



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 9 JULY 2026
1:00 PM**

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 9 July 2026

Time: 1:00 pm

Certificate of Qualified Advice

Background

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

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

Certification

I certify that:

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



**Sam Johnson OAM
Chief Executive Officer**

VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

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

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

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

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

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

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

PUBLIC QUESTION TIME - AGENDA ITEM 8

A limit of three questions received in writing by Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at contactus@launceston.tas.gov.au, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

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

PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas). For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993* (Tas) and all other legislation administered by or concerning Council.

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1. OPENING OF MEETING - WELCOME TO COUNTRY, ATTENDANCE AND APOLOGIES

Local Government (Meeting Procedures) Regulations 2025 - regulation 8

An audio visual recording is being made of the meeting.

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

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

A Welcome to Country will be delivered by Nathan Pitchford.

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

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

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

4. CONFIRMATION OF MINUTES

4.1. Confirmation of Minutes

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 25 June 2026 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

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

5.1. Council Workshop Report - 2 July 2026

FILE NO: SF4401

AUTHOR: Kelsey Hartland (Team Leader Governance and Information Services)

APPROVER: Sam Johnson (Chief Executive Officer)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

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

1. Workshop conducted on 2 July 2026:

DA0202/2026 - 160-172A Bathurst Street, Launceston - Business and Professional Services - Change of Use to Consulting Rooms, Including Associated Works

Councillors undertook a site visit to 160-172A Bathurst Street, Launceston to discuss DA0202/2026 - Business and Professional Services - Change of use to consulting rooms, including associated works.

Executive Leader Updates and General Business

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

Councillor Connect

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

Boag's Brewery: Impact and Future Outlook

This Workshop sought Councillor input to inform a strategic response to the future of James Boag's Brewery.

Woodsmoke Plan Update

This workshop provided Councillors with an opportunity to provide feedback on the proposed Domestic Wood Smoke Plan (the Plan) and guide its final development prior to formal Council consideration.

Business Events Tasmania Funding

Councillors received a presentation from Business Events Tasmania on activity in Launceston for the 2025/26 funding period and to consider funding arrangements for 2026/27.

In Attendance: Deputy Mayor Councillor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Andrew Palmer, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden.

Apologies: Mayor Councillor Matthew Garwood, Councillor Lindi McMahon and Councillor Joe Pentridge

REPORT:

Regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshops held since the last Meeting.

Attendance is recorded for noting and reporting in the Council's Annual Report.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

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

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

7. COMMUNITY REPORTS

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

No Community Reports have been identified as part of this Agenda

8. QUESTIONS BY MEMBERS OF THE PUBLIC

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

8.1. Questions on Notice by Members of the Public

Local Government (Meeting Procedures) Regulations 2025 - regulation 38

8.1.1. Questions on Notice by Members of the Public - Robin Smith - Public Safety Incidents - St John Street Bus Interchange - 1 July 2026

FILE NO: SF0580, SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance and Information Services)

APPROVER: Sam Johnson (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 1 July 2026 by Robin Smith, have been answered by the Chief Executive Officer.

Question 1:

Would council provide the details of noteworthy incidents as recorded by council employed security officers at the St John Street bus interchange between March and the present day?

Please indicate

- i. at which bus stop at the interchange (or side of St. John Street),
- ii. number of recorded incidents and,
- iii. the nature be it anti-social behaviour, disturbance, aggression, alcohol or drug abuse, violence, vandalism, etc.

Question 2:

From the above, please provide numbers of:

1. such incidents for which Tasmania Police were contacted,
2. threats made against security personnel,
3. incidents relating to surrounding businesses or Metro Tasmania staff.

Response:

Thank you for the questions.

In line with our Public Question Time Policy, receipt of the questions is acknowledged however, due to the short timeline between receiving the questions and the date for publishing the agenda for the 9 July 2026 Ordinary Council Meeting, a comprehensive response cannot be provided.

Detailed responses to the questions will be published in the Agenda of the 23 July 2026 Ordinary Council Meeting.

ATTACHMENTS:

1. Questions on Notice - Public safety incidents at St John Street Bus Interchange - Smith, Robin [8.1.1.1 - 1 page]

8.1.2. Questions on Notice by Members of the Public - Robin Smith - First Hour Free Multi-storey Car Parks - 1 July 2026

FILE NO: SF0530, SF6381

AUTHOR: Kelsey Hartland (Team Leader Governance and Information Services)

APPROVER: Sam Johnson (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 1 July 2026 by Robin Smith, have been answered by the Senior Leader Health and Regulations.

Question 1:

What was the process in deciding to make the first hour of parking free at the Elizabeth Street, CH Smith, Paterson Street East, and Paterson Street West multi-story carparks?

Question 2:

What is the total annual revenue forgone in giving the first hour free?

Response:

Thank you for the questions.

In line with our Public Question Time Policy, receipt of the questions is acknowledged however, due to the short timeline between receiving the questions and the date for publishing the agenda for the 9 July 2026 Ordinary Council Meeting, a comprehensive response cannot be provided.

Detailed responses to the questions will be published in the Agenda of the 23 July 2026 Ordinary Council Meeting.

