and manoeuvring in the frontage to meet the reasonable needs of the residents. The site is an internal lot, behind the existing dwelling at 40 Hill Street, and parking in the frontage will have no impact on the amenity of the locality.

### E6.5 Use Standards

#### E6.5.1 Car parking numbers

##### Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

#### **Consistent**

The objective is achieved through compliance with the applicable criteria.

#### A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the

## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

<p>General Residential Zone; or</p> <p>(c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p>
<p><b>Complies</b></p> <p>The Table requires two car parking spaces for a dwelling with two or more bedrooms in the General Residential zone. The proposal provides for one car to be parked in the garage and another to be parked in front of the dwelling.</p>

### E6.6 Development Standards

#### E6.6.1 Construction of parking areas

<p><b>Objective:</b></p> <p>To ensure that parking areas are constructed to an appropriate standard.</p>
<p><b>Consistent</b></p> <p>The objective is achieved through compliance with the applicable criteria.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) have a gradient of 10% or less;</p> <p>(b) be formed and paved;</p> <p>(c) be drained to the public stormwater system, or contain stormwater on the site;</p> <p>(d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and</p> <p>(e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p><b>Relies on Performance Criteria</b></p> <p>The gradient of the driveway is in excess of 10%.</p>
<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing and line marking.</p>
<p><b>Complies</b></p> <p>The existing access to the site, recently created by subdivision, is steeper than 10% and there is not sufficient area within the approved access strip to reduce this gradient. The driveway and parking is clearly identifiable and will be constructed to a suitable standard. The permit will be conditioned to ensure that the driveway, manoeuvring and parking areas are all sealed and provide all weather access.</p>

## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

### E6.6.2 Design and layout of parking areas

#### Objective:

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

#### Consistent

Parking is provided at the top of the driveway and is considered convenient, safe and efficient.

A1.1 Car parking, access ways, manoeuvring and circulation spaces must:

- (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;
- (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;
- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
- (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and
- (e) have a vertical clearance of not less than 2.1m above the parking surface level.

A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.

A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

#### Complies

The site provides for only two parking spaces. The driveway will have a minimum width of 3m as required in Table E6.2 and has a passing bay at the front, with appropriate tapers. Car parking dimensions comply with the requirements of Table E6.3.

## 4. REFERRALS

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
<b>EXTERNAL</b>	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2018/00947-LCC.

## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

EXTERNAL	
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

## 5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 30 June to 16 July 2018. Seven representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

The representations were provided to the applicants for consideration and response. In consideration of the issues raised, the applicants provided modified plans to locate the proposed dwelling within the building envelope - other than the first floor section protruding 0.5m into the front setback - and deleting the proposed deck from the roof of the garage. As a consequence of these modifications, it was also necessary to reduce the length of the proposed swimming pool from 8.5m to 7.5m.

The representors were provided with a copy of the revised plans and invited to attend a meeting to discuss their concerns. A meeting was held on-site with those able to attend.

ISSUE	COMMENT
The privacy of the neighbours will be compromised by the patio on top of the garage.	Notwithstanding that the proposed deck on top of the garage included a 1.7m privacy screen on the boundary to comply with the acceptable solution, following consideration of the representations, the applicants have provided alternative plans removing the proposed deck.
The building will be viewed from the street and is not in a style consistent with the existing dwellings in Hill Street - several of which are heritage listed.	The site, 38A Hill Street, is not heritage listed and whilst several buildings in the immediate area are listed, there are no relevant provisions in the planning scheme that provide scope to require the proposed dwelling to be consistent with that style. There are multiple examples throughout Launceston of infill development and extensions to existing dwellings in a style significantly different to the surrounding architecture.

## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

ISSUE	COMMENT
It is a small block of land and the dwelling extends right to the boundaries further encroaching on the neighbour's privacy.	The proposed dwelling was designed to largely fit within the prescribed envelope with only relatively minor breaches and a relaxation of the rear setback, where the land rises and adjoins a laneway and a shed from the adjoining property. Following consideration of the representations, the applicants have revised their plans to contain the dwelling within the envelope - other than the upper floor which protrudes 0.5m into the front setback area which will contain parking and additional landscaping.
The height of the proposed building is a concern - no information has been provided on shadows.	The planning scheme is concerned with the impact of shadowing onto adjoining properties and seeks to ensure that the impact is not unreasonable. It is accepted that most buildings cast a shadow across their boundaries and particularly when dealing with residential density development on hillsides. To protect the amenity of neighbours, the scheme sets a standard of direct sunlight not reduced to less than three hours to 50% of private open space on 21 June. Shadow diagrams have been provided and these clearly demonstrate that there is not any unreasonable overshadowing and that the relevant acceptable solutions are met.
Inadequate and misleading plans prevent adequate assessment by Council. For example, inaccurate representation of building envelopes; no scale - preventing independent analysis; visual bulk of garage only represented in dotted lines; and the proposed 1.7m screen on the garage is inadequate to provide privacy.	Whilst dimensions on the site plan made it clear that the rear envelope was breached, some of the elevation plans suggested otherwise and scale was not included, although adequate dimensions were shown to provide for analysis. The representation of the garage in dotted lines was intended to allow an understanding of the proposed dwelling and the 1.7m screen of the garage roof deck is consistent with the specific requirements of the scheme. The applicants have provided revised plans addressing many of these issues. The revised plans were circulated to the representors prior to a site meeting.

### 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

ISSUE	COMMENT
The application should be dismissed and only considered once sufficient plans are provided including: appropriate drawings of the building with the building envelope; visual depiction of the proposals impact on the streetscape and city scape and assessment of architectural integrity; shadow plans and adequate information to address performance criteria.	The applicants have provided revised plans to contain the building within the building envelope - other than the minor protrusion at the upstairs front - and have sought to comply with the acceptable solutions other than the driveway gradient and parking. These have been addressed in the report, and as the site is not heritage listed, or within a heritage precinct, the ability of the proposed dwelling to fit in with the streetscape or city scape is not a matter for consideration.
If you buy land in a heritage precinct, be prepared to build in a way that is sympathetic with the heritage values of that precinct. Don't destroy the quality of the neighbourhood.	Notwithstanding the existence of numerous heritage listed buildings in the area and the comments and recommendations of previous heritage studies, Hill Street is not a heritage precinct in the planning scheme and 38A Hill Street is not a heritage listed site. There is, therefore, no scope in the planning scheme to reject the proposal on heritage or streetscape grounds.
If you buy a small block of land, build to a size that is appropriate for the confines of that small block.	The proposed dwelling is designed to fit within the prescribed building envelope - other than a small protrusion at the upstairs front that has addressed the performance criteria. The proposed building is considered to be appropriate for the confines of the site.
Hill Street contains a number of large lots creating an informal 'green belt' for wild life extending from the Gorge. The viability of a large Blackwood tree at 42 Hill Street, close to the boundary of the subject site, will be jeopardised by the proximity of the proposed dwelling.	The extent to which development within the prescribed building envelope at 38A Hill Street may affect the Blackwood tree on the adjoining land or the informal wild life corridor is something that would have been resolved at subdivision stage. Given that the lot has been created and is not impacted by heritage or scenic provisions, development within the building envelope is permitted and inevitable.



## 8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)

ISSUE	COMMENT
The proposed dwelling has its ground floor level with the top of the boundary fence with 40 Hill Street, resulting in a substantial invasion of privacy and a large amount of shading in the afternoons.	The proposed dwelling complies with the acceptable solutions for overshadowing and overlooking and addresses the performance criteria with regard to the 0.5m protrusion of the upstairs front of the building into the prescribed setback. 40 Hill Street is to the north-west of the proposed dwelling and will not be affected by overshadowing from 38A Hill Street. Both properties are on a sloping site, with some three metres difference in floor levels. Whilst the potential for overlooking from the higher side of the hill is apparent in all hillside developments, the view lines will be over the roof of 40 Hill Street. Overlooking into the rear yard of 40 Hill Street will be further mitigated by the proposal to plant a tree line on the boundary and to use the area in front of the proposed dwelling as a car parking space with a 1.8m fence.
Fill deeper than 600mm extends within 900mm of the lot boundary and there is not enough information to determine if the performance criteria is met.	The applicants' report suggests that all retaining walls will meet the acceptable solutions. However, the plans show a 900mm retaining wall on the boundary with 40 Hill Street. This is not uncommon on hill side sites and a condition will be imposed for appropriate engineers design plans to be provided with the building application.

## 6. CONCLUSION

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

## ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**8.1 38A Hill Street, West Launceston - Residential - Construction of a Dwelling, an Outbuilding and a Pool ...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

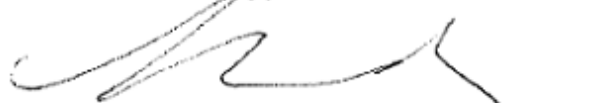
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Locality Map (distributed electronically)
  2. Plans to be Endorsed (distributed electronically)
  3. Advertised Plans (distributed electronically)
  4. TasWater SPAN (distributed electronically)
  5. Representations (distributed electronically)
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## COUNCIL AGENDA

Monday 27 August 2018

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### 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots

**FILE NO:** DA0048/2018

**AUTHOR:** Luke Rogers (Town Planner)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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#### DECISION STATEMENT:

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

#### PLANNING APPLICATION INFORMATION:

Applicant:	D J McCulloch & Associates (D J McCulloch Surveying)
Property:	341-349 Hobart Road, Youngtown
Zoning:	General Industrial
Receipt Date:	6/02/2018
Validity Date:	8/02/2018
Further Information Request:	14/02/2018
Further Information Received:	06/07/2018
Deemed Approval:	27/08/2018
Representations:	Four

#### RECOMMENDATION:

In accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0048/2018 Subdivision - subdivide one lot into two lots at 341-349 Hobart Road, Youngtown subject to the following conditions:

##### 1. ENDORSED PLANS & DOCUMENTS

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

- a. Services and Easements Plan, Prepared by D.J. McCulloch Surveying, Job No. 1330-1806, Plan No. 0618-03DA, Dated 28/02/2018
- b. Preliminary Site Investigation, Prepared by Environmental Service & Design, Address: 341-349 Hobart Road, Youngtown, Project No. 6245, Dated July 2018

##### 2. FINAL PLAN OF SURVEY

The Final Plan will not be sealed until all conditions have been complied with.

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**8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)**

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**3. RIGHT OF WAY EASEMENT**

A Right of Way Easement to the benefit of Lot 2 is required over the access way of Lot 1. The minimum width of the right of way must be 6m and the minimum length of this easement must be 180m measured from the frontage of Lot 1. A lesser length and width may be approved by the Manager City Development prior to the lodgement of the Final Plan of Survey.

The right of way must be shown on the Final Plan and Schedule of Easements submitted to Council for sealing.

**4. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2018/00172-LCC, dated 07/03/2018 and attached to the permit.

**5. PAYMENT IN LIEU OF PUBLIC OPEN SPACE**

Prior to the sealing of the Final Plan, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved lots as determined by a registered land valuer (at the time of sealing the Final Plan) procured at the subdivider's expense.

**6. LEGAL TITLE**

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

**7. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

**8. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

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

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

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**8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)**

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The explicit permission of Technical Services is required prior to undertaking works where the works:

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

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

**10. APPLICATION TO ALTER A STORMWATER SERVICE**

To have an existing service connection physically removed/relocated/alterred, or to have a new connection installed, an application must be made using the Council's eServices web portal or on the approved form and accompanied by the prescribed fee. All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

**11. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS**

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

**12. SOIL AND WATER MANAGEMENT PLAN**

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

**13. RETICULATED SERVICES**

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

**14. EASEMENTS**

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3m for Council (public) mains. A greater width will be required in line with the LCC document *'How close can I build to a*

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**8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)**

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*Council Service?* where the internal diameter of the pipe is greater than 475 mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

**15. SEALING PLANS OF SUBDIVISION**

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

**16. COMPLETION OF WORKS**

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

**17. AS CONSTRUCTED PLANS**

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

**18. AMENITY - COMMERCIAL/INDUSTRIAL USE**

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

**Notes****A. General**

*This permit was issued based on the proposal documents submitted for DA0048/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.*

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**8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)**

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*This permit takes effect after:*

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

*This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.*

**B. Restrictive Covenants**

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is affected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

**C. Appeal Provisions**

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au) <<http://www.rmpat.tas.gov.au>>*

**D. Permit Commencement**

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

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**8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)**

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**REPORT:****1. THE PROPOSAL**

The proposal is for the subdivision of one existing lot in the General Industrial Zone into two lots. The two lots will consist of the following:

**Lot 1**

- Located at the eastern (rear) side of the site
- Area of 1.74ha
- Internal lot with frontage to Hobart Road
- Access over existing crossover to Hobart Road

**Lot 2**

- Located at the western (front) side of the site
- Area of 2.04ha
- Frontage to Hobart Road
- Access over existing crossover to Hobart Road with right of way over Lot 1

The site has an existing industrial use, being the One Steel Metal Centre, which will continue to operate on Lot 2. Connection to water and sewer services are also proposed for Lot 1. A drainage easement is proposed to be created in favour of the City of Launceston either side of the watercourse that runs through the site.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The site is located on the eastern and lower side of Hobart Road between Alma Street and Talune Street. The site is an irregular four sided shape which is wider at the rear of the site than at the frontage and has an area of 2.78ha. The area surrounding the site consists of a wide range of uses including industrial and commercial uses to the north and south of the site, residential uses to the east and west and public open space to the south east. The most notable uses in the surrounding area are the City Mission Shop adjoining to the south, the Tasmanian Fire Service Headquarters adjoining to the north and the Glenara Lakes aged care facility over Hobart Road to the south west.

Access to the site is from an existing concrete crossover directly on to Hobart Road; the crossover is approximately 18m wide. The site is relatively level for the majority of the site, with a slope of approximately 2% falling from the frontage to the east. The site does rise with a slope of approximately 10% in the north eastern corner. The site is developed in the western half with a number of industrial buildings and an office along the frontage to Hobart Road. The eastern half of the site consists of trees, shrubs and grass with a watercourse running through the south eastern corner of the site.

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## 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

### 3. PLANNING SCHEME REQUIREMENTS

#### 3.1 Zone Purpose

##### 25.0 General Industrial Zone

##### 25.1.1 Zone Purpose Statements

25.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.

25.1.1.2 To provide for uses that are complementary to and compatible with the above purpose.

#### **Consistent**

The proposed development is for a subdivision that will create lots capable of providing for manufacturing, processing, repair, storage and the distribution of goods and materials. As such the proposal is consistent with the purpose of the zone. Any future development and use on the site will be assessed against the provisions of the Scheme at the time they are proposed.

#### 25.4 Development Standards

##### 25.4.1 Building height, setback and siting

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining residential zones.

#### **Consistent**

The buildings currently existing on the site will have no change to bulk, form, height or frontage setback and as there is no standard for side or rear setbacks the proposal meets the objectives of the clause.

A3 Buildings can be built up to the side and rear boundaries.

#### **Complies**

As there is no minimum standard provided the reduction in side and rear setbacks of the existing buildings meet the acceptable solution.

A4 Where the site is located on the boundary of the General Residential, Inner Residential and Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use and Village zones, new buildings or alterations to existing buildings, must:

- (a) be set back a horizontal distance of no less than 3m from the zone boundary; and
- (b) have a solid fence no less than 1.8m high on the zone boundary.

#### **Complies**

There are no new buildings or alterations to existing buildings proposed.

##### 25.4.5 Lot size and dimensions

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

## 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

### Consistent

The area and dimension of the proposed lots are appropriate for the zone. The amenity of adjoining land, including land in the General Residential Zone will not suffer adverse impacts as a result of the proposed development.

A1.1 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 1000m<sup>2</sup>, and
- (b) be able to contain 20m diameter circle with the centre of the circle be no greater than 20m from the frontage; or

A1.2 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

### Relies on Performance Criteria

The proposal will create a new lot, Lot 1, with an area of 1.74ha. This will leave the balance of land on Lot 2 being 2.4ha. Each of these lots will be capable of containing a circle 20m in diameter, however, due to Lot 1 being an internal lot, that circle would have a centre more than 20m from the frontage. As such, the proposal relies on performance criteria.

P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) the future use or development of the site or adjoining land.

### Complies

The proposed lots in the subdivision plan have sufficient usable area and dimensions to be suitable for intended and potential use. The proposed Lot 2 currently has buildings on the site that will not be impacted by the subdivision. The location of these buildings means that the proposed lot will be an internal battle axe shaped lot and is unable to comply with A1.1(b).

The battle axe shape of Lot 1 allows sufficient space in the north eastern corner of the site to develop new buildings, which is the likely location of development on the lots. There is sufficient frontage and access ways provided with Lot 1 to allow for access by all relevant vehicles. The site is relatively level, although it falls away to the eastern boundary. There is a water course that runs across the south of the site. It runs outside

## 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

the boundary of the site parallel to the proposed Lot 2 and inside the boundary of the site at the eastern end of Lot 1. This water course will reduce the usable area, but leaves a primary area of sufficient dimensions for future development on the proposed Lot 1.

The proposed lots are in line with the existing pattern of development as there are a number of other internal lots along Hobart Road that are in an industrial zone. This includes the property adjoining the site at 339 Hobart Road and a number of other lots to the south, most notably 410 and 412 Hobart Road. The future development of the site or adjoining land will not be unreasonably inhibited due to the dimensions, configuration or size of the proposed lots and likely future location of development.

A2 Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

### **Relies on Performance Criteria**

The site of the proposed subdivision is bordered by the General Residential Zone to the east and south east, as such the proposal relies on performance criteria.

P2 Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in the area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

### **Complies**

The proposal will minimise the potential for nuisance or loss of amenity for the residential lots adjacent to the site. The layout and design of the lots will provide sufficient space to meet the development standards of the zone in any future development. The depth of the proposed Lot 1 (from east to west) is approximately 100m from the site boundary to Lot 2, this allows ample space to meet the acceptable solution which stipulates a 3m setback from a zone boundary for new buildings.

There is currently no proposal for use or development on Lot 1, as such this cannot be assessed for impact on adjoining properties. There is, however, a drainage easement proposed on the Plan of Subdivision that will limit the ability of any new development to be undertaken in close proximity to the watercourse and consequently the dwellings adjoining the southern boundary in Thornton Court. There are also dwellings adjoining along the eastern boundary, however, this is some distance from the access to Lot 1

### 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

which is along the southern boundary. There is also an adjoining industrial use to the north, which has a vegetated buffer zone along the southern boundary. A similar buffer, or other mitigation methods, would likely be required in order to meet the use standards of the zone for future development of Lot 1 if the proposed use were likely to cause conflict with existing uses.

The access way has a sufficient width of approximately 6.5m at its most narrow point and allows for the turning of vehicles so all can enter and leave the site in a forward facing direction.

#### 25.4.6 Frontage and access

##### Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road;
- (b) safe appropriate access suitable for the intended use of the new lot.

##### **Consistent**

The proposed lots will provide appropriate frontage to a road and will allow for safe and appropriate access that is suitable for future uses of the new lot.

A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 10m.

##### **Complies**

The proposal would create an internal lot, being Lot 1, which would have a frontage of approximately 15m. Lot 2 would retain a frontage well in excess of the requirements of the acceptable solution.

A2 No acceptable solution.

##### **Relies on Performance Criteria**

The lack of acceptable solution requires reliance on the performance criteria.

P2 Each lot is provided with reasonable vehicular access from a carriageway to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

##### **Complies**

The proposal provides each lot with reasonable vehicular access from a carriageway to that lot and to the building area of the lot. The topography of the site does not cause any unreasonable impediment to vehicular access due to it being relatively flat. The watercourse in the south eastern corner of the site does limit vehicular access to this area of the site, however, this is an area that cannot be developed and therefore does not require vehicular access.

Lot 2 will be able to access the carriageway from the existing crossover and access from a right of way over Lot 1 that is recommended to be required by conditions. The distance

## 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

between the buildings on Lot 2 and the carriageway and the access to those buildings will not be materially impacted by the proposal. The building area of Lot 2 is approximately 200m from the carriageway, however, this is not considered to be unreasonable due to the design of the access. The access way has a sufficient width of approximately 6.5m at its most narrow point and allows for the turning of vehicles so all can enter and leave the site in a forward facing direction.

The access to each of the lots is from Hobart Road, a road with significant traffic movements, which has a speed limit of 60km/h and limited pedestrian traffic. The ability of vehicles to access the site is aided by a turning lane in Hobart Road. As mentioned previously there are other examples of internal blocks for industrial zoned land along Hobart Road, as such the proposal is considered to be in keeping with the character of the area. The application was referred to Infrastructure Services for assessment and was deemed to satisfy requirements after further information was supplied.

### 25.4.7 Discharge of stormwater

**Objective:**

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

**Consistent**

The subdivision layout proposed provides for the satisfactory drainage and discharge of stormwater.

A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

**Complies**

Each of the lots has demonstrated the capacity to connect to the public stormwater system.

### 25.4.8 Water and sewerage services

**Objective:**

To ensure each lot provides for appropriate water supply and wastewater disposal.

**Consistent**

Each of the proposed lots provides for appropriate water supply and wastewater disposal.

A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

**Complies**

The proposal includes a new reticulated water supply connection for Lot 1 and maintains the existing connection for the use of Lot 2.

A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

**Complies**

The proposal includes a new reticulated sewerage system connection for Lot 1 and maintains the existing connection for the use of Lot 2.

## 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

### E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to:

- (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

#### **Consistent**

The information submitted with the proposal included a preliminary site investigation undertaken by Environmental Service and Design which concluded that the site was not impacted by potentially contaminating activities. As such, the proposal is exempt from assessment under the Code.

### E2.6 Development Standards

#### E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

#### **Consistent**

The proposal will not impact on the provision of parking to the existing use on the site, which is sufficient to meet the needs of that use. The access provided in the proposal for cars, and the delivery of people and goods, is safe and adequate. The changes to parking and access ways included in the proposal will be minimal and will not adversely impact on the amenity of the locality.

### E6.5 Use Standards

#### E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

#### **Consistent**

The proposal does not impact upon the provision of, or need for, car parking for the existing use on the site.

#### E6.5.2 Bicycle parking numbers

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

**8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)**

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**Consistent**

The proposal does not impact upon the provision of, or need for, bicycle parking for the existing use on the site.

**E6.5.3 Taxi spaces****Objective:**

To ensure that access for taxis is provided to meet the needs of the use.

**Consistent**

The proposal does not impact upon the provision of, or need for, access for taxis for the existing use on the site.

**E6.5.4 Motorcycle parking****Objective:**

To ensure that motorcycle parking is provided to meet the needs of the use.

**Consistent**

The proposal does not impact upon the provision of, or need for, motorcycle parking for the existing use on the site.

**E6.5.5 Loading bays****Objective:**

To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.

**Consistent**

The proposal does not impact upon the provision of, or need for, access for goods delivery and collection for the existing use on the site.

**E6.6 Development Standards****E6.6.1 Construction of parking areas****Objective:**

To ensure that parking areas are constructed to an appropriate standard.

**Consistent**

There are no parking areas proposed to be constructed.

**E6.6.2 Design and layout of parking areas****Objective:**

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

**Consistent**

There is no change to the existing parking areas proposed with the exception of access being over a right of way.

**E6.6.3 Pedestrian access**

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### 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

**Objective:**  
To ensure pedestrian access is provided in a safe and convenient manner.

**Consistent**

There is no change to the existing pedestrian access proposed.

#### E6.6.4 Loading bays

**Objective:**  
To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

**Consistent**

There is no change to the existing access for goods delivery proposed with the exception of access being over a right of way.

#### E6.6.6 Bicycle parking and storage facilities

**Objective:**  
To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

**Consistent**

There is no change to the existing provision of cycling facilities proposed.

#### E9.0 Water Quality Code

E9.1 The purpose of this provision is to:  
(a) manage adverse impacts on wetlands and watercourses.

**Consistent**

The proposed development manages the potential for adverse impacts on wetlands or watercourses.

### E9.6 Development Standards

#### E9.6.1 Development in the vicinity of a watercourses and wetlands

**Objective:**  
To protect watercourses and wetlands from the effects of development and minimise the potential for water quality degradation.

**Consistent**

The proposed development will protect the nearby watercourse and minimise the potential for water quality degradation.

A1 No acceptable solutions.

**Relies on Performance Criteria**

The lack of acceptable solution requires reliance on the performance criteria.

P1 Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to:

- (a) the topography of the site;
- (b) the potential for erosion;
- (c) the potential for siltation and sedimentation;
- (d) the risk of flood;



## 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

- (e) the impact of the removal of vegetation on hydrology;
- (f) the natural values of the vegetation and the land;
- (g) the scale of the development;
- (h) the method of works, including vegetation removal, and the machinery used;
- (i) any measures to mitigate impacts;
- (j) any remediation measures proposed;
- (k) any soil and water management plan; and
- (l) the requirements of the Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual.

### Complies

The proposed development will not unreasonably impact on the water quality of the watercourse that runs through the site. There is limited potential for erosion, siltation or sedimentation due to the inclusion of an easement that will remove the ability for development within close proximity to the watercourse. The risk of flooding of any future building is similarly reduced by an easement, which is at least 8.5m wide on either side of the watercourse. At the area where the easement is most narrow the banks of the watercourse are steeper and higher, with the easement increasing in size as the banks lower and the risks of flood increases.

There is no removal of vegetation proposed and the natural value of the land and vegetation will not be greatly impacted by the subdivision, but would need to be assessed in the case of future use and development on the site. The easement is the main method of remediation proposed, which will decrease the possibility of the proposed development, or future development, having unreasonable impacts on the watercourse. The proposed development is for a subdivision, and will cause minimal negative impacts however standard soil and water management plan conditions have been recommended to be imposed. The proposal is also consistent with the applicable requirements of the Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual. This is achieved through no direct development of waterways or wetlands and protection of the water quality of the waterway through an easement.

### E10.0 Open Space Code

E10.1 The purpose of this provision is to:

- (a) Ensure that the location and area of land required for public open space in subdivisions meets the reasonable ongoing needs of the community.

### Consistent

The proposed development is the subdivision of one lot to two lots, and as such the provision of public open space within the site is deemed impractical. A condition has been recommended to be imposed requiring a payment in lieu of the provision of public open space in accordance with the *Local Government (Building and Miscellaneous Provisions) Act 1993* and therefore the proposal is exempt from assessment under the Code.

## COUNCIL AGENDA

Monday 27 August 2018

### 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

## 4. REFERRALS

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes apply.
<b>EXTERNAL</b>	
TasWater	Conditional consent provided. TasWater has issued a Submission to Planning Authority Notice TWDA 2018/00172-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

## 5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 11 July to 25 July 2018. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

The representors were contacted and offered the opportunity to meet with officers. A meeting was held on Friday, 3 August 2018 at 9.00am. This meeting was attended by three of the representors.

Issue	Planning Comments
The existing use starts at 6:00am and generates significant noise, the back half of the site acts as a buffer for the residents at Thornton Court.	The impact of the development on the nearby residential uses was discussed in Clause 25.4.5 A2 and P2 of the Launceston Interim Planning Scheme 2015. There is currently no development or use proposed for the back half of the site (proposed Lot 1).
Earthworks were undertaken to prepare the site for subdivision.	There was no clear visual evidence of illegal works on the site.

## COUNCIL AGENDA

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### 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

Issue	Planning Comments
The proposed use and development of Lot 1 should be known if approval is to be granted.	The proposal is only for the subdivision of the site, not for use or development of the proposed Lot 1. Application for use and development of this lot cannot be compelled through this application.
The existing use rights should not travel to the newly created lot, giving residents right to object to the use of the land.	Existing permits that cover the land proposed to be used for Lot 1 continue to operate on that land. However, as the area of Lot 1 is currently unused, an application for use and/or development will be required for future use and/or development.

## 6. CONCLUSION

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

### ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

### ENVIRONMENTAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

### SOCIAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

### STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

## COUNCIL AGENDA

Monday 27 August 2018

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### 8.2 341-349 Hobart Road, Youngtown - Subdivision - Subdivide One Lot into Two Lots ...(Cont'd)

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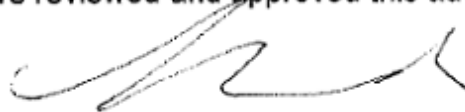
#### **BUDGET & FINANCIAL ASPECTS:**

Not considered relevant for this report.

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

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

#### **ATTACHMENTS:**

1. Locality Map (distributed electronically)
  2. Plans to be Endorsed (distributed electronically)
  3. TasWater (SPAN) (distributed electronically)
  4. Representations (distributed electronically)
-

## COUNCIL AGENDA

Monday 27 August 2018

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### **8.3 14 Gilmont Close, Kings Meadows - Residential - Construction of Two Dwellings - Consent Agreement Authorisation Report**

**FILE NO:** DA0270/2018

**AUTHOR:** Luke Rogers (Town Planner)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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#### **DECISION STATEMENT:**

To consider granting the General Manager authorisation to enter into a Consent Agreement in respect of an appeal lodged against DA0270/2018 residential - construction of two dwellings at 14 Gilmont Close, Kings Meadows.

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

Applicant:	Design To Live Pty Ltd
Property:	14 Gilmont Close, Kings Meadows
Zoning:	General Residential
Receipt Date:	17/05/2018
Validity Date:	21/05/2018
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	16/07/2018
Representations:	Four

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

Council - Agenda Item 8.5 - 16 July 2018 - 14 Gilmont Close, Kings Meadows - Residential - Construction of Two Dwellings

#### **RECOMMENDATION:**

That Council agrees to authorise the General Manager to resolve Appeal 82/18P for residential - construction of two dwellings at 14 Gilmont Close, Kings Meadows by signing a Consent Agreement.

The grounds for such a Consent Agreement would be as follows:

1. Alter the recommended Condition 1 of DA0270/2018 by replacing 1.b and 1.l with amended plans. These plans have been amended to reflect increased provision of space for landscaping and gardening, the lack of which was provided as grounds for refusal and the subject of this appeal.
-

**8.3 14 Gilmont Close, Kings Meadows - Residential - Construction of Two Dwellings - Consent Agreement Authorisation Report ...(Cont'd)**

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**1. ENDORSED PLANS & DOCUMENTS**

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

- a. *Cover Page, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 1/21, Dated 20/08/2018*
  - b. *Site Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 2/21, Dated 20/08/2018*
  - c. *Ground Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 3/21, Dated 20/08/2018*
  - d. *External Services, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 5/21, Dated 20/08/2018*
  - e. *Stormwater Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 6/21, Dated 20/08/2018*
  - f. *Elevations U1, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 10/21, Dated 20/08/2018*
  - g. *Elevations U1, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R1, Drawing No. 11/21, Dated 20/08/2018*
  - h. *Elevations U2, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 12/21, Dated 20/08/2018*
  - i. *Elevations U2, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 13/21, Dated 20/08/2018*
  - j. *Elevations, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 14/21, Dated 20/08/2018*
  - k. *Parking Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 20/21, Dated 20/08/2018*
  - l. *Parking Plan & Landscape Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 21/21, Dated 20/08/2018*
  - m. *Carr Villa Air Quality Report, Prepared by Environmental Dynamics, Written by Dr Steve Carter, Dated 19/02/16*
- 

**REPORT:**

At the Council Meeting held on 16 July 2018, Council determined the application for the construction of two dwellings. The application for a permit was refused subject to the following grounds:

1. The proposal does not comply with Clause 10.4.3 P1 (b) of the Launceston Interim Planning Scheme 2015. The site is covered by approximately 89% impervious surfaces and, as such, it is considered that the space provided for the planting of gardens and landscaping is insufficient.
-

**8.3 14 Gilmont Close, Kings Meadows - Residential - Construction of Two Dwellings - Consent Agreement Authorisation Report ...(Cont'd)**

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2. The proposal does not comply with Clause 10.4.3 P2 (a) (ii) of the Launceston Interim Planning Scheme 2015. The private open space of Unit 2 is located to the south east of the dwelling and, as such, it is considered to not be orientated to take advantage of sunlight.

The applicant appealed against the refusal to the Resource Management Planning and Appeal Tribunal. The appeal lodged by the applicant was on the grounds that the proposal met all applicable Acceptable Solutions or Performance Criteria of the Launceston Interim Planning Scheme 2015, including of Clause 10.4.3.

Expert planning advice was sought in relation to the compliance or otherwise of the proposal with the Launceston Interim Planning Scheme 2015. Advice that was provided by Mr Ashley Brook stated that there were no valid grounds for refusal and, as such, the Council would be unable to lodge convincing planning evidence to support its decision. It is therefore considered to be unlikely that the appeal would be resolved in the favour of the Council were it to be decided at a full hearing of the Resource Management Planning and Appeal Tribunal.

In order to address the concerns of representors in respect of this application, Council's Infrastructure Services Department have investigated potential solutions to traffic and parking issues within Gilmont Close.

Following an onsite assessment and review of conditions onsite, the opportunities to improve parking in Gilmont Close have been determined to be limited.

The potential to install a bin landing for kerb side collection was also assessed. The only location identified that would not restrict on street parking was near the intersection with Quarantine Rd. This location is unlikely to be utilised by the residents due to the distance from property frontages. Consultation with residents would be required to assess if this option would be utilised before being considered.

Any potential alleviation of parking and traffic issues in the street could assist with addressing residents' concerns, this however, would be separate to the mediation of the appeal.

Following a mediation hearing, to take place subsequent to the writing of this report, the parties can agree to alter the recommended endorsed documents and then endorse the plans therein by condition of a permit.

The condition, proposed as condition 1, provides an extra 3.6m<sup>2</sup> of private open space that can be utilised for landscaping and the planting of gardens. This is proposed independent of the potential to the increase in on street parking by one car parking space in order to address some of the concerns of residents of Gilmont Close who made representations in respect of the application.

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**8.3 14 Gilmont Close, Kings Meadows - Residential - Construction of Two Dwellings - Consent Agreement Authorisation Report ...(Cont'd)**

---

**CONCLUSION:**

It is therefore appropriate for Council to authorise the General Manager to sign a consent agreement to resolve Appeal 82/18P.