ATTACHMENTS:

1. Questions on Notice - Rationale behind making first hour free at multi-storey car parks - Smith, Rob [8.1.2.1 - 1 page]

8.2. Questions Without Notice by Members of the Public

Local Government (Meeting Procedures) Regulations 2025 - regulation 37

9. PETITIONS

No Petitions have been identified as part of this Agenda

10. DEPUTATIONS

No Deputations have been identified as part of this Agenda

11. PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 11 - Planning Authority.

11.1. DA0202/2026 - 160-172A Bathurst Street, Launceston - Business and Professional Services - Change of Use to Consulting Rooms, Including Associated Works

FILE NO: DA0202/2026

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

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

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant	Nova Land Consulting
Site	106-172 Bathurst Street, Launceston
Proposal	Business and Professional Services - Change of use to consulting rooms, including associated works
Zoning	Commercial
Codes	C1.0 Signs Code C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code
Use Class	Business and Professional Services
Standards assessed through performance criteria	17.3.1 All uses - P1 17.3.2 Discretionary uses - P1 C1.3.1 Design and siting of signs - P1 C1.6.2 Illuminated signs - P1 C2.6.5 Pedestrian access - P1 C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction - P1
Public Notification	06/06/2026 - 22/06/2026
Representations	13
Deemed Approval	09/07/2026

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

Ordinary Council Meeting - 19 February 2026 - Agenda Item 11.3 Development Application DA0312/2025. Notes that the application was withdrawn on 4 February 2026.
Special Council Meeting - 8 January 2026 - Agenda Item 4.1 - Development Application DA0312/2025. Determined that the application is deferred to be considered at Ordinary Council Meeting on 19 February 2026.
Special Council Meeting - 23 December 2025 - Agenda Item 4.1 - Development Application DA0312/2025 - No decision was made as the vote was lost 5:5.

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0202/2026 - Business and Professional Services - Change of use to consulting rooms, including associated works, at 160-172A Bathurst Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be substantially in accordance with the endorsed plans and documents to the satisfaction of the Senior Leader City Development unless modified by a condition of the Permit:

- a) Cover Sheet - DA, prepared by Philp Lighton Architects, Drawing No. DA000, Revision C, dated 23/02/2026;
- b) 3D Views - DA, prepared by Philp Lighton Architects, Drawing No. DA001, Revision C, dated 23/02/2026;
- c) Location Plan - DA, prepared by Philp Lighton Architects, Drawing No. DA002, Revision C, dated 23/02/2026;
- d) Existing Plan - DA, prepared by Philp Lighton Architects, Drawing No. DA003, Revision C, dated 23/02/2026;
- e) Demolition Plan - DA, prepared by Philp Lighton Architects, Drawing No. DA004, Revision C, dated 23/02/2026;
- f) Lower Ground Floor Plan - DA, prepared by Philp Lighton Architects, Drawing No. DA005, Revision C, dated 23/02/2026;
- g) Upper Floor Plan - DA, prepared by Philp Lighton Architects, Drawing No. DA006, Revision C, dated 23/02/2026;
- h) Roof Plan - DA, prepared by Philp Lighton Architects, Drawing No. DA007, Revision C, dated 23/02/2026;
- i) Ceiling Plan DA, prepared by Philp Lighton Architects, Drawing No. DA008, Revision C, dated 23/02/2026;
- j) Building Elevations - DA, prepared by Philp Lighton Architects, Drawing No. DA009, Revision C, dated 23/02/2026;
- k) Building Sections - DA, prepared by Philp Lighton Architects, Drawing No. DA010, Revision C, dated 23/02/2026;
- l) Shadow Diagrams - Winter, prepared by Philp Lighton Architects, Drawing No. DA011, Revision C, dated 23/02/2026;
- m) Shadow Diagrams - Summer, prepared by Philp Lighton Architects, Drawing No. DA012, Revision C, dated 23/02/2026;
- n) Site Plan Proposed - DA, prepared by Philp Lighton Architects, Drawing No. DA013, Revision C, dated 23/02/2026; and
- o) Traffic Impact Assessment, prepared by Midson Traffic Pty Ltd, dated May 2026;

- p) Infrastructure Report, prepared by Philp Lighton Architects, Dated November 2025;
- q) Keiser LED illuminated fabricated letters, prepared by Counce LED, dated 01/07/2025; and
- r) External Signage, prepared by CG&C Signs, Revision V3, dated 05/08/2025.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work amended plans must be submitted to the satisfaction of the Senior Leader City Development. Once approved, these amended plans will be endorsed and will then form part of the Permit. The amended plans must show:

- b. A lighting plan demonstrating provision of lighting for the external car park.

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

3. EXIT DOOR ONTO EXISTING LANEWAY

Prior to construction of the exit door onto the existing laneway, a right of way must be established on the applicable certificate of title to provide legal access.

4. LIGHTING OF CAR PARK

The lighting of the car park area must be located and designed with suitable baffles so that no direct light is emitted outside the boundaries of the site.

5. NO. OF PRACTITIONERS

Not more than nine (9) practitioners may operate from the premises at any one time.

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. DELIVERY HOURS

Deliveries to and from the site by heavy vehicles (including trade waste collection) must only occur between:

- a. 7am and 9pm Monday to Saturday.
- b. 8am and 9pm Sunday or public holiday.

8. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2026/00556-LCC dated 01/06/2026 and attached to the permit.

9. BUSINESS HOURS

The operation must be confined to:

- a. 6:00am and 9:00pm Monday to Friday
- b. 7:00am and 9:00pm Saturdays, Sundays, and Public Holidays

10. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader Health and Regulations, construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7am to 6pm; and
 - ii. Saturday - 8am to 6pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

11. SIGNAGE CONTENT (STATIC)

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. The structure, location and size of the signage not changing.
- b. The content of the signage relating to the site.
- c. Compliance with the requirements of the planning scheme.

12. SIGN MAINTENANCE (STATIC)

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

13. SIGN MAINTENANCE (ELECTRONIC)

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

14. SIGN ILLUMINATION HOURS OF OPERATION

Illuminated signs are only to be illuminated from 7am to 7pm Monday to Friday and 7am to 1pm Saturday. Flashing or intermittent lighting must not be used in the signs permitted by this permit.

15. EXTERIOR AND SECURITY LIGHTING

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

16. DEMOLITION

The developer must:

- a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b) not undertake any burning of waste materials or removed vegetation;
- c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document.

17. STORMWATER

No liquids other than unpolluted rain water are to be allowed to discharge or drain to the Council's stormwater system or receiving water bodies or watercourses.

18. BUILDING ACT 2016 REQUIREMENTS

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

19. CAR PARKING

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0202/2026. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

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

The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.

B. Restrictive Covenants

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

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

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).

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

For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement.

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

REPORT:

1. THE PROPOSAL

The proposed development is for the redevelopment of the existing building and change of use to consulting rooms associated with health professionals.

Development:

The proposal includes demolition of the interior of the building, retention of the exterior and roof of the building and conversion to a two-storey building within the envelope.

The lower level which is accessed via an existing crossover onto Crown Street will contain 30 car parking spaces, a lift, and stairs to the upper level.

The first floor will contain two tenancies. The first tenancy will be subject to the 'Kieser Facility', a 750sqm space. The tenancy, which is subject to assessment within this application, will contain a reception area, gym equipment, therapy and consulting rooms, and amenities for staff and clients. Access to the Keiser tenancy is through a reception on the frontage to Frankland Street and there is a shared lobby that is accessed via the lower ground car park.

The second tenancy will be a 523sqm space not tenanted and will only be accessible via the lower car park. A future development application will be required prior to this tenancy being occupied.

An accessible car parking spaces is located near the Frankland Street access. The proposal also includes the removal of an on-street car parking space and relocation of another space on Crown Street to facilitate vehicle access to the on-site car parking. Three wall signs are proposed on frontages to Crown Street, Frankland Street, and the carpark on the corner of Bathurst and Frankland Street, all of which will be internally illuminated.

Some minor mechanical plant will be located along the roofline.

Use:

The 'Kieser Facility' is within the Business and Professional Use Class, a Discretionary use within the zone. Specifically, the sub use class is defined as Consulting Rooms: *'means use of land for services provided by a health or other therapies practitioner, other than services provided by a medical centre'*

The use is a health facility that combines physiotherapy and strength training. Staff include physiotherapists, exercise physiologists, and health scientists. Persons utilising the facility will be referred via health professionals or their health providers. The use will be appointment based. There will be an option for persons to attend without referral to assist

in their recovery. Sessions will last between 30 minutes and an hour, with up to 25 visitors an hour during peak periods.

The purpose of the facility is not a public gym, with attendees undertaking initial sessions with health professionals, and then continued ongoing guidance. No amplified music is proposed, with the scope of operation focused on rehabilitation and physical longevity.

The proposed hours of operation are:

Monday to Friday - 6am - 8.30pm

Saturday 7am - 3pm

Sunday 7am - 1pm

The use will employ seven (7) physiotherapists, two (2) exercise physiologists, and up to six (6) support staff, for 15 staff in total.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



160-172A Bathurst Street, Launceston (not to scale)

Address	160-172A Bathurst Street (also identified as 164 Bathurst Street). Certificates of Title 100993/1 and 2, 106835/1, 223249/1, 169196 /1 and 2
Zone	Commercial Zone
Size	2,309m ²
Access	Four existing; two on Frankland Street and two on Crown Street
Slope	Gently Sloping
Connection to services	Connected to all associated services
Surrounding land	Commercial, Utilities and Inner Residential Zone.

The subject site includes three tenancies, the existing trailer manufacturer to be redeveloped, the former computer store and a NDIS provider, with shared parking areas. The site has frontage to Frankland Street to the south, Bathurst Street to the east and Crown Street to the west. The existing building for redevelopment is a substantial industrial building with existing signage fronting onto Frankland and Bathurst Street.

To the north, are three terrace houses fronting Twining Street that are all listed on the Tasmanian Heritage Register. On the eastern side of the city block are six terrace houses facing Bathurst Street that are also on the Tasmanian Heritage Register. The city block has a central lane that is accessed from Twining Street and there is an informal parking area on the junction of Twining and Bathurst Street. The terrace houses have limited off-street parking and generally have vehicle access from the lane as they are built to the front boundaries.

To the east, the site is separated from the Launceston General Hospital by Bathurst and Wellington Street, Department of State Growth is the road authority for both of these roads. No crossing is available at the junction of these roads and Frankland Street.

To the south is Frankland Street, and a TasWater detention basin. The street provides unrestricted on-street car parking along the opposite side of the road.

To the west is Crown Street, a narrow street that has around a 9.1m road reserve, 5.2m carriage and footpaths on either side. The use and development on the other side of Crown Street is a mix of established commercial activities, backing on to recent residential development. The city block has undergone significant intensification of use and development in recent years.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Tasmanian Planning Scheme - Launceston is detailed in Attachment 1. Standards assessed through performance criteria are addressed in the table below.

17.3.1 All uses

That uses do not cause an unreasonable loss of residential amenity to residential zones.
Consistent The proposed use does not cause an unreasonable loss of residential amenity to residential zones.
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.
Relies on Performance Criteria The proposed hours of operation are from 6.00am on weekdays and 7.00am on weekends, closing at 8.30pm. As the site is within 50m of the Inner Residential Zone the application is required to be assessed in response to the Performance Criteria.

P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:

- (a) the timing, duration or extent of vehicle movements; and
- (b) noise, lighting or other emissions.

Complies

The criteria requires that there is no unreasonable loss of amenity to the nearby residential zones.

Amenity is defined within the scheme as:

'means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable'

Unreasonable is considered to be immoderate or exorbitant. The proposed hours are one hour more than what is permissible under the Acceptable Solution.

This specific area can be considered inner city within the context of Launceston. The subject site and properties to the west and long Frankland Street are zoned Commercial. To the south-west over Bathurst and Wellington Streets, and less than 50m the north along Bathurst Street is more commercially zoned land. Further around is inner residential land. The amenity is not that of straight residential uses noting the mixed commercial nature within the immediate vicinity.

The applicant provided a traffic impact assessment by a qualified traffic expert. The report is further considered in subsequent provisions of the scheme assessment. For the purpose of compliance with this clause, the use will generate up to 580 vehicle movements per day, dispersed within business operating times.

Vehicle accesses would be predominantly accessing the site through the Commercial Zone on Frankland Street and Crown Street. Egress will be available via Crown Street, either south towards Frankland Street, or north following Crown or turning onto Twining Street, and further onto Bathurst or Margaret Street. Ultimately, some residential streets will disperse traffic associated with the proposal.