**ECONOMIC IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015


**BUDGET & FINANCIAL ASPECTS:**

Not Applicable

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Copy of Draft Permit (distributed electronically)
  2. Copy of Draft Endorsed Documents (distributed electronically)
-



**9 ANNOUNCEMENTS BY THE MAYOR****9.1 Mayor's Announcements****FILE NO: SF2375**

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**Tuesday 14 August 2018**

- Attended the Seven Little Australians theatre production at the Princess Theatre

**Friday 17 August 2018**

- Attended a surprise party for Georgie Parker (President of Academy Volunteer Club President) at Academy Gallery McGrath Space

**Saturday 18 August 2018**

- Officiated at the Vietnam Veterans' Day service at the Launceston Cenotaph

**Sunday 19 August 2018**

- Officiated at the Family Violence Awareness Program at Brooks High School , Rocherlea

**Wednesday 22 August 2018**

- Attended the Northern Tasmanian Junior Football Association Inc. Best and Fairest Function at Tailrace Centre

**Thursday 23 August 2018**

- Attended the Crowe Horwath Launceston's 90<sup>th</sup> Anniversary Cocktail event at Peppers Silo Hotel

**Saturday 25 August 2018**

- Attended the City Park Radio Annual General Meeting at the Boat Shed, Royal Oak
  - Attended the Silverdome Open Day official opening of the redevelopment
- 
-

**10 ALDERMEN'S REPORTS**

*(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)*

**11 QUESTIONS BY ALDERMEN****11.1 Questions on Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 30*

*(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)*

**No Aldermen's Questions on Notice have been identified as part of this Agenda**

**11.2 Questions Without Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 29*

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

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**12 COMMITTEE REPORTS****12.1 Tender Review Committee Meeting - 13 August 2018****FILE NO:** SF0100**AUTHOR:** Tanya Grayson (Administration Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Tender Review Committee (a delegated Authority Committee).

**RECOMMENDATION:**

That Council considers the tender submitted by The Baker Group Pty Ltd for the Cataract Gorge Play Ground Civil Works, Contract No. CD022/2018 be accepted.

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**REPORT:**

The Tender Review Committee Meeting, held on 13 August 2018, determined the following:

**Cataract Gorge Play Ground Civil Works - CD022/2018**

That the sum submitted by The Baker Group Pty Ltd for the Cataract Gorge Play Ground Civil Works, Contract No. CD022/2018 be accepted for \$396,270.50 (excluding GST).

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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**12.1 Tender Review Committee Meeting - 13 August 2018 ...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals: To ensure decisions are made in a transparent and accountable way

Key Direction -

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

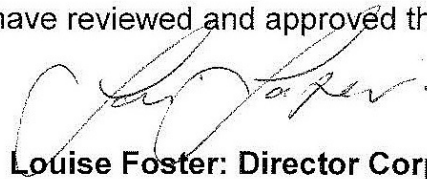
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Louise Foster: Director Corporate Services**

**13 COUNCIL WORKSHOPS**

Council Workshops conducted on 20 August 2018 were:

- Northern Suburbs Revitalisation Plan
- Review of the Community Grants Policy and Guidelines
- North East Rail Trail
- TasWater Memorandum of Understanding
- Trevallyn Eel Bypass Project and Pumped Hydro Community Information Sessions
- Myrtle Park Camping Grounds
- Cataract Gorge Restaurant and Basin Café
- Nunamara Hall
- St John Street Bus Stops

**14 NOTICES OF MOTION**

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

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

**15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**

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

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**16 FACILITIES MANAGEMENT DIRECTORATE ITEMS****16.1 Albert Hall Lease Renewal****FILE NO:** SF0369**AUTHOR:** Andrew McCarthy (Acting Manager Architectural Services)**DIRECTOR:** Bruce MacIsaac (Director Facilities Management)

---

**DECISION STATEMENT:**

To consider the lease of Victoria's Café

*Under section 179 of the Local Government Act 1993, this decision is required to be passed by an absolute majority of Council.*

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 27 June 2016 - Agenda Item 16.1 - Victoria's Café and Albert Hall Licence and Management Agreement

Council - 17 December 2012 - Agenda Item 4.2 - Albert Hall Café and Venue Management

**RECOMMENDATION:**

That Council, by absolute majority, consents to:

1. lease 45-44 Tamar Street, Launceston known as the Albert Hall and enter into a licence agreement for Victoria's Café to the TLA Group Catering for the provision of Café and Catering Services.
2. the General Manager determining appropriate terms and conditions for the lease.

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**REPORT:**

On the 15 April 2018 the lease for the Victoria's Café and the associated licence agreement for the Albert Hall expired and has since been held over since this time during negotiations for a new arrangement.

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### 16.1 Albert Hall Lease Renewal ...(Cont'd)

TLA Group Catering is the current tenant and has leased the facility from the City of Launceston since April 2013. TLA Group Catering is a locally owned business providing catering and function management services. During the term of their lease, TLA Group Catering has continued to promote Victoria's Café as a venue of choice for local residents and Albert Hall as a facility for local, regional and national events.

TLA Group Catering has continued to grow bookings within the facility with several regular clients who utilise the Albert Hall such as the Education Department, Tasmanian Symphony Orchestra, University of Tasmania and Tasmanian Antiques Fair. These events bring tourists into the city for overnight stays significantly contributing to the region's economy.

As this is a commercial lease, negotiations have been undertaken on a commercial basis so all commercial in confidence information is included in the associated close Council report. Further, as the land in question is not *public land* or for community leasing it was determined by council officers that an expression of interest process was not required in this instance.

In summary the following processes are required to be completed, these are also outlined in further detail below. That:

- an independent valuation be obtained,
- the lease term be less than 10 years; and
- Council approve the proposed lease by absolute majority.

In consideration of the Council's legislative obligations regarding disposal of land, (i.e. leasing), the following matters are relevant:

- The relevant land is not listed on the Public Land Register.
- The legislative provisions of section 177 of the *Local Government Act 1993* apply, including:
  - 1) *A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.*
  - 2) *Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under Section 4 of the Land Valuers Act 2001.*
  - 3) *A council may sell:*
    - a. *Any land by auction or tender; or*
    - b. *Any specific land by any other method it approves.*
  - 4) *A council may exchange land for other land -*
    - a. *If the valuations of each land are comparable in value; or*
    - b. *In any other case, as it considers appropriate.*
  - 5) *A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.*
  - 6) *A decision by a council under this section must be made by absolute majority.*

**16.1 Albert Hall Lease Renewal ...(Cont'd)**

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In consideration of the requirements within Section 177 (2) of the *Local Government Act 1993*, as detailed above, the Council has obtained a valuation of the land by a duly qualified land which is included in the close Council report.

Subsequently, negotiations have been undertaken with the current tenant, who has made an offer deemed acceptable. This offer is considered to be commercial in confidence and included in the closed Council report.

In considering this offer it should be noted that the TLA Group Catering has always complied with its leasing requirements and have continued to work collaboratively with the City of Launceston.

**ECONOMIC IMPACT:**

TLA Group Catering has grown its reputation with events and functions continuing to return year after year. These events and functions continue to provide a positive impact and economic benefit by attracting local residents, the wider Tasmanian public and interstate and international tourists to the city and the wider northern region.

Events which run over multiple days require overnight accommodation and bring other economic benefits to the region.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

The Albert Hall is a one of Launceston's most recognised buildings and is a place in which the community can come together. The historic importance of the building is highlighted by the continual usage of the facility by various users and will continue to provide a place in which major events and function will bring locals as well as tourists together in a historically significant setting.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

Ten-year goal - To foster creative and innovative people and industries

Key Directions -

1. To establish appropriate mechanisms to support the retail sector
  2. To understand and support the establishment and growth of creative industries in Launceston
-



**16.1 Albert Hall Lease Renewal ...(Cont'd)**

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City of Launceston Strategic Plan 2014-2024

Priority Area 7 - A city that stimulates economic activity and vibrancy

Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Direction -

1. To actively market the City and Region and pursue investment

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
Director Facilities Management Bruce MacIsaac

**ATTACHMENTS**

1. Indicative diagram noting lease and licence area
  2. Extended plans noting leased area for inclusion in agreement
  3. Basement plan noting lease area for inclusion in agreement
-

*Attachment 1 - Indicative Lease and Licence Areas Within the Facility*



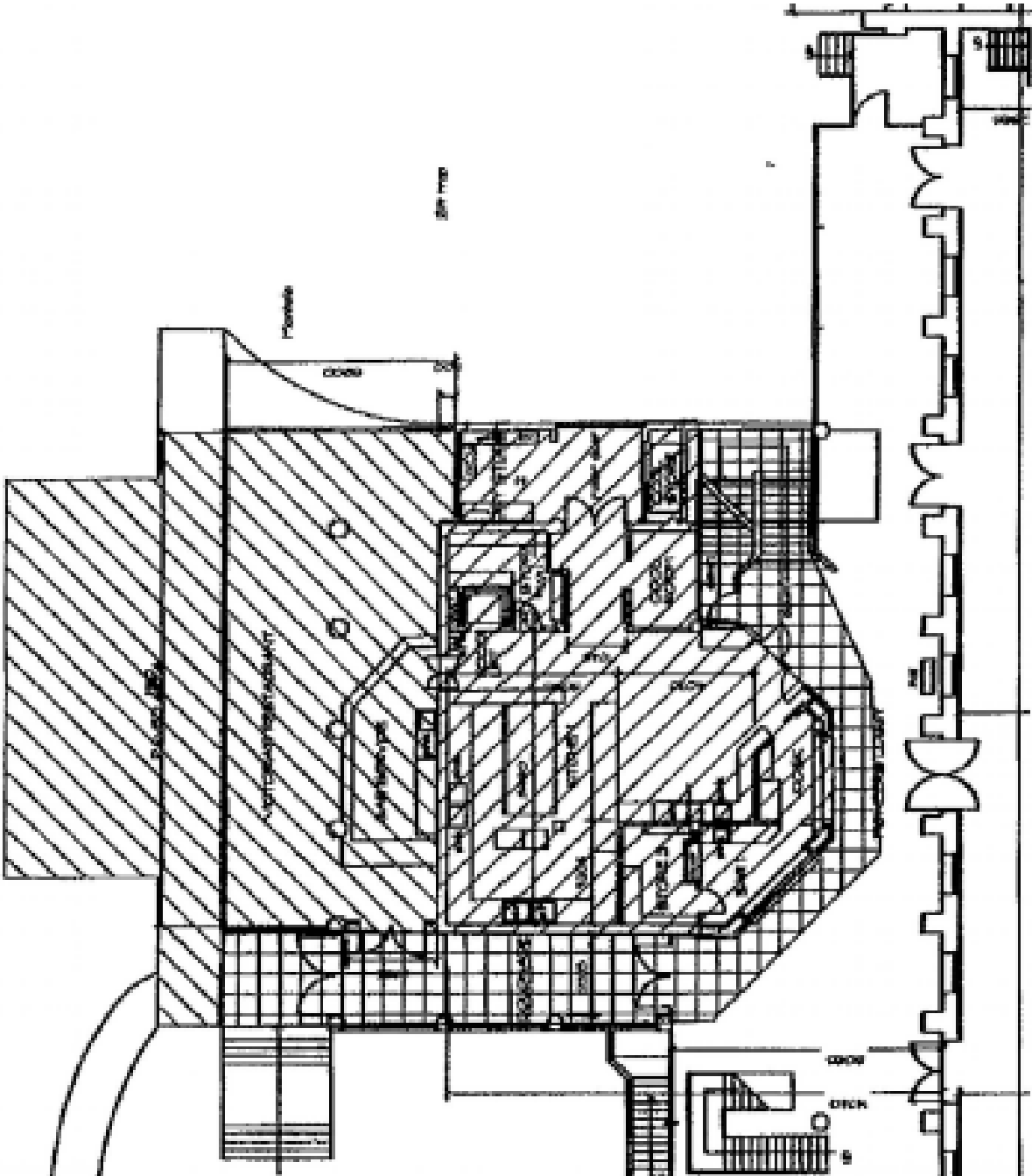
**Western Vestibule** - Is leased by Junction Arts who occupies both the top and bottom floors of the Western Vestibule area.

**Albert Hall** - This will be administered by the licence agreement, and occupies the top and bottom floors of the Albert Hall as well as the top floor over Victoria's Café.

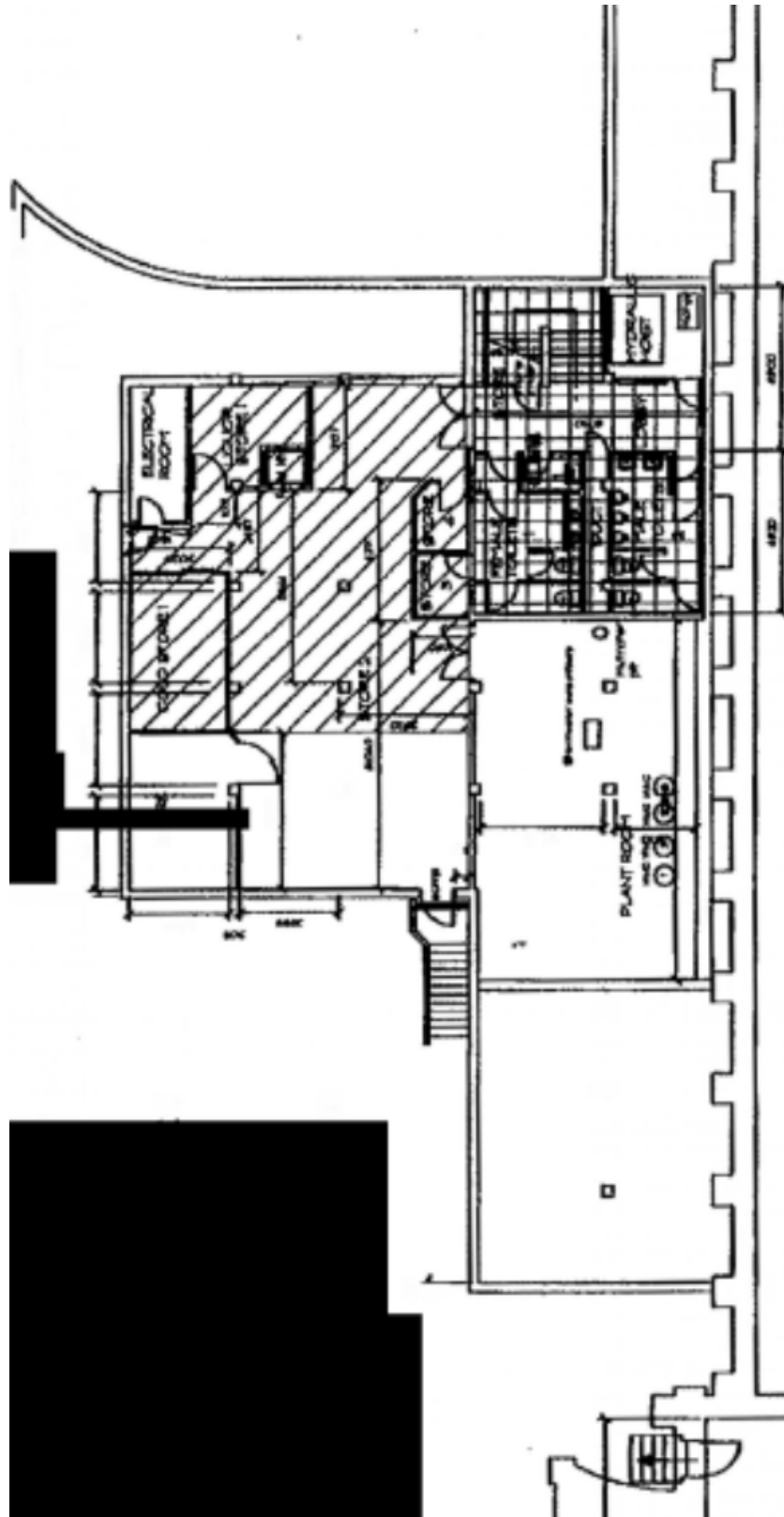
**Victoria's Café** - This will be administered by the lease agreement and occupies the bottom floor of the annex including the kitchen area.

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Attachment 2 - Ground plan noting leased area for inclusion in agreement



*Attachment 3 - Basement plan noting lease area for inclusion in agreement*



**17 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS**

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

**18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS****18.1 Pedestrian and Bike Committee Meeting - 7 August 2018****FILE NO:** SF0618**AUTHOR:** Cathy Williams (Built Environment Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Pedestrian and Bike Committee Meeting held on 7 August 2018.

**RECOMMENDATION:**

That Council receives a report from the Pedestrian and Bike Committee Meeting held on 7 August 2018.

---

**REPORT:**

The Pedestrian and Bike Committee, at its Meeting on 7 August 2018, discussed:

- support for the Launceston Urban Fringe Trail (LUFT)
- development of an Active Transport route from St Leonards into the city along the North Esk River.
- an active transport link between Lilydale and the start of the proposed rail trail at Lilydale Falls.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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**18.1 Pedestrian And Bike Committee Meeting - 7 August 2018 ...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Direction -

6. To promote active and healthy lifestyles

Priority Area 3 - A city in touch with its region

Ten-year goal - To ensure Launceston is accessible and connected through efficient transport and digital networks

Key Direction -

2. To improve and maintain accessibility within the City of Launceston area, including its rural areas

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Shane Eberhardt: Director Infrastructure Services**

**18.2 On-Street Dining Policy****FILE NO:** SF0590**AUTHOR:** Cory Robson (Spatial and Investigations Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider and approve the On-Street Dining Policy.

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 6 August 2018 - On-Street Dining Policy Presentation

**RECOMMENDATION:**

That Council approves the On-Street Dining Policy (18-Plx-011) as follows:

**PURPOSE:**

To provide consistency in the regulation of On-Street Dining on public roads, streets, lanes, footpaths and malls in the Launceston municipality.

The intent of this policy is to make it easier for businesses to obtain an On-Street Dining licence.

The City of Launceston's priority is to activate our public roads, streets, lanes, footpaths and malls for On-Street Dining activities. This will encourage people to spend more time within our city to promote a more vibrant and liveable city, whilst maintain the balance between the amenity, pedestrian safety and accessibility.