It is not unusual that a commercial zone would have a tenancy that generates vehicle movements. Whilst the traffic generation may at surface level appear significant, due to the access/egress of the site, and its location to allow easy access to main roads, the majority of traffic will not unreasonably disrupt the amenity of surrounding residential uses. This is further supported with the vehicle movements being dispersed over the course of 14.5 hours, and the existing busy nature of Frankland Street, Margaret Street, and Bathurst Street. Ultimately, the timing, duration, and extent of traffic movements is appropriate for a commercial site in this location, as not to cause an unreasonably loss of amenity to nearby residential zones.

Furthermore, no amplified music is proposed, with acoustic insulation proposed. Lighting will be contained for security purposes only, and no other emissions that may affect surrounding residential zones proposed.

Hours of operation have been considered and conditioned to allow the proposed increase in times, including up until specified times within the Acceptable Solution, ensuring no unreasonable loss of amenity.
The proposal complies with the performance criteria.

17.3.2 Discretionary uses

That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.

Consistent

The proposed use is for a partial change of use to Business and Professional Services, which is discretionary in the zone. The proposal is not considered to compromise the activity centre hierarchy as it is located on the edge of the Launceston Central Area and contributes to the function of Launceston as the Principal Activity Centre.

A1 No Acceptable Solution.

Relies on Performance Criteria

P1 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:

- (a) the characteristics of the site;
- (b) the size and scale of the proposed use;
- (c) the functions of the activity centre and the surrounding activity centres; and
- (d) the extent that the proposed use impacts on other activity centres.

Complies

The proposed use is described in the application as Business and Professional Services use class for consulting rooms with associated training area. The proposal includes a large open shell space, which retain the existing use of the site as service industry.

The proposal is considered for its impacts on the activity centre hierarchy in response to the criteria in consideration of the definition of 'activity centre hierarchy' as follows:

means the activity centre network or hierarchy referred to in a relevant regional land use strategy.

Where the Northern Tasmanian Regional Land Use Strategy (RLUS) identifies the site as on the edge of the Launceston Central Area, the principal activity centre in the region. The RLUS defines the role of the Principal Activity Centre to be as follows:

The primary hub for Northern Tasmania, the region and the Greater Launceston Area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport.

Provides high level of public amenity and quality urban design in both building design and provision of public spaces.

The following responses are provided in response to the criteria.

- a) The characteristic of the site is that the existing building form is developed for commercial activities, with limited parking provided. There is potential contamination of the land, and, while not heritage listed, the land has been identified as having local heritage values for its industrial form. The site is in close proximity to the hospital, and various other commercial uses, with boundaries to

residential development. The inner-city site is well connected to the city with its location on Bathurst Street.

The existing use on the site includes an activity that would be considered with respect to C9.0 Attenuation Code for activities with the potential to cause emissions.

Particularly as the site adjoins sensitive uses. The proposed use does not require assessment as an activity with potential to cause emissions.

- b) The large floor plan and open scale of the existing building is appropriate to the proposed use that requires a large open floor plan to accommodate physiotherapy equipment.
- c) The site is on the edge of the Launceston Central Area, the function of which is described in the role above. The use would contribute to the role of Launceston as the Principal Activity Centre. As Launceston is the Principal Activity Centre all others are considered to function as subsidiary activity centres.

The retention of the building is considered positive to the Council's cultural heritage, and as such contributes to building design consistent with the role of the activity centre.

- d) The proposal is not considered likely to impact on other Activity Centres.

In considering these criteria, rather than compromising or distorting the Activity Centre Hierarchy, the proposal demonstrates that it consolidates and positively reinforces the role of Launceston as the Principal Activity Centre. The proposal complies with the Performance Criteria.

C1.6.1 Design and siting of signs

That:

- (a) signage is well designed and sited; and
- (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.

Consistent

The proposed signs are well designed and result in an overall reduction in the number of signs

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and
- (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:
 - (i) roof sign;
 - (ii) sky sign; and
 - (iii) billboard.

Relies on Performance Criteria

All proposed signs are wall signs, which are in the applicable zone in Table C1.6. The proposed signs are assessed in response to the requirements as follows:

- (a) None of the signs would extend beyond the wall.
- (b) All three signs would have an area exceeding 4.5m², requiring assessment in response to the Performance Criteria.
- (c) None of the signs would exceed 25% of the wall area.

A response is required to the Performance Criteria.

P1.1 A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and
- (b) be compatible with the streetscape or landscape, having regard to:
 - (i) the size and dimensions of the sign;
 - (ii) the size and scale of the building upon which the sign is proposed;
 - (iii) the amenity of surrounding properties;
 - (iv) the repetition of messages or information;
 - (v) the number and density of signs on the site and on adjacent properties; and
 - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

Complies

The proposed signs all exceed the dimensions specified in Table C1.6 and are considered in response to the criteria as follows.

All proposed signs are wall signs, which are in the applicable zone in Table C1.6. The proposed signs are considered as follows:

- Sign 1 - 5.8m wide x 2.1m high, area = 6.96m²; this is smaller than the existing sign on Frankland Street, which has an area of 55m²
- Sign 2 - 7.7m wide x 1.2m high, area = 9.24m²; this is marginally larger than the existing approved sign on Crown Street, which has an area of 9m².
- Sign 3 - 7.7m wide x 1.2m high, area = 9.24m².

The building is a substantial sized industrial building, and the size of signage is considered appropriate to this scale. The signs face non-residential zones and would not impact on the amenity of surrounding properties. There would be a single sign on each elevation, which is not considered to be unnecessary repetition. The proposal would result in less signs on the Frankland Street elevation than there is for the existing development. The site is in an established urban area with various signage on surrounding commercial buildings. The signs will not impact on safe and efficient movement of vehicles.

In considering the responses to the criteria the signs are compatible with the existing signs and streetscape. The proposal complies with the Performance Criteria.

C1.6.2 Illuminated signs

That:

- (a) illuminated signs are compatible with the streetscape;
- (b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and
- (c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.

Consistent

The proposed signs are considered to be consistent with the existing established streetscape.

A1 No Acceptable Solution.

Relies on Performance Criteria

P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to:

- (a) the location of the sign;
- (b) the size of the sign;
- (c) the intensity of the lighting;
- (d) the hours of operation of the sign;
- (e) the purpose of the sign;
- (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;
- (g) the intended purpose of the changing message of the sign;
- (h) the percentage of the sign that is illuminated with changing messages;
- (i) proposed dwell time; and
- (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.

Complies

The proposed signs are all to be internally illuminated and are considered to not unreasonable impact the amenity of adjacent properties nor effect the safety of the roads.

The signs will face Frankland Street, Crown Street, and Bathurst Street. The signs are of an appropriate size for the use and location, noting the large commercial nature of the site and surrounds.

All signs are proposed to be internally illuminated, the intensity can be conditioned to manage potential impacts. The hours of the operation can be conditioned to align with the proposed opening hours. The purpose of the signs is to clearly advertise the activities of the proposed use.

The site is situated in an established commercial area with existing illuminated signs. The proposed signs are separated from adjoining residential properties and does not face them.

The signage locations are in similar positions are previous signage when considering their visibility from all roads.

In considering the responses to the criteria the illumination of signs are not considered to result in an unreasonable effect on the safety, appearance or efficiency of the road, and is considered to be consistent with the existing established streetscape. The proposal complies with the Performance Criteria.

C2.6.5 Pedestrian access

That pedestrian access within parking areas is provided in a safe and convenient manner.

Consistent

Pedestrian access is safe and convenient.

A1.1 Uses that require 10 or more car parking spaces must:

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:
 - (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
 - (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

Relies on Performance Criteria

The proposed use requires 10 or more parking spaces. Footpaths on the lower ground floor are 1.2m wide and do not have separation or signage complying with the standard.

Assessment is required in response to the Performance Criteria.

A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.

Relies on Performance Criteria

The parking area accessible from Frankland Street provides a parking space for a person with a disability, a footpath has not been provided for the space.

Assessment is required in response to the Performance Criteria.

P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

Complies

The proposed pedestrian circulation in the existing parking area accessed from Frankland Street does not comply with footpath requirements of the acceptable solution and no footpath has been provided for the parking space for a person with a disability.

The proposed pedestrian access has been considered in response to the criteria and deemed to be safe and convenient.

The proposal seeks to redevelop an existing building for a change of use where the existing parking configuration does not comply with the standard. The nature of the

proposed use requires parking for longer appointments for staff and would not have the high pedestrian volumes of some other uses.

The proposal provides the required number of parking spaces in two parking areas to reduce the frequency of vehicle movements. As identified in provided Traffic Impact Assessment, the crash history does not indicate any systemic road safety deficiencies that would be exacerbated by the development.

There is no existing footpath for persons with a disability for approved uses. The proposed accessible space is an improvement on the existing parking configuration and provides for a safe pedestrian environment in the car park accessed from Crown Street.

The parking area accessed from Crown Street provides access ways and parking aisles, however the parking area is generally a traffic calmed environment servicing only the users of the site.

Footpaths in the parking area accessed from Crown Street are proposed to be marked with linework, structural columns and wheel stops will assist with separation for improved safety.

In considering the responses to the criteria, the proposed pedestrian access would be an improvement to the existing parking area and both parking areas would provide safe and convenient pedestrian access. The proposal complies with the Performance Criteria.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Consistent

The proposed use and development are not considered to unreasonably effect the road network.

A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

Relies on Performance Criteria

The proposed use would result in the number of vehicles using the existing vehicle crossing on Crown Street to exceed the amount in Table C3.1, as specified in (a). (b) is not applicable. Assessment is required in response to the Performance Criteria.

P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;

- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

Complies

Relating to the assessment of this proposal in particular, the provision requires that vehicular traffic to and from the site must minimise adverse effects on the safety and efficiency of the road network having consideration of the criteria.

The applicant provided a Traffic Impact Assessment prepared by a qualified traffic expert to assist in the assessment of the application.

The proposed development will generate up to 580 vehicles per day, breaking down to an estimated 40 vehicle movements per hour. Such movements are considered low in the context of the surrounding road network, which can readily accommodate the increase. The use will generate light vehicles, staggered throughout the day. Crown Road, the dominant road with a 50km/h which traffic will access the site is a low traffic volume road, suitable for the use and proposed traffic. No alternative access exists for the site. The use will occupy a disused warehouse, and if a supportive use for the community.

Council's traffic engineering team have reviewed the proposal and offer no objections.

The proposal complies with the performance criteria.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Development Services	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2026/00556-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 6 June 2026 to 22 June 2026. Thirteen (13) representations were received. The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors confidentially.

Comment • Traffic - Traffic estimates appear to be incorrect • Operator supplied assumptions resulting in incorrect traffic modelling • It will generate 1200 traffic movements per day, a 900% increase from what exists • Only 25 parking spots provide, with limited on-street parking available • It is unclear if parking demand has been met • Vehicle access and road safety concerns • 'No parking' section on Crown Street should have a no parking zone if approved • Traffic generation in the TIA is incorrect • A risk analysis and performance criteria regarding crash patterns and new safety risks should be provided • The on-street parking relocation should not occur • Only 23 spaces allocated to Kieser, who are the other 7 spaces allocated for? • On-street parking being relocated taking away from other businesses • Inconsistent traffic assumptions between previous application and current application • Only one accessible parking space provided • In which direction it is expected vehicles will exit onto Crown Street • How existing, small, local streets are expected to cope with increased traffic • The claim of benching against two of Kieser's largest sites in inner Melbourne is not comparable
Response <i>The Traffic Impact Assessment was prepared by a qualified traffic expert. There is no reason to believe that the content, including assumptions and traffic generation were incorrect. Sufficient parking has been met, noting the parking requirements of the scheme have been complied with. On-street parking is for the public and not allocated to a specific business. Accessible parking numbers are not governed by the planning scheme. Vehicles will be able to turn left or right along Crown Street. The assessment considers the road network is able to accommodate the proposed increase in traffic.</i>
Comment - Heritage The use will have a negative impact on surrounding heritages uses and the precinct generally The heritage setting will be damaged by the use
Response <i>The property is not within a heritage precinct and is not a heritage place. Heritage cannot be a consideration when making an assessment.</i>