**SCOPE:**

This On-Street Dining Policy applies to all public roads, streets, lanes, footpaths and malls across the entire municipality of Launceston.

The policy has also taken into consideration the requirements of the *Commonwealth of Australia Disability Discrimination Act 1992*, *Commonwealth of Australia Disability [Access to Premises - Buildings] Standards 2010*, the *Tasmania Anti-Discrimination Act 1998* and has been developed in conjunction with a Disability Discrimination Act compliance consultant.

On-Street Dining licences are required when utilising the public roads, streets, lanes, footpaths and malls for On-Street Dining activities. The licence will be issued for a period of 12 months.

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## 18.2 On-Street Dining Policy ...(Cont'd)

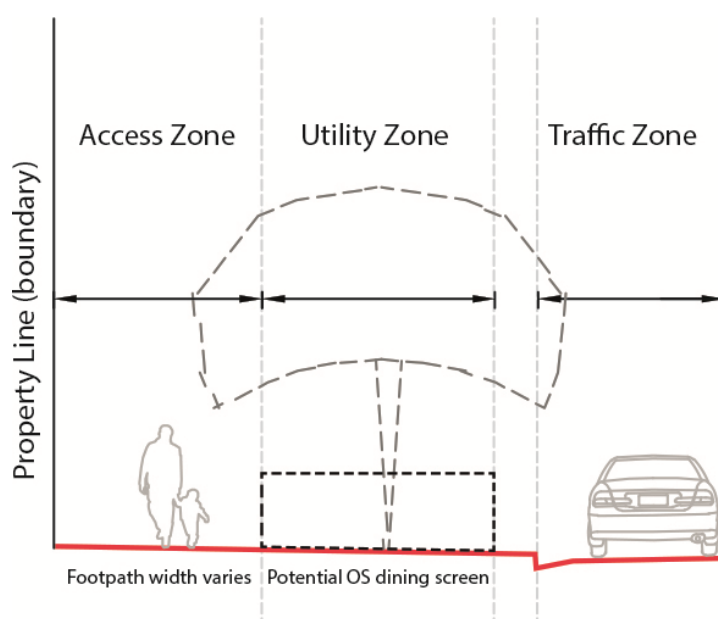
Launceston's heritage values will also be taken into consideration when approving On-Street Dining applications.

### **POLICY:**

#### **1. Streetscape**

A streetscape is defined into four segments. These are Property Boundary, Access Zone, Utility Zone and Kerbside. The segments ensure the safety of diners and access for pedestrians whilst providing the opportunity for streetscapes to be activated for the utilisation of On-Street Dining.

The On-Street Dining Guidelines and Specifications (18-Rfx-033) further defines the requirements for the streetscape.



**TYPICAL SECTION ON-STREET DINING**

#### **2. Council Infrastructure**

Where there is existing Council infrastructure preventing the potential use of On-Street Dining activities, the Council will consider covering the costs associated with removal or relocation.

#### **3. Screen Fencing**

Screen fencing must be used if the On-Street Dining area is adjacent to kerbside parking. Screen fencing is also used to separate neighbouring dining areas. All temporary fencing must be removed at close of business.

**18.2 On-Street Dining Policy ...(Cont'd)**

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**4. Bollards**

Bollards are used to improve the safety of patrons dining near traffic lanes. They must be used when the dining area is directly adjacent to traffic lanes - including turning lanes (ie. where there is no on-street parking).

**5. Shade Structures**

Shade structures offer protection from the sun and shelter from the rain. The Council encourages the use of shade structures for the comfort of patrons.

**6. Maintenance of Dining Area**

On-Street Dining areas are a public space and it is the responsibility of the licensee to ensure these areas are kept clean and tidy.

**7. Suitability of On-Street Dining**

The Council encourages the use of pedestrian areas for On-Street Dining, but also recognises that some areas may not be suitable. The Council is willing to work with the applicant to determine a suitable solution.

**8. Licencing**

Businesses do not require a food licence for the approval of On-Street Dining unless they are preparing and serving food from the premises.

**9. Goods on Footpath**

Advertising material, door mats and other products are not permitted to be placed in front of the premises within the pedestrian area. These create a significant trip hazard risk and remove the clear property lines.

Please refer to Portable Signs Guidelines and Specifications (18-Rfx-035) and Goods on Footpaths Guidelines and Specifications (18-Rfx-034).

**PRINCIPLES:**

The Council's Organisational Values apply to all activities.

**RELATED POLICIES & PROCEDURES:**

- Draft 18-Rfx-033 On-Street Dining Guidelines and Specifications
- 18-Rfx-034 Goods on Footpaths Guidelines and Specifications
- 18-Rfx-035 Portable Signs Guidelines and Specifications

**RELATED LEGISLATION:**

*Local Government (Highways) Act 1982*

*Local Government Building and Miscellaneous Act*

*Commonwealth of Australia Disability Discrimination Act 1992*

*Commonwealth of Australia Disability [Access to Premises - Buildings] Standards 2010*

*Tasmania Anti - Discrimination Act 1998*

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**18.2 On-Street Dining Policy ...(Cont'd)**

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**REFERENCES:**

Not applicable.

**DEFINITIONS:****Council**

The City of Launceston.

**Business**

Any commercial activity including but not limited to retail or wholesale of goods, restaurants, amusement centres, nightclubs or the delivery of a service or exchange, etc.

**Footpath**

An area open to the public that is designated for, or has as one of its main uses, use by pedestrians.

**Mall**

A mall under the control of the City of Launceston, including but not limited to Brisbane Street Mall, the Quadrant Mall and Civic Square.

**On-Street Dining**

The provision of chairs and table structures for use by customers of an adjoining food serving premises.

**On-Street dining activities**

The consumption of food and or beverages by seated customers in an area on a highway external to a shop or restaurant and managed by that shop or restaurant.

**Property Line**

The line that defines the boundary between the road reserve and private property.

**Pedestrian Areas**

Is defined between the property boundary and the utility zone, and is known as the access zone. Also includes malls, avenues and any other public road reserve/footpaths defined by the Director Infrastructure Services.

**Licence**

A pavement encroachment licence issued by the Council in accordance with the On-Street Dining Guidelines 18-Rfx-033.

**REVIEW:**

This policy will be reviewed in five years or earlier if requested by the Council.

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**18.2 On-Street Dining Policy ...(Cont'd)**

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**REPORT:**

The current On-Street Trading Activities Policy was last reviewed in 2010 (18-Plx-011) - Attachment 1).

It was considered timely to review the Council's On-Street Dining Policy, Guidelines and Specification documents to ensure better alignment with the Council's strategic plans and industry standards. The policy and associated reference documents have been updated to create consistency throughout the Launceston municipality, and to provide a clear procedure for businesses who wish to establish on-street dining within the City of Launceston.

The City of Launceston has developed the policy with design guidelines, so that it can be integrated within the existing streetscape and still maintains the level of safety, amenity and access for all, while activating these spaces.

Extensive consultation has been carried out with the following internal areas of the Council and also externally:

- *Disability Discrimination Act* (DDA) Consultant from Pitt & Sherry provided initial DDA report and undertook final review of both draft documents.
- Cityprom (Steve Henty)
- Launceston Access Advisory Committee
- Major Projects Directorate
- Development Services Directorate Regulations - Development Services Directorate Health and Compliance
- Development Services Directorate Strategic Planning - Development Services Directorate City Development
- Survey Monkey - Reached 70 Businesses
- Interview face to face 25 Business owners

The On-Street Dining documents will be used to guide officers within the Spatial and Investigations Department, when considering applications that are awaiting approval. The Guidelines are also designed for the benefit of business owners applying for on-street dining as they give a clear, consistent understanding of the relevant criteria.

**ECONOMIC IMPACT:**

On-Street dining creates employment opportunities within the City of Launceston through local business development and supporting local suppliers.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**18.2 On-Street Dining Policy ...(Cont'd)**

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**SOCIAL IMPACT:**

On-Street dining activates the CBD area and enhances the liveability of Launceston residents.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
2. To support the CBD and commercial areas as activity places during day and night
3. To contribute to enhanced public health and amenity to promote a safe and secure environment

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Shane Eberhardt: Director Infrastructure Services**

**ATTACHMENTS:**

1. Current On-Street Trading Activities Policy
-

***Attachment 1 - Current On-Street Trading Activities Policy*****On Street Trading Activities Policy*****PURPOSE:***

To provide consistency in the regulation of business trading activities in streets, footpaths and malls in the Launceston municipality.

***SCOPE:***

Includes all business trading activities within the entire municipal area, unless excluded by the following exceptions:

- kerb side vendors licensed by Council
- special community events formally approved by Council
- those areas of the road reservation which have been formally leased from Council to use for commercial or business trading purposes
- by resolution of Council

The technical guidelines and specifications are detailed in the following documentation:

- On Street Dining Guidelines & Specifications (18-HLPx-002)
- Portable Signs Guidelines & Specifications (18-HLPx-003)
- Goods on Footpaths Guidelines & Specifications (18-HLPx-004)

***POLICY:*****1. PURPOSE OF THE POLICY**

Business trading and commercial activities on roads and footpaths can take many forms, primarily:

- Alfresco on street dining
- The display of goods
- The placement of signs advertising goods and/or services
- Service delivery and transactions

All are legitimate retail activities that can form an integral part of the shopping experience.

However, circulation and safety of pedestrians and protection of visual amenity (especially in heritage neighbourhoods) are of the highest priority.

The use of public footpaths and malls by a business is not a right, but a privilege granted only where there is no adverse impact on pedestrian safety and where amenity can be preserved.

Launceston City Council is working towards a fully accessible city that is safe and easy for people to move around. Business trading and commercial activities on streets, footpaths and in malls needs to be controlled and limited to locations where public safety and visual amenity can be maintained.

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This policy categorises the circumstances where activities can be permitted.

## **2. POLICY RESPONSE**

### **2.1. Footpath Zone Allocation**

Footpaths are segmented into four zones.

#### **2.1.1. Walkway Zone**

Council, in consultation with its "Access for All" committee, has defined that the corridor inside and adjacent to:

- the Kerbside Zone and/or
- approved On Street Dining areas and/or
- any public street furniture, traffic signs/signals, poles and the like

is the appropriate zone for pedestrian activity.

This zone is to remain free of obstructions and business trading or commercial activity will not be permitted to occur in this zone.

This zone will have a minimum width of 1.5 metres, and may increase to 4.0 metres in places of high pedestrian activity as defined within the technical standards.

#### **2.1.2. Kerbside Zone**

An area adjacent to the kerb line is set aside, for safety and vehicle driver and passenger access. The set backs from the kerbs are defined in the requirements for On Street Dining (18-HLPrx-002) and the requirements for Portable Signs (18-HLPrx-003).

#### **2.1.3 On Street Dining and Portable Sign Zone**

Portable signs and any licensed on-street dining area shall be located immediately adjacent to the kerbside zone.

#### **2.1.4. Trading Activity Zone**

The Trading Activity Zone is any residual area remaining after the areas and zones as specified in 2.1.1, 2.1.2 and 2.1.3. The residual area is available for licensed goods on footpaths but in all cases shall be located immediately along the building façade and at a width of 600mm. Goods displayed on the footpath must be contained fully within a Front of Shop Module (FoSM). If a minimum width of 600mm is not available in the residual area then goods on the footpath **shall not** be allowed.

## **2.2. Approved Activities in Zones**

### **2.2.1. Trading Activity zone**

#### **2.2.1.1 'Licensed' - Goods on Footpaths**

Goods on Footpaths may be licensed in the Trading Activity Zone provided compliance with all of the following:

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- The technical standards and requirements of Goods on Footpath Guidelines & Specifications 18-HLPrx-004 are met.
- The goods, fixtures, tables etc are to be removed each day when the business is not trading.
- Goods must be displayed fully within a Front of Shop Module (FoSM) constructed and located in accordance with the technical standards and requirements of Goods on Footpath Guidelines & Specifications 18-HLPrx-004.

## 2.2.1.2. 'As-of-right' - Flag Signs

**Flag Signs** may be used in the Trading Activity Zone provided a flag complies with all of the following:

- A Flag pole complies with the requirements of the Building Code of Australia, under the definition of a projecting wall sign.
- A minimum clearance of 2000mm from the footpath surface must be maintained unless the flag is placed flat against the building frontage.
- A maximum of two flag signs are permitted per business frontage.
- 

## 2.2.1.3. 'As-of-right' - Wall Mounted Sign Panels

To accommodate businesses located in a street with narrow footpaths or as an alternative to using a portable sign, an alternative signage proposal for advertising racks has been developed.

**Wall Mounted Sign Panels** will be allowed in the Trading Activities Zone, provided compliance with all of the following:

- The technical requirements of Portable Signs Guidelines & Specifications 18-HLPrx-004 are met.
- The sign panel(s) is removed each day when the business is not trading.
- There are no more than three 1000mmH \* 600mmW signs per business frontage.
- A Wall Mounted Sign Panel shall not be allowed together with a portable sign licence for the same business frontage.

A **Newspaper and Magazine Advertising rack** is allowed provided all of the conditions in 2.2.1.3 are met except 8 panels (instead of 3) shall be allowed. However one portable sign **is allowed** for the same business frontage.

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## **2.2.2 On Street Dining and Portable Signs Zone**

### **2.2.2.1 'As of Right' - Portable Signs**

Portable signs may be used in the On Street Dining and Portable Signs Zone, provided compliance with all of the following:

- The technical requirements of Portable Signs Guidelines & Specifications 18-HLPrx-003 are met.
- There is only one portable sign per business frontage.
- There are no brochures or other removable items incorporated into the sign.
- The sign is removed each day when the business is not trading.

However no portable sign will be permitted at the same time that the business has erected Goods on Footpath or On Street Dining.

Council initiated community signage may be installed as determined by Council.

### **2.2.2.2 'Licensed' - On Street Dining Areas**

On Street Dining may be licensed in the On Street Dining and Portable Signs Zone provided the technical requirements of the On Street Dining Guidelines & Specifications 18-HLPrx-002 are met.

## **2.2.3 Special approval for Temporary Signage**

Council may approve temporary signage in a road reserve for **community events or activities**. Such signs may be remote from where the event or trading takes place, and be of such dimensions as approved by Council.

Temporary signage must:

- Have the written approval of the occupier of any private property that the sign is to be placed in front of.
- Demonstrate that the sign is for a community event rather than a simple private retail function.
- Only be made once per 3 months for any event held at the same venue, or operated by the same organisation.

Applications shall be in writing and shall provide the above information.

Approval shall take the form of letter of authority issued by Council. It will include the following features and/or conditions.

- A life of 2 weeks.
  - The need for evidence of adequate public liability insurance applicable to the sign(s).
  - If considered by a **responsible council officer** to be dangerous or a serious distraction to driver concentration this may lead to the immediate removal, without appeal.
-

## 2.3 Non-approved activities – All Zones

Other than the approved activities listed in 2.2 no other trading activities, including signs, will be approved in any zone.

Any sign whether fixed or portable, or not complying with the technical requirements, or that does not relate to an adjoining business, including remote signage, is not permitted, unless it has a temporary authority under Section 2.2.3

A service hatch (including an Automatic Teller Machine - ATM) shall not be located within 600mm of the business frontage. An existing service hatch shall continue to operate unrestricted unless works are proposed that require the issue of a Planning Permit in which case the service hatch shall be recessed a minimum distance of 600mm inside the business frontage.

## 2. REGULATORY REGIME & IMPLEMENTATION

The regulatory regime applies to the instances permitted under the policy. These are:

- **On Street Dining Guidelines & Specifications (18-HLPrx-002)**  
Licence required and compliance with guidelines and specifications.
- **Portable Signs Guidelines & Specifications (18-HLPrx-003)**  
No licence but compliance with guidelines and specifications.
- **Goods on Footpath Guidelines & Specifications (18-HLPrx-004)**  
Licence required and compliance with guidelines
- **Wall Mounted Sign Panel** - no licence but compliance with Portable Signs Guidelines & Specifications (18-HLPrx-003) required.

### 2.1. Legislative Authority

Section 246 of *The Local Government (Building and Miscellaneous Provisions) Act 1993* requires a licence from Council to install an advertising sign in a municipal area. Section 246 states:

*"A person must not, within a municipal area, erect, put up, place or use or permit to be erected, put up, placed or used, any hoarding or similar structure for advertising purposes without a licence from the Council".*

Section 30 of the *Local Government (Highways) Act 1982* allows Council to carry out works as are necessary to render highways safe or more convenient or for improving their appearance. Works includes the removal of "building, structures, works, or other things".

Signs within road reserves are considered to fall into this category.

*Vehicle and Traffic Act 1999 Section 56C* makes it an offence to sell goods or conduct a business from a public street without a permit.

This provision applies to Goods on Footpath and On-Street Dining.

## **2.2. Annual Licensing & Fees**

### **2.2.1. On Street Dining & Goods on Footpath**

On Street Dining requirements are governed by the On Street Dining Guidelines & Specifications (18-HLPrx-002). Goods on Footpath requirements are governed by the Goods on Footpaths Guidelines & Specifications (18-HLPrx-004). An application procedure, annual licence and fee apply to both activities.

### **2.2.2. Portable Signs, Wall Mounted Sign Panels & Flag Signs**

There is no charge or licence system for signs that comply with the Portable Signs Guidelines & Specifications (18-HLPrx-003).