Comment - Use • The use is not low-intensity • The business will attract continuous patronage with no consideration on its surrounding impact • It is proposed the majority of users will be via referral, however what is to stop the use being generally open to the public • Nine (9) practitioners operating plus ancillary staff, up to 15 employees daily. • 40 appointments per hour, with 600 clients per day • Operating hours are unreasonable
<i>Response</i> The business will operate as appointment only. Hours of operation are considered to be reasonable given the business type and its location. The use will allow up to 25 attendees per hour.
Comment - Amenity • The use will generate unacceptable noise through vehicles, mechanical plant, and air-conditioning
<i>Response</i> The amenity of the use, including vehicle usage, is assessed as reasonable. The property is located within the Commercial zone, surrounded by two busy roads. Surrounding residential uses are within an inner-city location adjacent to Commercial areas. An increase in traffic and associated emissions is a product of its location. Mechanical plant is considered to be far enough away from residential uses as not to cause issue.
Comment It is unclear if the future separate tenancy as identified in the plans is being applied for.
<i>Response</i> The tenancy will take on the existing use on the site, being service industry.
Comment It is unclear what the green lines on the site plan area.
<i>Response</i> The green lines on the site plan are swept paths.
Comment It is unclear what use class is being applied for.
<i>Response</i> Business and Professional Services.

6. CONCLUSION

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. DA0202/2026 - 160-172A Bathurst Street, Launceston - Planning Scheme Assessment [**11.1.1** - 16 pages]
2. DA0202/2026 - 160-172A Bathurst Street Launceston - Plans for Endorsement [**11.1.2** - 70 pages]
3. D A 0202-2026 - 160-172 A Bathurst Street Launceston - Tas Water SPAN [**11.1.3** - 4 pages]
4. D A 0202.2026 - Applicant Response to Representations [**11.1.4** - 7 pages]

11.2. PSA-LLP0040 - Local Heritage Places

FILE NO: PSA-LLP040

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

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

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0040 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant: City of Launceston
Address: 18/28 St John Street, Launceston Tas 7250
Existing Zones: Multiple zonings
Existing Use: Residential

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy

RECOMMENDATION:

That Council, pursuant to:

1. section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0040, to the Launceston Local Provisions Schedule, to:
 - a. add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places, as shown on the instrument in Attachment 2;
 - b. create 35 new datasheets within Appendix A: Local Historic Heritage Code Datasheets, as shown on the instrument in Attachment 3;
 - c. introduce 35 new properties into the local heritage listing place overlay map, as shown on the instrument in Attachment 4; and
 - d. remove three properties from LAU-Table C6.1 Local Heritage Places and overlay mapping;
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0040; and
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT

1. EXECUTIVE SUMMARY

The City of Launceston is updating its Local Heritage Places as part of an ongoing program of work to protect the city's built heritage.

The study area for the project is the entirety of the Launceston municipality. The project is ongoing, with the current amendment forming part of a larger multi-year amendment schedule. The purpose of this amendment is to ensure these 35 properties with identified heritage significance are protected.

1.1. HERITAGE LISTINGS

The properties subject to this amendment are located within Launceston, South Launceston, and East Launceston. The additions are identified in the table below.

Table 1 - Properties to be added to the local heritage list

#	Address	Folio & Register
1	2 Welman Street, Launceston	CT204164/1
2	6 Welman Street, Launceston	CT69112/2
3	27 Elizabeth Street, Launceston	CT126577/1
4	99 Elizabeth Street, Launceston	CT116243/1
5	101 Elizabeth Street, Launceston	CT116243/2
6	103 Elizabeth Street, Launceston	CT125740/1
7	105 Elizabeth Street, Launceston	CT125740/2
8	107 Elizabeth Street, Launceston	CT158428/1
9	109 Elizabeth Street, Launceston	CT158428/2
10	10 Lord Street, Launceston	CT6638/1
11	70 Frankland Street, Launceston	CT228900/1
12	94 Frankland Street, Launceston	CT226608/1
13	109 Frankland Street, Launceston	CT223283/5
14	106 Margaret Street, Launceston	CT122076/1
15	115 Margaret Street, Launceston	CT101769/1
16	120 Margaret Street, Launceston	CT22804/1
17	122 Margaret Street, Launceston	CT28075/1
18	4 Sherwins Avenue, Launceston	CT60715/3
19	6 Sherwins Avenue, Launceston	CT60715/4
20	28 Percy Street, Launceston	CT20765/1
21	232 St John Street, Launceston	CT63890/4
22	86 Bathurst Street, Launceston	CT125723/1
23	26 Hampden Street, South Launceston	CT71232/5
24	28 Hampden Street, South Launceston	CT71232/6
25	30 Hampden Street, South Launceston	CT71232/7
26	32 Hampden Street, South Launceston	CT71232/8
27	61 Howick Street, South Launceston	CT219788/1
28	63 Howick Street, South Launceston	CT242929/1
29	65 Howick Street, South Launceston	CT219788/1
30	263 Wellington Street, South Launceston	CT26879/1
31	12 Bell Street, South Launceston	CT33349/1

32	29A Abbott Street, East Launceston	CT202655/1
33	44 Abbott Street, East Launceston	CT204164/1
34	46 Abbott Street, East Launceston	CT158329/2
35	74 Arthur Street, East Launceston	CT233049/1

1.2 REMOVALS

Three properties have also been identified for removal – or delisting - from the local listings and removal from the heritage overlay. The properties and reasons for removal are discussed below.

18 Balfour Street, Launceston (CT175794/2).

The heritage place has been demolished, and with it all heritage significance of the property has been removed.

202 George Street, Launceston (CT175794/1)

The heritage place has been demolished and a new dwelling constructed. All heritage significance of the property has been removed.