In recognition of this streamlined administrative process and the fact that no public liability insurance can be secured without a licensing procedure the regulative control process for non-complying signs will be much more rigorous.

## **2.3. Compliance Processes.**

Any sign or goods may be removed immediately by a **responsible council officer** if:

- it is considered to be a hazard to public safety, or
- it is remote signage unrelated to any adjacent business (unless a temporary sign under 2.2.3), or
- it is not placed in compliance with this policy or Ref 18-HLPrx-003; or
- where a licence has not been issued; or
- the conditions have not been met for Goods on Footpath.

Where numerous signs are present for each business frontage then the responsible officer may remove all signs in front of that business.

In lieu of removing the sign or goods, the officer may invite the business operators to remove them, but it must be done so immediately if it is a portable sign or goods, or within two working days if a rigid or fixed sign.

If signs or goods continue to reappear, other than in compliance with this Policy, licence conditions or procedures, they will immediately be removed.

If the sign or goods are removed the business operator may collect them within 72 hours of the Council letter informing the operator of the removal of the sign or goods. If not collected the articles may be disposed of, destroyed or donated to charity.

No compensation is available for any signs or goods that have been removed by Council.

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## **2.4. Implementation**

This policy shall take effect from 1 July 2008.

### **PRINCIPLES:**

To guide Council, Council officers, Business operators and the general public in relation to On Street Trading Activities.

### **RELATED POLICIES & PROCEDURES:**

[On Street Dining Guidelines & Specifications - 18-HLPrx-002](#)

[Portable Signs Guidelines & Specifications - 18-HLPrx-003](#)

[Goods on Footpaths Guidelines & Specifications - 18-HLPrx-004](#)

[Portable Sign Permit Application Procedure & Design Specifications - 18-Prx-004](#)

[Front of Shop Module Licence Application Procedure & Design Specifications - 18-Prx-005](#)

[Front of Shop Module Licence Application - 18-Fm-006](#)

[Portable Sign Permit Application - 18-Fm-007](#)

### **RELATED LEGISLATION:**

Local Government (Highways) Act 1982

Local Government Building and Miscellaneous Act

### **REFERENCES:**

N/A

### **DEFINITIONS:**

#### **Arcades**

Any private arcade that adjoins a Council owned **footpath** or **mall**.

#### **As-of-Right**

An activity that may be undertaken without the issue of a permit or licence provided the scale, size and location of the activity complies with the technical requirements as specified in 18-Rf-002, 18-Rf-010 or 18-Rf-011.

#### **Business**

Any commercial activity including retail or wholesale sale of goods, restaurants, amusement centres, nightclubs, or the delivery of a service or exchange, etc.

#### **Business Entity**

A **business** which is singularly identifiable as a trading entity and has its own private and individual access point onto a footpath that is not shared by any other business.

A complex of a number of businesses within a shared point of access will be considered as a single business entity.

#### **Business Frontage**

The frontage of a **business** entity onto a particular footpath or mall. A frontage onto a different street or mall may be considered as a separate or additional business frontage.

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***Community Event***

An event run by a club, a school, or a group of people that is not solely aimed at delivering a retail activity or a service where such event is approved by Council

***Flag signs***

Flag signs are removable flags made of plastic and vinyl, advertising things such as phone cards and lotto etc.

***Footpath***

Any footpath, road reserve, mall or pedestrian right-of-way, under the control of the Launceston City Council.

***FoSM***

Front of Shop Module as defined in Goods on Footpath Guidelines 18-Rf-010

***Goods on footpaths***

Any goods, fixtures, tables or racks displaying goods, vending machines, children's novelty rides and the like placed on a footpath or mall or projecting into a footpath or mall from a shopfront.

***Laneways***

Any narrow privately owned lanes that are used mostly by pedestrians and adjoin a Council owned **footpath** or **mall**.

***Licence***

An activity that requires the issue of a specific Council written approval. The approved activity must comply with the technical requirement as specified in 18-Rf-002, 18-Rf-010 or 18-Rf-011 and the conditions listed in the approval.

***Mall***

Means a mall under the control of the Launceston City Council and means the Brisbane St Mall, the Quadrant Mall and Civic Square.

***Newspaper and magazine advertising rack***

A news headlines or magazine rack is a steel mesh rack used to hold newspaper headlines and magazine covers (or the like), usually at the front of a newsagency.

***Other temporary signs***

May include signs such as those used to advertise events, sales, political elections, real estate, etc. They are usually a signboard attached to a star picket or timber stake.

***On Street Dining***

The provision of chairs and table structures for use by customers of an adjoining food serving premise.

***Responsible Council Officer***

A responsible Council officer under this policy shall be any persons holding any of the following positions:

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Director Resident & Leisure Services, Director Infrastructure Services, Director Development Services, Chief Environmental Health Officer, Environmental Services Team Leader and staff.

***Portable Sign***

A portable sign is a free standing, portable advertising device, commonly known as a sandwich board sign.

***Property Line***

The line that defines the boundary between the road reserve and private property.

***Remote Signage***

Signage that promotes a business that is not immediately adjacent to the business.

***Wall Mounted Sign Panel***

A street mesh rock or panel used to hold advertising/identification signs located at the front of a business.

***REVIEW:***

This policy will be reviewed in 5 years or earlier if requested by Council.

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**19 MAJOR PROJECTS DIRECTORATE ITEMS**

No Items have been identified as part of this Agenda

**20 CORPORATE SERVICES DIRECTORATE ITEMS****20.1 Finalisation 2017/2018 Statutory Estimates****FILE NO:** SF7024**AUTHOR:** Paul Gimpl (Chief Financial Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To consider finalisation of the Council's 2017/2018 Statutory Estimates.

*This decision requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993.*

**RECOMMENDATION:**

That Council, by absolute majority:

1. pursuant to section 82(4) of the *Local Government Act 1993*, approves the following amendments to the 2017/2018 Statutory Estimates:
    - (a) Revenue
      - (i) the net decrease in revenue from external grants and contributions of \$14,731,238.
    - (b) Operating Expenditure
      - (i) an increase in expenditure relating to net transfers from capital to operations of \$1,258,258.
      - (ii) a decrease in expenditure relating to the net transfers from operations to capital of \$384,918.
    - (c) Capital Works Expenditure
      - (i) the decrease in expenditure from net transfers from capital to operations of \$1,258,258.
      - (ii) the increase in expenditure from net transfers from operations to capital of \$384,918.
      - (iii) the net decrease in expenditure from external funds of \$14,731,238.
  2. notes that amendments from point 1 result in:
    - (a) the operating surplus being amended to \$14,347,710 (including capital grants of \$12,582,013) for 2017/2018.
    - (b) the capital budget being decreased to \$34,580,723 for 2017/2018.
- 
-



### 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

#### REPORT:

During each financial year, budget amendments are presented to the Council for approval to comply with the *Local Government Act 1993*.

At year end it is necessary for the Council to approve all outstanding budget amendments that alter the Statutory Estimates for that year. Often the process of closing capital projects at the end of each year when many projects are financially complete identifies costs that are operational in nature. These costs need to be transferred from Capital to Operations which represents a change to the Statutory Estimates for that year. Alternatively some costs need to be transferred from Operations to Capital. Grant funding actually received but not budgeted and grant funding not received but expected to be received in a future year alters the Statutory Estimates and requires approval from the Council.

The following budget amendments are changes to the 2017/2018 Statutory Estimates that require a Council decision. The changes relate to transfers from Operations to Capital, Capital to Operations, external funding alterations and external funding not received in 2017/2018 that are expected to be received in 2018/2019.

	Operations \$'000	Capital \$'000
Statutory Budget	11,482	26,548
Amendments previously approved by Council 31/03/2018	18,470	18,402
<b>Previously Approved by Council</b>	<b>29,952</b>	<b>44,950</b>
Previously Approved by Council 07/05/2018	-	5,235
	<b>29,952</b>	<b>50,185</b>
Operations to Capital	385	385
Capital to Operations	(1,258)	(1,258)
External Funds	126	126
External Funds - Not Received 2017/18	(14,857)	(14,857)
<b>Statutory Budget as at 30/06/2018</b>	<b>14,348</b>	<b>34,581</b>
Deduct Capital Grants and Contributions	(12,582)	
<b>Underlying Operating Budget Surplus</b>	<b>1,766</b>	

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) The following items need to be reallocated from Operations to Capital.**

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP20906	Assets Urban Maintenance	\$421,465	\$18,500	-	\$402,965
CP23826	71 Lilydale Rd, Kerb and Channel	-	-	\$18,500	\$18,500
	<b>Totals</b>	<b>\$421,465</b>	<b>\$18,500</b>	<b>\$18,500</b>	<b>\$421,465</b>

### The project scope of works:

An infrastructure upgrade to manage storm water in 2012 at 73-79 Lilydale Road had an open ended channel at the end of the bus stop. As a result of this open ended channel, additional increased storm water flow created a pool on the road pavement and flows into the private properties. This project was to install new kerb and channel to manage the storm water and to prevent damage to road pavement and private properties. New kerb and channel was constructed from the end of the open ended channel to direct storm water flow into an existing pit across two driveways. Installation of a new side entry pit and connection of the flow into the storm water line through the existing storm water pit also occurred. The road nature strip was also primed to level with the new kerb and channel. The damaged road pavement also needed to be repaired. This was initially identified as operational work, but further investigation determined the length of kerb required needed to be capitalised.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23830	Cimitiere Street Car Park Operating System	-	-	\$18,000	\$18,000
OP22502	Parking Asset Management	\$5,000	\$5,000	-	-
OP22501	Carr Villa Asset Management	\$5,000	\$5,000	-	-
OP45524	On Street Traffic Signage	\$56,995	\$8,000	-	\$48.995
	<b>Totals</b>	<b>\$66,995</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$66,995</b>

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

**The project scope of works:**

Council staff and fleet vehicles will be transferred from the Cimitiere Street car park to the CH Smith car park when it is completed. The Cimitiere Street car park will then operate as a public car park. The scope of this project was to purchase and install two parking machines and change the signage in the Cimitiere Street car park.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP20409	Launceston Aquatic Building Maintenance	\$355,000	\$95,000	-	\$260,000
CP23696	LA Major Centre Upgrade Program 2017/2018	\$419,725	-	\$95,000	\$514,725
	<b>Totals</b>	<b>\$774,725</b>	<b>\$95,000</b>	<b>\$95,000</b>	<b>\$774,725</b>

**The project scope of works:**

The installation of four air-conditioning outdoor units on the roof at the Launceston Leisure and Aquatic Centre. The Launceston Aquatic Centre has a number of air-conditioning outdoor units located in the basement plant room of the Centre. These units were installed in this location during construction of the facility in 2009. The environment in the plant room has proven to not be conducive to operation of the units resulting in ongoing plant failure. This has led to equipment prematurely getting to the end of its useful life. Air-conditioning manufacturers recommended replacement units need to be located outdoors to operate correctly.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP44403	YPIPA Inveresk Site Maintenance	\$206,000	\$14,000	-	\$192,000
CP23827	Churchill Park Cricket Pitch Installation	-	-	\$14,000	\$14,000
	<b>Totals</b>	<b>\$206,000</b>	<b>\$14,000</b>	<b>\$14,000</b>	<b>\$206,000</b>

**The project scope of works:**

Recreation Planning managed this project on behalf of the Inveresk Precinct as the installation took place within the Churchill Park Sports Complex which is managed by the Natural Environment Department. This project is funded in its entirety by Inveresk Precinct.

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP44401	UTAS Stadium Maintenance	\$862,574	\$16,537	-	\$846,037
CP23824	UTAS Stadium Sight Screens	-	-	\$16,537	\$16,537
	<b>Totals</b>	<b>\$862,574</b>	<b>\$16,537</b>	<b>\$16,537</b>	<b>\$862,574</b>

### The project scope of works:

The University of Tasmania (UTAS) stadium sight screen upgrade (which was required for national cricket competition) was completed out of the Operational Budget. The work meets the criteria of Council's Asset Capitalisation Framework.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP44401	UTAS Stadium Maintenance	\$846,037	\$9,932	-	\$836,105
CP23825	UTAS Stadium Cricket Covers	-	-	\$9,932	\$9,932
	<b>Totals</b>	<b>\$846,037</b>	<b>\$9,932</b>	<b>\$9,932</b>	<b>\$846,037</b>

### The project scope of works:

The UTAS stadium cricket cover upgrade (which was required for national cricket competition) was completed out of the Operational Budget. The work meets the criteria of Council's Asset Capitalisation Framework.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP49786	Exhibitions	\$109,928	\$15,500	-	\$94,428
CP23511	Gallery of First Tasmanians	\$593,838	-	\$15,500	\$609,338
	<b>Totals</b>	<b>\$703,766</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$703,766</b>

### The project scope of works:

The transfer from exhibitions number 49786 was to cover an overrun in the Gallery of First Tasmanians project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP40000	Albert Hall Maintenance	\$95,000	\$11,500	-	\$83,500

**20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23841	Albert Hall - Purchase of new cutlery and crockery	-	-	\$11,500	\$11,500
	<b>Totals</b>	<b>\$95,000</b>	<b>\$11,500</b>	<b>\$11,500</b>	<b>\$95,000</b>

**The project scope of works:**

New crockery and cutlery has been purchased for the Albert Hall. These are required to ensure a continued ability to cater for hiring out of the facility for dining and other purposes. The assets have been purchased from an operational account but require transfer to a capital account to financially recognise the assets as they meet Council's capitalisation threshold.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP22255	Town Hall and Annexe Building Maintenance	\$297,500	\$3,750	-	\$293,750
CP23842	Lectern and Plinth/Stage Replacement	-	-	\$3,750	\$3,750
	<b>Totals</b>	<b>\$297,500</b>	<b>\$3,750</b>	<b>\$3,750</b>	<b>\$297,500</b>

**The project scope of works:**

A new lectern and stage have been purchased for the Town Hall Reception Room. The assets have been purchased from an operational account but require transfer to a capital account to financially recognise the assets as they meet Council's capitalisation threshold.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23690	QVM IT Minor Capital Expenditure 2017/2018	-	-	\$4,353	\$4,353
OP49784	Graphic Arts Operations	\$7,000	\$4,353	-	\$2,647
	<b>Totals</b>	<b>\$7,000</b>	<b>\$4,353</b>	<b>\$4,353</b>	<b>\$7,000</b>

**The project scope of works:**

Transfer of unspent funds from the Graphic Arts Operations 2017/2018 Budget for the acquisition of a notebook computer. The notebook will increase graphic arts efficiency in enabling work to be completed on-site in respect of numerous exhibitions across the

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Museum and Art Gallery. Previously work could only be completed in the Graphic Arts Office at the rear of the Inveresk Building.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23688	Minor Equipment Purchases 2017/2018	-	-	\$3,595	\$3,595
OP20047	Research - Community Surveys	\$15,000	\$3,595	-	\$11,405
	<b>Totals</b>	<b>\$15,000</b>	<b>\$3,595</b>	<b>\$3,595</b>	<b>\$15,000</b>

### The project scope of works:

Due to an overall favourable budget variance within the Communications department financials, funds were identified as available for the purchase of camera equipment for the department. The items purchased include a Nikon camera, camera lens, tripod, lighting and crane. Additionally, a drone was purchased.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP20229	City Wide Asbestos Audits	\$20,000	\$13,000	-	\$7,000
OP22341	City Wide Recreation	\$67,705	\$10,000	-	\$57,705
CP23839	Rocherlea Rec Ground Tiered Seating	-	-	\$23,000	\$23,000
OP20595	City Wide PFRP/PAPL Grants	\$5,000	\$5,000	-	-
OP20604	Parks Office Print Brochures	\$5,000	\$5,000	-	-
OP21126	Western Parks Building Maintenance	\$13,500	\$10,000	-	\$3,500
CP23936	Youngtown Memorial Park Scoreboard	-	-	\$20,000	\$20,000
	<b>Totals</b>	<b>\$111,205</b>	<b>\$43,000</b>	<b>\$43,000</b>	<b>\$111,205</b>

### The project scope of works:

Rocherlea Recreational Ground Tiered Seating - this work was originally quoted at under \$10,000 and actuals were committed in the operational budget. However, once excavation took place on site additional bank stabilisation and related works had to be undertaken and the incurred cost met the capitalisation framework so the actuals were transferred across to capital. The annual budget for Rocherlea Recreation Ground Maintenance budget was only \$1,000, so funds were required to be transferred from

### 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

another area of operations. There were some remaining funds in the asbestos audit program and City Wide Recreation (as Ride Launceston did not take place this year).

The South Launceston Football Club secured considerable in kind contributions to acquire a new full colour LED scoreboard. The cost of supply and installation was around \$60,000. It was agreed that a \$20,000 contribution from Council be made. These works meet the capitalisation framework so a new project has been set up in capital but unfunded. There were no conservation management grants received in 2017/2018 and money was saved from publishing brochures electronically instead of paper so these operational budgets could be transferred to cover some of the unbudgeted capital.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23843	QVMAG Collection Purchases 2018	-	-	\$131,251	\$131,251
G14315.61365	QVM Ralph Bequest	\$178,513	\$131,251	-	\$47,262
	<b>Totals</b>	<b>\$178,513</b>	<b>\$131,251</b>	<b>\$131,251</b>	<b>\$178,513</b>

#### The project scope of works:

During the 2017/2018 financial year, museum collection purchases were made from the Ralph Bequest funds within the museum's operational accounts. These purchases have been identified to be capital in nature and were therefore transferred from the Museum's operational accounts to the capital project for capitalisation and required matching budget to be transferred.

#### Summary Table

Operations to Capital	Operations	Capital
71 Lilydale Road, Kerb and Channel	(\$18,500)	\$18,500
Cimitiere Street Car Park Operating System	(\$18,000)	\$18,000
LA Major Centre Upgrade Program 2017/2018	(\$95,000)	\$95,000
Churchill Park Cricket Pitch Installation	(\$14,000)	\$14,000
UTAS Stadium Sight Screens	(\$16,537)	\$16,537
UTAS Stadium Cricket Covers	(\$9,932)	\$9,932
Gallery of First Tasmanians	(\$15,500)	\$15,500
Albert Hall - Purchase of new cutlery and crockery	(\$11,500)	\$11,500
Lectern and Plinth/Stage Replacement	(\$3,750)	\$3,750
QVM IT Minor Capital Expenditure 2017/2018	(\$4,353)	\$4,353
GSD Minor Equipment Purchases 2017/2018	(\$3,595)	\$3,595
Rocherlea Recreation Ground Tiered Seating	(\$23,000)	\$23,000
Youngtown Memorial Park Scoreboard	(\$20,000)	\$20,000
QVMAG Collection Purchases 2018	(\$131,251)	\$131,251
<b>TOTAL</b>	<b>(\$384,918)</b>	<b>\$384,918</b>

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

(2) The following items need to be reallocated from Capital to Operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23727	Kings Meadows Car Park Toilet	\$64,000	\$1,800	-	\$62,200
OP22658	Parks Transfers from Capital Projects	-	-	\$1,800	\$1,800
	<b>Totals</b>	<b>\$64,000</b>	<b>\$1,800</b>	<b>\$1,800</b>	<b>\$64,000</b>

**The project scope of works:**

The construction of the proposed footbridge required some construction on private land on the hotel side of the rivulet. The owner refused to come to an agreement for the construction to take place on his land so the bridge could not proceed. The above costs were incurred in obtaining a bridge design from a structural engineer. As these costs cannot be capitalised, actuals were transferred to operations and required the matching budget amount to be transferred to the applicable operations project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23190	GLP Northern Suburbs Development Strategy	\$280,000	\$125,000	-	\$155,000
G18240.21261	Community Development – Community Assistance Grant	\$70,000	-	\$125,000	\$195,000
	<b>Totals</b>	<b>\$350,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$350,000</b>

**The project scope of works:**

At the Council Meeting of 20 March 2017 Council agreed to provide a letter of support and commit to a co-contribution of up to \$125,000 to assist the Northern Suburbs Community Centre to build a Mens and Community Shed. This commitment was contingent upon the Northern Suburbs Community Centre being successful in securing other cash and in-kind support for the project. The Northern Suburbs Community Centre was able to secure grant funding from the State Government for \$125,000 and this required Council to transfer budget funds to the community assistance grants budget to allow for Council's contribution to be made.



## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23694	Carr Villa Drainage Works 2017/2018	\$55,000	\$8,150	-	\$46,850
CP23768	Carr Villa Roadworks 2017/2018	\$70,000	\$7,671	-	\$62,329
OP49946	Carr Villa Cemetery Maintenance	\$155,075	-	\$15,821	\$170,896
	<b>Totals</b>	<b>\$280,075</b>	<b>\$15,821</b>	<b>\$15,821</b>	<b>\$280,075</b>

### The project scope of works:

During 2017/2018 works were undertaken at Carr Villa for drainage and roadworks programmes. It was determined that some of the work completed did not result in assets which meet the Council's capitalisation thresholds. Therefore, costs were transferred to the relevant operational projects and required budget funds to also be transferred.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23546	Parking Strategy - Capital	\$104,181	\$104,181	-	-
OPM22679	Parking Strategy - Major Operations	-	-	\$104,181	\$104,181
	<b>Totals</b>	<b>\$104,181</b>	<b>\$104,181</b>	<b>\$104,181</b>	<b>\$104,181</b>

### The project scope of works:

The Tasmanian Audit Office has given the Finance Department a directive that Master Plans/Strategies can no longer be treated as capital in nature and all expenditure is to be transferred to operational accounts upon completion. The full budget for the Parking Strategy and associated expenditure was transferred to a Major Operations project as a result.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23744	QVMAG Conservation Heating System	\$40,000	\$4,450	-	\$35,550
CP23741	QVMAG Natural Sciences office Area	\$23,900	\$23,900	-	-
OP49781	Inveresk Museum Site Building Maintenance	\$186,580	-	\$28,350	\$214,930
	<b>Totals</b>	<b>\$250,480</b>	<b>\$28,350</b>	<b>\$28,350</b>	<b>\$250,480</b>

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

**The project scope of works:**

During May 2018, remaining funds on the QVMAG Conservation Heating System capital project (CP23744) were used to undertake painting works within the Inveresk building. These costs are operational in nature and therefore required transfer to the building maintenance operational code, along with the matching budget.

Analysis of costs on the QVMAG Natural Sciences Office Area capital project (CP23741) have identified that the works undertaken have not satisfied council's capitalisation requirements. These costs are operational in nature and therefore required transfer to the building maintenance operational code, along with the matching budget.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23756	Wellington Street - Lithgow to Peel Footpath	\$15,000	\$8,775	-	\$6,225
OP22618	Roads transfer from Capital 2017/2018	\$177,261	-	\$8,775	\$186,036
	<b>Totals</b>	<b>\$192,261</b>	<b>\$8,775</b>	<b>\$8,775</b>	<b>\$192,261</b>

**The project scope of works:**

The above capital expenditure does not meet the requirements under the Capitalisation Framework Document. As these costs cannot be capitalised, actuals were moved to operations and required the matching budget amount to be transferred to the applicable operations project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23606	DDA On Street Trading Report	\$20,000	\$6,332	-	\$13,668
OP22618	Roads transfer from Capital 2017/2018	\$186,036	-	\$6,332	\$192,368
	<b>Totals</b>	<b>\$206,036</b>	<b>\$6,332</b>	<b>\$6,332</b>	<b>\$206,036</b>

**The project scope of works:**

The above capital expenditure does not meet the requirements under the Capitalisation Framework Document. The reason for this is because the project resulted in only a guideline and a policy which are not captured for capital purposes. As a result of this, these costs cannot be capitalised, actuals were moved to operations and required the matching budget amount to be transferred to the applicable operations project.

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23715	City Wide Play Space Program 2017/2018	\$27,500	\$4,271	-	\$23,229
OP22658	Parks Transfer from Capital 2017/2018	\$1,800	-	\$4,271	\$6,071
	<b>Totals</b>	<b>\$29,300</b>	<b>\$4,271</b>	<b>\$4,271</b>	<b>\$29,300</b>

### The project scope of works:

The above capital expenditure does not meet the requirements under the Capitalisation Framework Document. As these costs cannot be capitalised, actuals were moved to operations and required the matching budget amount to be transferred to the applicable operations project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23542	Street Lighting Replacement Program	\$3,000,000	\$671,704	-	\$2,328,296
OP22550	Street Lighting Globe Replacement	-	-	\$671,704	\$671,704
	<b>Totals</b>	<b>\$3,000,000</b>	<b>\$671,704</b>	<b>\$671,704</b>	<b>\$3,000,000</b>

### The project scope of works:

The LED Street Lighting Replacement was completed and, based upon Auditors advice, we were unable to capitalise the cost of the original globe purchases associated with the replacement program. The transactions were transferred from the capital project into a newly created operational project and the corresponding budget amount needed to be transferred.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP21503	Conversion of the Planning Scheme	\$45,000	\$17,344	\$0	\$27,656
OP22704	Conversion of the Planning Scheme	\$0	\$0	\$17,344	\$17,344
CP21504	Launceston Heritage List Review	\$100,000	\$24,556	\$0	\$75,444
OP22705	Launceston Heritage List Review	\$0	\$0	\$24,556	\$24,556

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23599	Launceston Planning Scheme	\$75,000	\$31,397	\$0	\$43,603
OP22706	Launceston Planning Scheme	\$0	\$0	\$31,397	\$31,397
CP23600	Planning Scheme Scenic Protection Code	\$25,000	\$3,111	\$0	\$21,889
OP22707	Planning Scheme Scenic Protection Code	\$0	\$0	\$3,111	\$3,111
CP21803	St Leonards Strategy	\$200,000	\$124,109	\$0	\$75,891
OP22708	St Leonards Strategy	\$0	\$0	\$124,109	\$124,109
CP23780	UTAS/Inveresk Master Plan	\$128,527	\$91,507	\$0	\$37,020
OP22711	UTAS/Inveresk Master Plan	\$0	\$0	\$91,507	\$91,507
	<b>TOTAL</b>	<b>\$573,527</b>	<b>\$292,024</b>	<b>\$292,024</b>	<b>\$573,527</b>

### The project scope of works:

The above items have been affected by a change in accounting treatment and cannot be capitalised as intangible assets, this has required the costs and matching budget to be transferred from capital to major operations.

Capital to Operations	Operations	Capital
Kings Meadows Car Park Toilet	\$1,800	(\$1,800)
GLP Northern Suburbs Development Strategy	\$125,000	(\$125,000)
Carr Villa Drainage Works 2017/2018	\$8,150	(\$8,150)
Carr Villa Roadworks 2017/2018	\$7,671	(\$7,671)
Parking Strategy	\$104,181	(\$104,181)
QVMAG Conservation Heating System	\$4,450	(\$4,450)
QVMAG Natural Sciences office Area	\$23,900	(\$23,900)
Wellington Street - Lithgow to Peel Footpath	\$8,775	(\$8,775)
DDA On Street Trading Report	\$6,332	(\$6,332)
City Wide Play Space Program 2017/2018	\$4,271	(\$4,271)
Street Lighting Globe Replacement	\$671,704	(\$671,704)
Conversion of the Planning Scheme	\$17,344	(\$17,344)
Launceston Heritage List Review	\$24,556	(\$24,556)
Launceston Planning Scheme	\$31,397	(\$31,397)
Planning Scheme Scenic Protection Code	\$3,111	(\$3,111)
St Leonards Strategy	\$124,109	(\$124,109)
UTAS/Inveresk Master Plan	\$91,507	(\$91,507)
<b>TOTAL</b>	<b>\$1,258,258</b>	<b>(\$1,258,258)</b>

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

(3) 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
G10075.12160	Roads Capital Grants	(\$2,981,888)	-	\$50,399	(\$2,931,489)
CP23795	Combined System Risk Management Plan	\$215,000	\$50,399	-	\$164,601
	<b>Totals</b>	<b>(\$2,766,888)</b>	<b>\$50,399</b>	<b>\$50,399</b>	<b>(\$2,766,888)</b>

**The project scope of works:**

Estimated external grant funding of \$115,000 was allocated to the Combined System Risk Management Plan. The actual grant funding received was \$64,601. The amount of \$50,399 needed to be removed from the budget line as no further grant funding for this project was provided.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10048.12500	Capital Contribution P&R Community Facilities	-	\$5,804	-	(\$5,804)
CP23821	Solar Power Vehicle Investigation	\$60,000	-	\$5,804	\$65,804
	<b>Totals</b>	<b>\$60,000</b>	<b>\$5,804</b>	<b>\$5,804</b>	<b>\$60,000</b>

**The project scope of works:**

An electrical upgrade (transformer upgrade) was required to enable connection of the charger stations to the electrical supply under the Solar Power Vehicle Investigation. Council was successful in an application to receive a rebate under the Electric Vehicles Fast Charge Scheme and TasNetworks provided a 50% contribution (\$5,804 GST exclusive) to the cost of the electrical connection.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10010.12160	General - Capital Grants Revenue	(\$13,003,618)	\$5,000	-	(\$13,008,618)
CP23663	CH Smith Car Park	\$9,000,000	-	\$5,000	\$9,005,000
	<b>Totals</b>	<b>(\$4,003,618)</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>(\$4,003,618)</b>

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

**The project scope of works:**

Funding was granted by the Department of Premier and Cabinet under the ChargeSmart grants program 2018 for \$5,000. The grant was to install two electric vehicle charging stations in the CH Smith Car Park. This budget amendment was to recognise the grant funding against the capital project and corresponding grant income account.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23542	Street Lighting Replacement Program	\$2,328,296	\$25,252	-	\$2,303,044
G10075.12160	Urban Roads - Grants Capital	(\$2,931,489)	-	\$25,252	(\$2,906,237)
G10075.12160	Urban Roads - Grants Capital	(\$2,906,237)	-	\$671,704	(\$2,234,533)
G16610.12070	Roads Lighting - Grants Other Ops	-	\$671,704	-	(\$671,704)
	<b>Totals</b>	<b>(\$3,509,430)</b>	<b>\$696,956</b>	<b>\$696,956</b>	<b>(\$3,509,430)</b>

**The project scope of works:**

The LED Street Lighting Replacement were completed and, based upon Auditors advice, we were unable to capitalise the cost of the original globe purchases associated with the replacement program. The transactions were transferred from the capital project into a newly created operational project. As the capital project is fully funded by Roads to Recovery, this necessitated the reallocation of the grant funding from the capital grants revenue account to the operational grants revenue account.

There was also a reduction in the grant funding as the project was completed at less than the budgeted amount.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10062.12160	Capital Contributions Community Halls	-	\$15,000	-	(\$15,000)
CP23853	Lilydale Memorial Hall Improvements	-	-	\$15,000	\$15,000
G1006712160	Capital Contributions Parks Facilities	(\$6,875,258)	\$221,000	-	(\$7,096,258)

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23854	Nunamina Play Space Improvements	-	-	\$30,000	\$30,000
CP23855	Youngtown Regional Park Play Space Improvements	-	-	\$50,000	\$50,000
CP23856	West Launceston Community Park Improvements	-	-	\$50,000	\$50,000
CP23857	Myrtle Park WWTP Irrigation System	-	-	\$25,000	\$25,000
CP23858	Windermere Jetty Reserve Improvements	-	-	\$15,000	\$15,000
CP23859	Duck Reach Improvements	-	-	\$51,000	\$51,000
	<b>Totals</b>	<b>(\$6,875,258)</b>	<b>\$236,000</b>	<b>\$236,000</b>	<b>(\$6,875,258)</b>

### The project scope of works:

Council received a number of 2018 Election Grants from the Department of Premier and Cabinet. The State Government requested Council invoice them immediately for the grant funds to be received in the 2017/2018 financial year.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10067.12575	Parks - Capital Grants Revenue	-	\$7,727	-	(\$7,727)
CP23152	Seaport/Royal Park Boardwalk	\$2,225,000	-	\$7,727	\$2,232,727
	<b>Totals</b>	<b>\$2,225,000</b>	<b>\$7,727</b>	<b>\$7,727</b>	<b>\$2,225,000</b>

### The project scope of works:

Funding was granted by JMC Property Group for an additional section of handrail outside Fish n Chips. This budget amendment was to recognise the grant funding against the capital project and corresponding grant income account.

## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23658	R2R Wellington Street K&C and Reseal	\$446,199	\$31,572	-	\$414,627
CP23766	Langs Road, Pipers River Bridge 639	\$106,000	\$16,260	-	\$89,740
G10075.12160	Roads - Capital Grants Revenue	(\$1,792,785)	-	\$47,832	(\$1,744,953)
CP23796	Board Mill Drive Intersection	\$133,075	\$4,710	-	\$128,365
G10075.12560	Roads - Capital Contributions Revenue	(\$41,779)	-	\$4,710	(\$37,069)
	<b>Totals</b>	<b>(\$1,149,290)</b>	<b>\$52,542</b>	<b>\$52,542</b>	<b>(\$1,149,290)</b>

### The project scope of works:

For the end of financial year 2017/2018 it was identified that the above projects were complete and final capital contributions and grant funding was received. This budget amendment removes the remaining external funds budgets on the projects and reduces the applicable revenue budgets to recognise that that no further funds were received.

### Summary Table

External Funding	Operations	Capital
Combined System Risk Management Plan	\$50,399	(\$50,399)
Solar Power Vehicle Investigation	(\$5,804)	\$5,804
CH Smith Car Park	(\$5,000)	\$5,000
Street Lighting Replacement Program	\$25,252	(\$25,252)
Lilydale Memorial Hall Improvements	(\$15,000)	\$15,000
Nunamina Play Space Improvements	(\$30,000)	\$30,000
Youngtown Regional Park Play Space Improvements	(\$50,000)	\$50,000
West Launceston Community Park Improvements	(\$50,000)	\$50,000
Myrtle Park WWTP Irrigation System	(\$25,000)	\$25,000
Windermere Jetty Reserve Improvements	(\$15,000)	\$15,000
Duck Reach Improvements	(\$51,000)	\$51,000
Seaport/Royal Park Boardwalk	(\$7,727)	\$7,727
R2R Wellington Street K&C and Reseal	\$31,572	(\$31,572)
Langs Road, Pipers River Bridge 639	\$16,260	(\$16,260)
Board Mill Drive Intersection	\$4,710	(\$4,710)
<b>TOTAL</b>	<b>(\$126,338)</b>	<b>\$126,338</b>



## 20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)

(4) The following items have been affected by external funding not received in 2017/2018 that are expected to be received in 2018/19.