8 Bedford Street, Launceston (CT232219/1)

The heritage place is derelict and the ownership is unresolved. Due to its neglect, the building requires a demolition order. It is no longer suitable to be retained for its heritage values.

1.3 WHAT IS A LISTING?

A listed property is considered to be a local heritage place as defined within C6.3.1 of the scheme. A local heritage place is:

a place that is listed, and the specific extent identified, in the local heritage places list in the relevant Local Provisions Schedule.

The scheme allows councils to identify places with local historic heritage significance and include them on the local heritage places list. This then requires those places to consider the provisions of C6.0 Local Historic Heritage Code when development is proposed. Locally listed places do not consider uses.

1.4 WHAT IS A DATASHEET?

For a local heritage place to be entered within the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, a statement of significance must be provided. This statement of significance must address one or more of the local historic heritage significance criteria as outlined under Section C6.3.1 of the Tasmanian Planning Scheme - State Planning Provisions as follows:

Local historic heritage significance means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:

- a. *Its role in, representation of, or potential for contributing to the understanding of:*
 - i. *Local history;*

- ii. *Creative or technical achievements*
- iii. *A class of building or place; or*
- iv. *Aesthetic characteristics*

- b. *Its association with:*
 - i. *A particular community or cultural group for social or spiritual reasons; or*
 - ii. *The life or works of a person, or group of persons, of importance to the locality or region.*

As identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.

A datasheet has therefore been prepared for each local heritage place, addressing each of these criteria. In addition, the datasheet provides the site address, description, specific site extent, photographs, and supporting figures such as historical images.

1.5 INFORMAL CONSULTATION

In March 2023, City of Launceston engaged in informal, targeted public consultation in the form of a letter mail-out to all potentially impacted landowners whose properties had been identified for a new local listing, delisting, or an amendment to existing listing (i.e. preparation of a datasheet).

Of the 35 properties listed within this amendment, 31 did not respond, two (2) were supportive, and two (2) were hesitant.

An additional letter notifying the owners of the Council meeting and the intent to initiate the amendment to list their properties was issued in June 2026.

1.6 SUMMARY

A considered approach has resulted in an amendment that will ensure the local historic heritage significance of identified properties will be recognised and protected.

This report and attachments provide details of the amendment and the sites involved. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and State importance.

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

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

2. PROPOSED AMENDMENT

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

- a. add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places;
- b. create 35 new datasheets within Appendix A: Local Historic Heritage Code Datasheets;
- c. introduce 35 new properties into the local heritage listing place overlay map; and
- d. remove three properties from LAU-Table C6.1 Local Heritage Places and overlay mapping

The Launceston Local Provisions Schedule forms part of the Tasmanian Planning Scheme - Launceston. Part of this schedule is LAU-Table C6.1 Local Heritage Places. This table lists all current local heritage listings for Launceston. Further to the local schedule is Appendix A: Local Historic Heritage Code Datasheets. The Appendix provides datasheets for listed properties, noting that not all properties have datasheets. The datasheets provide information about property listings, including statements of local historic heritage significance and historic heritage values.

This amendment is the part of an ongoing series of amendments pertaining to cultural heritage.

The Tasmanian Planning Scheme - Launceston, will be referred to as *the scheme* in this report. The Launceston Local Provisions Schedule will be referred to as the LPS in this report.

The amendment will ensure the local heritage place list reflects the existing situation on properties with heritage significance. The change is considered consistent with all levels of policy and will encourage appropriate design and development on sites to protect their cultural heritage.

3. STRATEGIC OUTCOMES

3.1 LOCAL STRATEGIES AND IMPACTS

3.1.1 City of Launceston Corporate Strategic Plan 2025-2035

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

Attachment 1 includes an assessment against the Corporate Strategic Plan.

3.1.2 Infrastructure Impacts

The changes will not affect infrastructure requirements for any site.

3.1.3 Environmental Impacts

The proposed amendment will have no negative environmental impacts. Vegetation removal will be a consideration under the Local Historic Heritage Code if any datasheets identifies it as having heritage significance.

3.1.4 Amenity Impacts

The purpose of the amendment is to protect the historic significance of identified properties. This will mean that heritage amenity is able to be retained.

3.1.5 Social and Economic Impacts

The proposed amendment is considered to have positive social and economic impacts. This will be achieved by protecting what can be considered a social identity within the Launceston community. Heritage protection ensures social heritage amenity is maintained and will attract like-minded persons to the region.

3.2 Regional Land Use Strategy

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

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

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All identified heritage sites are within the urban area.

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

3.3 State Policies

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through more efficient use of underutilised, serviced, highly accessible, urban land. Attachment 1 also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

The State Coastal Policy 1996 is the only applicable state policy.

3.4 Statutory Considerations

3.4.1 Section 40D(b) - Land use Planning and Approvals Act 1993

Section 40D allows the Planning Authority, by its own motion, to prepare a draft amendment of an LPS.

3.4.2 Section 32 - Land Use Planning and Approvals Act 1993

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. Attachment 1 provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

3.4.3 Section 56S - Water and Sewerage Industry Act 2008

Under Section 56S(1) of the *Water and Sewerage Industry Act 2008*, a Planning Authority must refer a draft planning scheme amendment to the relevant regulated entity. Under Section 56S(2) of the same Act, the relevant regulated entity may provide comments during the public notification period. The application was referred to TasWater on 28/06/2024.

3.4.4 Landowner Consent

As Council is initiating the amendment by their own motion, consent is not required.