Project	Description	External Funds
CP23400	LCH Brisbane Street Mall	(\$3,190,000)
CP23398	LCH St John Street Central North	(\$1,155,000)
CP23397	LCH St John Street Central South	(\$1,155,000)
CP23399	Civic Square	(\$3,250,000)
CP23791	Civic Square Public Amenity Building	(\$500,000)
CP21502	Macquarie House	(\$2,837,705)
CP21860	CCTV Network Expansion	(\$10,000)
CP23700	CCTV Network Launceston Flood Monitoring	(\$10,000)
CP23529	Churchill Parks Sports Centre Upgrade	(\$160,000)
CP20884	North Bank	(\$875,000)
CP23678	North Bank Pedestrian Bridge	(\$1,200,000)
CP23733	Play Space Strategy	(\$16,319)
CP23859	Duck Reach Improvements	(\$51,000)
CP23763	R2R Pecks Hill Road, St Patricks River Bridge 650	(\$748)
CP23540	R2R Cimitiere Street Road Reconstruction	(\$234,000)
CP23803	Charles Street, LCH Road/Pedestrian Improvements	(\$207,000)
CP23821	Solar Power Vehicle Investigation	(\$5,804)
<b>TOTAL</b>		<b>(\$14,857,576)</b>

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten Year Goal - To continue to ensure the long-term sustainability of our Organisation

Key Direction -

6. To maintain a financially sustainable organisation

**20.1 Finalisation 2017/2018 Statutory Estimates ...(Cont'd)**

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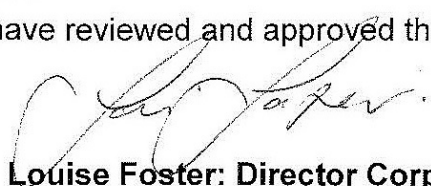
**BUDGET & FINANCIAL ASPECTS:**

As per the report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Louise Foster: Director Corporate Services**

**20.2 Final Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018****FILE NO:** SF6323**AUTHOR:** Leisa Hilkmann (Corporate Planning Administration Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To consider reports on progress against Council's 2017/2018 Annual Plan Actions for period ending 30 June 2018.

**RECOMMENDATION:**

That Council notes the:

1. treatment and progress against completed 2017/2018 Annual Plan Actions for period ending 30 June 2018.
  2. progress and treatment of 2017/2018 Annual Plan Actions that have not been completed in the 2017/2018 financial period.
  3. progress comments will form part of the narrative for the 2017/2018 Annual Report.
- 

**REPORT:**

The purpose of this report is to provide an update on the final status of 2017/2018 Annual Plan Actions for period ending 30 June 2018.

Progress against the 2017/2018 Annual Plan is reported in terms of the plan's contribution to the achievement of strategic goals. The reporting takes its structure from a framework, taken directly from our Strategic Plan 2014-2024. Attachment 1 is included as a reminder of the content of the framework within which the 2017/2018 Annual Plan was developed.




The framework is based on the eight sections from the Strategic Plan. Each section from the Strategic Plan is shown as a Priority Area in the strategic framework. Each Priority Area has at least one 10-Year Goal. Each 10-Year Goal has at least one Key Direction. Each Action included in the 2017/2018 Annual Plan is linked to a Key Direction, contributing to the achievement of the 10-Year Goals that sits within each Priority Area.

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### 20.2 Final Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018 ...(Cont'd)

The 2017/2018 Annual Plan addressed all eight Priority Areas, eight 10-Year Goals from the Strategic Plan 2014-2024, and sixteen of the 44 Key Directions, noting that all Key Directions from the Strategic Plan 2014-2024 will be covered over the life of the Strategic Plan.

Attachment 2 provides detail on progress against Actions, listed in order of Priority Area, 10-Year Goal and Key Direction. For each Action, the tables in Attachment 2 also include: a status, progress comments, the Directorate responsible for the Action, a percentage complete and progress against a target, indicated with one of the following icons, which reflects the tolerance provided by the software being used and assists actioning officers with their planning during the course of the financial year:

	At least 80% of planned target achieved
	Between 60% and 79% of planned target achieved
	Less than 60% of planned target achieved

The final status of the actions is summarised in the following table:

Action Status	No. of Actions	%
Completed	16	62
*Not completed	10	38
<b>Total number of Actions</b>	<b>26</b>	<b>100</b>

\* Not completed - includes actions run for multiple years and will be rolled over into the 2018/2019 Annual Plan, actions that will continue at the Directorate level, actions that were deferred and actions that were outside of the Council's operational control. Please refer to the table below for individual explanations and Attachment 2 for further comments.

For the purpose of transparency and to explain the various ways Actions have been treated to wrap-up the 2017/2018 reporting period, the following table outlines actions that are Completed, In Progress, Not Completed or Not Started as at 30 June 2018:

ACTION	DIR.	STATUS at 30/06/18	COMMENTS
Macquarie House - To complete the redevelopment of Macquarie House to facilitate the Macquarie House Innovation Hub project, and accommodate Enterprise Tasmania as the principal tenant of	FMD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.

### 20.2 Final Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018 ...(Cont'd)

ACTION	DIR.	STATUS at 30/06/18	COMMENTS
<i>the site.</i>			
<i>Gallery of the First Tasmanians - Opening of the permanent exhibition gallery titled "Gallery of the First Tasmanians".</i>	QVD	Completed	This action is complete in accordance with planned expectations for 2017-2018.
<i>Cultural Review - Implement the recommendations of the Cultural Review with other cultural providers and assets to develop coherent integrated strategies to leverage these assets more effectively from an economic and social perspective.</i>	GMD	Completed	This action is complete in accordance with planned expectations for 2017-2018.
<i>Gorge Reimagining - Implement action plan to support the preferred future for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area.</i>	ISD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>Regional Recreation Strategy - Develop a framework for delivery of a Regional Recreation Strategy in conjunction with sporting clubs, State Government and neighbouring Councils.</i>	ISD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>North Bank Park Precinct - Implement the North Bank Park Precinct Project Plan.</i>	MPD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>North Bank Bridge - Implement the North Bank Bridge Project Plan.</i>	MPD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>Launceston City Heart - Civic Square Redevelopment - Redevelopment of Civic Square as part of the Launceston City Heart Masterplan and Launceston City Deal.</i>	MPD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018.
<i>Launceston City Heart - Brisbane Street Mall Redevelopment - City Deal Agreement - Redevelopment of the Brisbane Street Mall as part of the Launceston City Heart Masterplan and Launceston City Deal.</i>	MPD	In Progress	This is a multi-year action and has been rolled over into the 2018-2019 Annual Plan to facilitate continued progress and reporting.

### 20.2 Final Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018 ...(Cont'd)

ACTION	DIR.	STATUS at 30/06/18	COMMENTS
<i>Launceston City Heart - Wayfinding and Connectivity Implementation - City Deal Agreement Implementation of wayfinding treatments in the CBD (Launceston City Heart area).</i>	MPD	In Progress	This is a multi-year action and has been rolled over into the 2018-2019 Annual Plan to facilitate continued progress and reporting.
<i>St John Street Bus Stops - Redevelopment - Redevelopment of St John Street (Central North and Central South) including Bus Stops as part of Stage 1 of the Launceston City Heart Masterplan.</i>	MPD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>Municipal Emergency Management Plan</i>	DSD	Completed	This action is complete in accordance with planned expectations for 2017-2018.
<i>Community Engagement Framework - Further development and implementation of organisation framework</i>	GMD	Deferred / Not Completed	Development and implementation of the Community Engagement Framework was deferred for 2017-2018. Work will commence, as part of a new action in the 2018-2019 Annual Plan.
<i>Events Sponsorship Program - Support economic and social development in the Launceston region through the implementation of the Events Sponsorship Policy.</i>	DSD	Completed	This action is complete in accordance with planned expectations for 2017-2018.
<i>Tamar River Health and Amenity - In partnership with key stakeholders, prioritise and implement recommendations of the Water Quality Improvement Plan.</i>	ISD	Completed	This action is complete in accordance with planned expectations for 2017-2018.
<i>Stormwater Management Plan - Analyse results of hydraulic modelling developed over the past three years to prepare stormwater management plans for key catchments.</i>	ISD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>LED Street Light Project - Continuation of the 2016-2017 project to replace existing local street lighting with more efficient and clearer light LEDs.</i>	ISD	Completed	This action is complete in accordance with planned expectations for 2017-2018.
<i>Waste Strategy Review - Undertake review of CoL Waste Strategy following completion of actions in 2011 Interim Waste Strategy.</i>	ISD	Not Started	This action was postponed due to shifting priorities outside Council's operational control. A new action has been included in the 2018-2019 Annual Plan to undertake the review.

## COUNCIL AGENDA

Monday 27 August 2018

### 20.2 Final Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018 ...(Cont'd)

ACTION	DIR.	STATUS at 30/06/18	COMMENTS
<i>Traffic Master Plan (City Precinct) - Develop an Inveresk/Invermay Traffic Master Plan that considers the interface of the precinct with the CBD and as part of the Launceston City Deal.</i>	ISD	In Progress	This action is close to completion. It will be carried forward and actively managed at the Directorate level for the remainder of its expected duration.
<i>Northern Suburbs Revitalisation Plan - Facilitate the implementation of the Northern Suburbs Revitalisation Plan in conjunction with relevant stakeholders and as part of the Launceston City Deal.</i>	DSD	In Progress	This is a multi-year action and has been rolled over into the 2018-2019 Annual Plan to facilitate continued progress and reporting.
<i>Launceston Planning Scheme - Prepare the local provisions of the Launceston Planning Scheme for translation to the new state-wide planning scheme framework.</i>	DSD	In Progress	This is a multi-year action and has been rolled over into the 2018-2019 Annual Plan to facilitate continued progress and reporting.
<i>Economic Development Strategy Prospectus - Development of a City of Launceston Investment Prospectus</i>	GMD	Not Completed	Due to shifting priorities and external dependencies, this action remains incomplete at 30 June 2018.  To facilitate continued progress and reporting, this action will be managed at the Directorate level for the 2018-2019 period.
<i>University of Tasmania (UTAS) Relocation - Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner.</i>	GMD	In Progress	This is a multi-year action and has been rolled over into the 2018-2019 Annual Plan to facilitate continued progress and reporting.
<i>City Deal Agreement - To work with the Commonwealth and State Government under the City Deal program to deliver a range of economic and social benefits to the City.</i>	GMD	Completed	This is a multi-year action and is complete in accordance with planned expectations for 2017-2018. Work will continue to progress as a new action included in the 2018-2019 Annual Plan.
<i>Inveresk Masterplan - Engage with UTAS and precinct stakeholders to conclude the development of the Inveresk Masterplan.</i>	FMD	In Progress	This is a multi-year action and has been rolled over into the 2018-2019 Annual Plan to facilitate continued progress and reporting.
<i>York Park Stadium - Finalise the arrangements for the</i>	FMD	Completed	This action is complete in accordance with planned expectations for 2017-

**20.2 Final Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018 ...(Cont'd)**

<b>ACTION</b>	<b>DIR.</b>	<b>STATUS at 30/06/18</b>	<b>COMMENTS</b>
<i>reconstruction of the playing surface consistent with its asset management plan and secure turf supply.</i>			2018.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

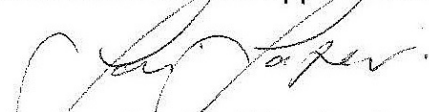
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Louise Foster: Director Corporate Services**

**ATTACHMENTS:**

1. City of Launceston Strategic Plan 2014-2024
2. Final Progress Report - Progress Against 2017/2018 Annual Plan Actions for Period Ending 30 June 2018





## Strategic Plan 2014-2024

### Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions

<b>Priority Area</b>	<b>1</b>	<b>A creative and innovative city</b>
<b>10-Year Goal</b>	1.1	To foster creative and innovative people and industries
<b>Key Direction</b>	1.1.1	To establish appropriate mechanisms to support the retail sector
	1.1.2	To understand and support the establishment and growth of creative industries in Launceston
	1.1.3	To optimise the use and usability of our assets for different types of activities
	1.1.4	To support and promote alternative uses of underutilised buildings
	1.1.5	To promote the wide variety of learning opportunities within Launceston
	1.1.6	To contribute towards artistic, cultural and heritage outcomes
<b>Priority Area</b>	<b>2</b>	<b>A city where people choose to live</b>
<b>10-Year Goal</b>	2.1	To promote Launceston as a unique place to live, work, study and play
<b>Key Direction</b>	2.1.1	To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
	2.1.2	To support the CBD and commercial areas as activity places during day and night
	2.1.3	To contribute to enhanced public health and amenity to promote a safe and secure environment
	2.1.4	To promote Launceston's rich heritage and natural environment
	2.1.5	To plan for better connections between the river and Launceston
	2.1.6	To promote active and healthy lifestyles
<b>Priority Area</b>	<b>3</b>	<b>A city in touch with its region</b>
<b>10-Year Goal</b>	3.1	To ensure Launceston is accessible and connected through efficient transport and digital networks
<b>Key Direction</b>	3.1.1	To engage with neighbouring Councils, as well as infrastructure and transport providers, to improve access to greater Launceston for all modes of transport through planning and advocacy
	3.1.2	To improve and maintain accessibility within the City of Launceston area, including its rural areas
	3.1.3	To regularly review our strategic approach to parking in Launceston
	3.1.4	To promote digital connectivity for industry sectors, households and the community

## COUNCIL AGENDA

Monday 27 August 2018

<b>Priority Area</b>	<b>4</b>	<b>A diverse and welcoming city</b>
<b>10-Year Goal</b>	4.1	To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities
<b>Key Direction</b>	4.1.1	To understand the needs and requirements of the key community service providers and stakeholders
	4.1.2	To plan services and facilities that recognise the changing demographics of our community
	4.1.3	To define and communicate our role in promoting social inclusion and equity
	4.1.4	To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community
	4.1.5	To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
	4.1.6	To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life
<b>Priority Area</b>	<b>5</b>	<b>A city that values its environment</b>
<b>10-Year Goal</b>	5.1	To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards
<b>Key Direction</b>	5.1.1	To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders
	5.1.2	To manage the risks of climate-related events particularly in the area of stormwater management
	5.1.3	To enhance community awareness and resilience to uncertain weather patterns
	5.1.4	To implement floodplain management plans in the Invermay area
	5.1.5	To reduce our and the community's impact on the natural environment
<b>Priority Area</b>	<b>6</b>	<b>A city building its future</b>
<b>10-Year Goal</b>	6.1	To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions
<b>Key Direction</b>	6.1.1	To advocate and collaborate to address regionally significant infrastructure and transport solutions
	6.1.2	To develop and take a strategic approach to development sites to maximise public benefits of development
	6.1.3	To ensure that the planning system at a local and regional level is effective and efficient
	6.1.4	To explore opportunities to minimise heavy freight movements through residential areas and the central area

## COUNCIL AGENDA

Monday 27 August 2018

<b>Priority Area</b>	<b>7</b>	<b>A city that stimulates economic activity and vibrancy</b>
<b>10-Year Goal</b>	7.1	To develop a strategic and dedicated approach to securing economic investment in Launceston
<b>Key Direction</b>	7.1.1	To actively market the City and Region and pursue investment
	7.1.2	To provide an environment that is conducive to business and development
	7.1.3	To promote tourism and a quality Launceston tourism offering
	7.1.4	To promote and attract national and international events and support the sector to ensure a diverse annual events calendar
	7.1.5	To support sustainable population growth in Launceston
	7.1.6	To facilitate direct investment in the local economy to support its growth
<b>Priority Area</b>	<b>8</b>	<b>A secure, accountable and responsive Organisation</b>
<b>10-Year Goal</b>	8.1	To communicate and engage consistently and effectively with our community and stakeholders
<b>Key Direction</b>	8.1.1	To develop and consistently use community engagement processes
<b>10-Year Goal</b>	8.2	To seek and champion collaboration to address major issues for Northern Tasmania
<b>Key Direction</b>	8.2.1	To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives
<b>10-Year Goal</b>	8.3	To ensure decisions are made in a transparent and accountable way
<b>Key Direction</b>	8.3.1	To ensure decisions are made on the basis of accurate and relevant information
<b>10-Year Goal</b>	8.4	To continue to meet our statutory obligations and deliver quality services
<b>Key Direction</b>	8.4.1	To continually improve our service delivery and supporting processes
<b>10-Year Goal</b>	8.5	To continue to ensure the long term sustainability of our Organisation
<b>Key Direction</b>	8.5.1	To strategically manage our assets, facilities and services
	8.5.2	To maintain a financially sustainable organisation
	8.5.3	To strengthen our workforce capabilities

## 2017-2018 Annual Plan Actions Final Progress Report For period ending 30 June 2018

City of Launceston


Progress to 30 June 2018

### 2017-2018 Annual Plan Actions

At least 80% of planned target achieved  Between 60% and 79% of planned target achieved  Less than 60% of planned target achieved 

#### Priority Area 1 - A creative and innovative city

#### 10-Year Goal: To foster creative and innovative people and industries



ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To support an promote alternative uses of underutilised buildings</b>					
Macquarie House - To complete the redevelopment of Macquarie House to facilitate the Macquarie House Innovation Hub project, and accommodate Enterprise Tasmania as the principal tenant of the site.	Completed	A revised timeline developed and a contractor was appointed. Construction is due to commence in mid July 2018 with an approximate completion date of April 2019.	Facilities Management	100	
MEASURES OF SUCCESS					
- Commence construction and delivery of the project					
- Establish ongoing lease agreements					

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Progress to 30 June 2018

City of Launceston

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To contribute towards artistic, cultural and heritage outcomes</b>  Gallery of the First Tasmanians - Opening of the permanent exhibition gallery titled "Gallery of the First Tasmanians".  MEASURES OF SUCCESS - Increased awareness of Tasmanian Aboriginal culture - Increase in visitor numbers to the art gallery - Adoption of gallery into regional schools including site visits	Completed	The First Tasmanians-Our Story was opened by the Governor of Tasmania on 7 July 2017 as part of the NAIDOC Week celebrations. It is a permanent exhibition that celebrates Tasmanian Aboriginal people and their culture dating back 40,000 years.  The exhibition includes an Education program, dedicated phone App and children's trail as well as the standard exhibition mediums with a strong reference to Aboriginal people telling their stories on video.	Queen Victoria Museum & Art Gallery	100	
Cultural Review - Implement the recommendations of the Cultural Review with other cultural providers and assets to develop coherent integrated strategies to leverage these assets more effectively from an economic and social perspective.  MEASURES OF SUCCESS - Comprehensive and integrated cultural program - Enhanced cultural assets including iconic retained heritage architecture - QVMAG as the lead cultural organisation - Increase in economic return including tourism sector	Completed	2018 saw the re-orientation of the QVMAG Directorate to Creative Arts and Culture and the creation of a new permanent position - Executive Officer Arts and Culture.  Work is continuing on the development of a Cultural Strategy for Launceston in accordance with the roadmap laid out by 'Towards a Cultural Strategy for Launceston' (February 2017). Consultants Hirst Projects are progressing the QVMAG feasibility study in accordance with the project plan which aims to position the facility as the centrepiece of the Cultural Strategy.  The Cultural Strategy is planned for delivery by September 2018.	General Manager	100	





City of Launceston

Progress to 30 June 2018

### Priority Area 2 - A city where people choose to live

#### 10-Year Goal: To promote Launceston as a unique place to live, work, study and play

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston</b>					
<p>Gorge Reimagining - Implement action plan to support the preferred future for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Path resealing &amp; accessibility along the loop track</li> <li>- Stone edging &amp; safety fencing along tracks</li> <li>- Weed control</li> <li>- Lighting along the Suspension Bridge and Gorge Restaurant entrances</li> <li>- Playground redevelopment to reduce flood impact</li> <li>- Access and Information at Kings Bridge and First Basin entrances</li> </ul>	Completed	Strategic outcomes have been achieved with the delivery of projects across environmental management, maintenance and amenities, governance, access and linkages, events, interpretation information and promotion.	Infrastructure Services	100	
<p>Regional Recreation Strategy - Develop a framework for delivery of a Regional Recreation Strategy in conjunction with sporting clubs, State Government and neighbouring Councils. The strategy development needs to be co-sponsored by the Launceston Regional Council.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Framework adopted by Council</li> <li>- Development of strategy commences in consultation with neighbouring Councils.</li> </ul>	Completed	<p>Community Sport and Recreation are undertaking a Northern Regional Sports Facility Strategy, focusing on major sports facilities.</p> <p>The delivery of this strategy will support the future direction of a Regional Recreation Strategy to develop a sports plan in partnership with neighbouring councils to identify and plan for all regional sporting activities. The framework is well advanced with strong collaboration with neighbouring councils.</p>	Infrastructure Services	100	

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## COUNCIL AGENDA

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Progress to 30 June 2018

City of Launceston

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
North Bank Park Precinct - Implement the North Bank Park Precinct Project Plan.  MEASURES OF SUCCESS - Completion of the playground equipment in the southern area of the site - Completion of the landscaping on the western part of the North Bank Precinct	Completed	The North Bank staged delivery methodology was revised to permit project progress as much as practical in an attempt to satisfy the milestones under the funding agreement(s) with both Australian and State Governments.	Major Projects	100	
North Bank Bridge - Implement the North Bank Bridge Project Plan.  MEASURES OF SUCCESS - Completion of the pedestrian bridge connecting the North Bank Precinct and the Seaport, in accordance with the Project Management Plan	Completed	The Seaport Pedestrian Bridge is virtually complete. Only refining of the exterior feature lighting is left to be undertaken and this is expected to be complete by mid August 2018.	Major Projects	100	
<b>Key Direction: To support the CBD and commercial areas as activity places during day and night</b>					
Launceston City Heart - Civic Square Redevelopment - Redevelopment of Civic Square as part of the Launceston City Heart Masterplan and Launceston City Deal.  MEASURES OF SUCCESS - Successful completion of the redevelopment of Civic Square	Completed	Works are virtually complete in Civic Square with only minor defects to be completed over the coming month or so.  The Practical Completion Certificate has been awarded.	Major Projects	100	

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## COUNCIL AGENDA

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Progress to 30 June 2018



City of Launceston

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<p>Launceston City Heart - Brisbane Street Mall Redevelopment - Redevelopment of the Brisbane Street Mall as part of the Launceston City Heart Masterplan and Launceston City Deal.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Commencement and progress in accordance with project milestones</li> </ul>	In Progress	<p>The Brisbane Street Mall Redevelopment was awarded to The Baker Group Pty Ltd in March 2018 in accordance with Councils Code for Tenders and Contracts, Public Tender Policy.</p> <p>Extensive stakeholder sessions were undertaken prior to contract practical completion being nominated, as such the initial November completion was reduced by negotiation with the Contractor to September 2018.</p> <p>Currently the project is about 70% complete overall with the works on site estimated to be about 55% complete. Paving is 50% complete and both large overhead roofing structures are now in place.</p>	Major Projects	70	
<p>Launceston City Heart - Wayfinding and Connectivity Implementation - Implementation of wayfinding treatments in the CBD (Launceston City Heart area).</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Implement signage treatments across the Launceston City Heart area</li> </ul>	In Progress	<p>The MPD has received approval for three (3) of the four (4) DA's. The approvals to date have been granted for signs along the North Esk Trail and within the QVMAG and City Park precincts. The remaining DA within the planning process, yet to be approved is the CBD building signs.</p> <p>To avoid any risks associated to potential scope changes or revision to any detail, the MPD has held off finalising documentation and releasing tenders until planning consent is granted to the final DA and naming of the North Bank park/precinct was confirmed.</p> <p>The prototype for the Digital Display is underway with the consultant finalising the testing and assembly of the prototype. It is anticipated that the prototype will be installed in the City of Launceston Information Centre.</p>	Major Projects	53	

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Progress to 30 June 2018

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<p>St John Street Bus Stops Redevelopment - Redevelopment of St John Street (Central North and Central South) including Bus Stops as part of Stage 1 of the Launceston City Heart Masterplan.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Successful commencement and progress</li> </ul>	Completed	<p>This project has completed the preliminary design. Detailed design for this project will commence in 2018.</p> <p>St John Street Central South is still to be investigated further.</p> <p>Central North will not change location and should continue on with the detailed design as previously outlined as part of LCH Stage 1.</p>	Major Projects	100	
<p><b>Key Direction: To contribute to enhanced public health and amenity to promote a safe and secure environment</b></p> <p>Municipal Emergency Management Plan - Plan reviewed and in place for a further two years.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Municipal Emergency Management Plan Reviewed</li> <li>- Municipal Emergency Management Committee endorsement</li> <li>- Council approval</li> </ul>	Completed	The Municipal Emergency Management Plan was approved and signed by State Emergency Management Controller on 2 July 2018.	Facilities Management	100	

City of Launceston

Progress to 30 June 2018

**Priority Area 3 - A city in touch with its region****10-Year Goal: To ensure Launceston is accessible and connected through efficient transport and digital networks**

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To improve and maintain accessibility within the City of Launceston area, including its rural areas</b>					
Community Engagement Framework - Further development and implementation of organisation framework including: - Service level reviews - Digital process - Social media	Deferred for 2017/2018 & Closed	Development and implementation of the Community Engagement Framework was deferred for 2017-2018.  Work will commence, as part of a new action in the 2018- 2019 Annual Plan.	General Manager	0	
<b>MEASURES OF SUCCESS</b> - Commence first stages which includes ISD Infrastructure Service levels and strategic asset management					

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City of Launceston

Progress to 30 June 2018

### Priority Area 4 - A diverse and welcoming city

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

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life</b>					
<p>Events Sponsorship Program - Support economic and social development in the Launceston region through the implementation of the Events Sponsorship Policy.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Events sponsorship programs are administered in accordance with policy and budget allocations</li> <li>- A diverse calendar of events is supported through direct sponsorship by the City of Launceston</li> <li>- Events sponsorship by the City is recognised and acquitted as per funding agreement conditions</li> </ul>	Completed	<p>The Events Sponsorship Program supported a wide range of events in the financial year and allocation was within the annual budget. Each sponsored event recognised the City of Launceston as per the sponsorship agreement and acquitted as per the funding agreement.</p> <p>The program has been reviewed and incorporated into a new 2018-2019 Annual Plan Action - 4.1.6.4 Review the Event Sponsorship Guidelines in order to continue to attract a wider variety of events within the Launceston Municipality.</p>	Development Services	100	

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City of Launceston

Progress to 30 June 2018

### Priority Area 5 - A city that values its environment

**10-Year Goal: To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards**



ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders</b>					
Tamar River Health and Amenity - In partnership with key stakeholders, prioritise and implement recommendations of the Water Quality Improvement Plan.  MEASURES OF SUCCESS - TasWater, State Government, NRM North, Launceston Flood Authority and Council collaborating on prioritisation and implementation	Completed	There were two work groups reporting to the Tamar Estuary Management Taskforce, landuse practices and Combined Sewage Overflow improvements.  The City of Launceston was represented on the landuse practices working group, developed through NRM North arrangements. Council led the Combined Sewage Overflow working group in conjunction with TasWater. The Tamar River Health Action Plan was been adopted by Council on 4 June 2018.	Infrastructure Services	100	
<b>Key Direction: To manage the risks of climate-related events particularly in the area of stormwater management</b>					
Stormwater Management Plan - Analyse results of hydraulic modelling developed over the past 3 years to prepare stormwater management plans for key catchments.  MEASURES OF SUCCESS - Completion of hydraulic modelling for all catchments - Commence community engagement on Stormwater Management Plans	Completed	Intensive modelling work was undertaken during March / April 2018 to finalise the technical input into the Stormwater Management Plans. All technical models were complete in draft.	Infrastructure Services	100	

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Progress to 30 June 2018

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To reduce our and the community's impact on the natural environment</b>					
LED Street Light Project - Continuation of the 2016-17 project to replace existing local street lighting with more efficient and clearer light LEDs.  MEASURES OF SUCCESS - Replacement of existing local street lights with LEDs - Improved lighting levels in local streets - Reduced on-going street lighting costs	Completed	Installation across the municipality is complete.	Infrastructure Services	100	
Waste Strategy Review - Undertake review of Col. Waste Strategy following completion of actions in 2011 Interim Waste Strategy.  MEASURES OF SUCCESS - New Waste Strategy adopted by Council	Not Started	The new Waste Strategy was postponed until the completion of the final of five actions in the <i>Launceston Resource Recovery and Waste Management Interim Strategy and Action Plan 2012</i> ; the establishment of a kerbside FOGO service and organics processing facility which was undertaken during the 2017/18 financial year.	Infrastructure Services	0	

Progress to 30 June 2018

### Priority Area 6 - A city building its future

#### 10-Year Goal: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To advocate and collaborate to address regionally significant infrastructure and transport solutions</b>					
Traffic Master Plan (City Precinct) - Develop an Inveresk / Invermay Traffic Master Plan that considers the interface of the precinct with the CBD and as part of the Launceston City Deal.  MEASURES OF SUCCESS - Master Plan adopted by Council	In Progress	The development of the Transport Strategy included engagement with UTas and will provide key guidance for the management of transport in and out of the site(s). This includes walking and cycling connection and improvement to road capacity along known corridors (eg: Forster St).	Infrastructure Services	80	
<b>Key Direction: To ensure the planning system at a local and regional level is effective and efficient</b>					
Northern Suburbs Revitalisation Plan - Facilitate the implementation of the Northern Suburbs Revitalisation Plan in conjunction with relevant stakeholders and as part of the Launceston City Deal.  MEASURES OF SUCCESS - Assets Based Community Development Engagement model rolled out to at least one other site within the Northern Suburbs (August 2017) - Key community projects identified for early implementation in the Northern Suburbs Revitalisation Plan are progressed	In Progress	Assets Based Community Development Engagement project implementation in Ravenswood is 70% complete and is forecast for completion by November 2018.  The Northern Suburbs Revitalisation Plan development is well under way with the six pillars identified, and consultation commenced in order to determine priorities.	Development Services	60	


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ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<p>Launceston Planning Scheme - Prepare the local provisions of the Launceston Planning Scheme for translation to the new statewide planning scheme framework.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> <li>- Local provisions prepared</li> <li>- Community consultation undertaken</li> <li>- Local provisions endorsed by Council for submission to the Tasmanian Planning Commission</li> </ul>	In Progress	The work program has been outlined and confirmed following consultation with the Council. It is anticipated that the Local Provisions Schedule including zoning and overlay maps will be ready for informal advertising with the community by October 2018. Submission to Tasmanian Planning Commission anticipated by Christmas 2018.	Development Services	58	

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### Priority Area 7 - A city that stimulates economic activity and vibrancy


#### 10-Year Goal: To develop a strategic and dedicated approach to securing economic investment in Launceston

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<b>Key Direction: To provide an environment that is conducive to business and development</b>					
Economic Development Strategy Prospectus - Development of a City of Launceston Investment Prospectus  MEASURES OF SUCCESS - Prospectus produced and published	In Progress	Initial discussions with the Chamber of Commerce have been undertaken review of other prospectuses prepared by regional economic development bodies and local government has commenced. A two page project proposal was approved on 28 September 2017.	Development Services	50	
University of Tasmania (UTAS) Relocation - Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner.  MEASURES OF SUCCESS - Commitments made by UTAS regarding project delivery - Appropriate arrangements for infrastructure augmentation including traffic flows - High level of urban planning to ensure an effective and well designed interface with the CBD - Good pedestrian way finding between the precinct and the CBD	In Progress	Council staff have engaged strongly with UTAS over the course of the year to progress the necessary planning works for such a complex project. Matters around the subdivision of the site have been resolved, together with road naming and underground infrastructure provision.  Work is continuing on the planning work for the proposed Planning Scheme amendment for the precinct, which includes land use, people movement /transport, parking (etc). Additionally, a Planning Scheme Amendment is currently being sought to facilitate the relocation of the National Automobile Museum of Tasmania from its Willis Street site to Lindsay Street. It is anticipate that this matter will be determined early in the 2018/19 financial year.	General Manager	80	

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ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<p><b>Key Direction: To facilitate direct investment in the local economy to support its growth</b></p> <p>City Deal Agreement - To work with the Commonwealth and State Government under the City Deal program to deliver a range of economic and social benefits to the City.</p> <p><b>MEASURES OF SUCCESS</b></p> <ul style="list-style-type: none"> <li>- City Deal Agreement executed by Prime Minister, Premier and Mayor</li> <li>- Implementation Plan adopted</li> <li>- Ongoing monitoring of measures in place</li> </ul>	Completed	<p>A City Deal Project Manager was appointed in December 2017 to coordinate the implementation of the City Deal Commitments.</p> <p>Work is progressing across the projects in accordance with planned expectations, which have been detailed in the inaugural City Deal Annual Report.</p> <p>The specific City of Launceston actions are as follows:</p> <ul style="list-style-type: none"> <li>- University of Tasmania Inner City Campus development,</li> <li>- Northern Regional Digital Transformation Project,</li> <li>- Tamar Estuary Taskforce / River Health Action Plan,</li> <li>- City Heart Project,</li> <li>- Cultural Strategy, and</li> <li>- Northern Suburbs Revitalisation Strategy.</li> </ul>	General Manager	100	

City of Launceston

Progress to 30 June 2018

**Priority Area 8 - A secure, accountable and responsive Organisation****10-Year Goal: To continue to meet our statutory obligations and deliver quality services**

ACTION	STATUS AS AT 30 JUNE	PROGRESS COMMENTS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
Key Direction: to strategically manage our assets, facilities and services					
Inveresk Masterplan - Engage with UTAS and precinct stakeholders to conclude the development of the Inveresk Masterplan.  MEASURE OF SUCCESS - Inveresk Master Plan completed and signed off - Implementation of the plan commenced	In Progress	A workshop briefing was provided to Aldermen and the project plan developed to outline the timeline was endorsed. Public exhibition is planned to commence in September 2018 with final approval scheduled for late November 2018.	Facilities Management	75	
York Park Stadium - Finalise the arrangements for the reconstruction of the playing surface consistent with its asset management plan and secure turf supply.  MEASURE OF SUCCESS Arrangements in place for the renewal of the surface	Completed	The Turf Farm is completed and is being maintained. A Project Plan and program has been developed with detailed costings to complete the project.  The resurfacing works will be undertaken between August /December 2019.	Facilities Management	100	

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**21 GENERAL MANAGER'S DIRECTORATE ITEMS**

No Items have been identified as part of this Agenda

**22 URGENT BUSINESS**

*Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.*

**23 CLOSED COUNCIL**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)*

**23.1 Confirmation of the Minutes****23.2 Albert Hall Lease Renewal****RECOMMENDATION:**

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

**23.1 Confirmation of the Minutes**

*Regulation 34(6)*

**23.2 Albert Hall Lease Renewal**

*Regulation 15(2)(c)* commercial information of a confidential nature that, if disclosed, is likely to:

- (i) prejudice the commercial position of the person who supplied it; or
- (ii) confer a commercial advantage on a competitor of the council; or
- (iii) reveal a trade secret;

**24 MEETING CLOSURE**

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