4. CONCLUSION

The proposed planning scheme amendment seeks to add and remove properties on the Local Heritage Places list. This amendment is part of ongoing program that will ensure that the local heritage significance of local heritage places is retained.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the intent of the Tasmanian Planning Scheme - Launceston and is consistent with the Northern Tasmanian Regional Land Use Strategy and State policies.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. PSA LLP0040 40D report Attachment 1 [11.2.1 - 13 pages]
2. Attachment 2 - Instrument - LA U- Table C 6.1 [11.2.2 - 3 pages]
3. Attachment 3 - Instrument - Datasheets [11.2.3 - 82 pages]
4. Attachment 4 - Instrument - Mapping [11.2.4 - 37 pages]

12. ANNOUNCEMENTS BY THE MAYOR

12.1. Mayor's Announcements

FILE NO: SF2375

Tuesday 2 June 2026

- Attended Stakeholder Meeting, Lion (Boags). Town Hall, Launceston

Wednesday 3 June 2026

- Attended Meeting with Executive Leader Connections and Liveability. (By phone)
- Attended Launceston Airport, Lounge Opening. Western Junction

Thursday 4 June 2026

- Officiated Council Workshop. Town Hall, Launceston
- Attended Stakeholder Meeting, Qantas. Town Hall, Launceston

Friday 5 June 2026

- Officiated, Birth of Melody Rainbow. LGH, Launceston
- Attended Bar Clarry Opening. Launceston

Saturday 6 June 2026

- Attended TasPop Henshin. Tramsheds, Launceston

Wednesday 10 June 2026

- MEDIA Recycle Rewards, Civic Square, Launceston

Thursday 11 June 2026

- MEDIA Tasmania Devils Double Header. Brisbane St Mall, Launceston
- Meeting Deputy Mayor Catch Up. Town Hall, Launceston
- Officiated Council Ordinary Meeting. Town Hall, Launceston

Friday 12 June 2026

- Attended Stakeholder Meeting, Min Ellis. (By phone)
- Attended Stakeholder Meeting, Bell Bay Response Team Update. (Online)

Saturday 13 June 2026

- Officiated VFL/VFLW Tasmania Devils Double Header. UTAS Stadium, Launceston

Sunday 14 June 2026

- Attended A Conversation with Jeremy Cameron, Geelong Cats. Tramsheds, Launceston

Monday 15 2026

- Attended Tasmanian Thylacine Advisory Committee. (Online)
- Attended Acting Chief Executive Officer Catch Up. Town Hall, Launceston

Wednesday 17 June 2026

- Attended Meeting Deputy Mayor. Town Hall, Launceston
- Attended Meeting with Acting Executive Leader Strategy and Innovation. Town Hall, Launceston
- Attended Men's Event Committee Meeting. Jess Teesdale Office, Launceston
- Attended MSA Launceston, Arts Gala. UTAS Newnham, Launceston

Thursday 18 June 2026

- Officiated Welcome Cultural Services Opening. Launceston
- Officiated Council Workshop. Town Hall, Launceston
- Officiated Council Special Meeting. Town Hall, Launceston

Friday 19 June 2026

- Attended NTDC MRG Meeting. (Online)
- Attended Solstice in the Square. George Town

Saturday 20 June 2026

- Officiated Launceston Art Society, Earth and Community Exhibition. Albert Hall, Launceston
- Officiated South Esk Swimming Club Sprit Meet. LAC, Launceston

Monday 22 June 2026

- Attended Chief Executive Officer Catch Up. (By phone)
- Attended Stakeholder Meeting, RDA Digital Inclusion. Boags Brewhouse, Launceston

Tuesday 24 June 2026

- Officiated Lumus Imaging Launceston Launch. Launceston

Thursday 25 June 2026

- Officiated TasWater General Meeting. (Online)
- Officiated Council Ordinary Meeting. Town Hall, Launceston

Friday 26 June 2026

- Attended Lilydale Lantern Walk. Lilydale
- Attended Blaze Winter Relief Appeal. Janie Finlay Office, Launceston

Saturday 27 June 2026

- Attended Inclusive Spaces Community BBQ, Riverbend Park, Launceston
- Attended Tapestry Dance Studio Mid-Year Concert. Door of Hope, Launceston

Sunday 28 June 2026

- Attended SES North Awards. UTAS Inveresk, Launceston
-

13. COUNCILLORS' REPORTS

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

14. QUESTIONS BY COUNCILLORS

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

14.1. Questions on Notice by Councillors

Local Government (Meeting Procedures) Regulations 2025 - regulation 35

14.1.1. Questions on Notice by Councillor Tim Walker - Planning Scheme and Endangered Animals - 25 June 2026

FILE NO: SF2375

AUTHOR: Kelsey Hartland (Team Leader Governance and Information Services)

APPROVER: Sam Johnson (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 25 June 2026 by Councillor Tim Walker, have been answered by the Senior Town Planner - Policy and Projects.

Question 1:

Consideration for endangered species might be of a concern to development. My understanding is that a local council can refer things to the EPBC for consideration but there are mixed messages. I'm seeking a definitive answer about the Council's role in the referral process when there is a question mark over endangered species or environment?

Response:

When undertaking planning assessments, consideration of endangered flora and fauna is assessed through the Natural Assets Code. The code only applies to certain zones and only when it is mapped. If development is occurring within a non-listed zone, or it is not mapped, Council has no avenue to consider the natural environment.

Approving a planning application is not considered an "action" that requires approval under the [Environment Protection and Biodiversity Conservation Act 1999 \(EPBC Act\)](#). It is the underlying development itself that may require federal approval if it impacts Matters of National Environmental Significance (MNES), and consequently it is the developer or landowner carrying out work who must comply with the EPBC Act.

If a landowner is undertaking a controlled action, that is, an activity or project that is likely to have a significant impact on a protected matter, then it is up to the landowner to refer their development to the Department of Climate Change, Energy, the Environment and Water as the authority of the EPBC for approval.

Question 2:

Have we made a referral before?

Response:

A search of the records has not identified any actions taken by Launceston City Council that required EPBC referral.

ATTACHMENTS:

Nil

14.1.2. Questions on Notice by Councillor Tim Walker - Removal Costs for 62 Gorge Road - 25 June 2026

FILE NO: SF2375

AUTHOR: Kelsey Hartland (Team Leader Governance and Information Services)

APPROVER: Sam Johnson (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 25 June 2026 by Councillor Tim Walker, has been answered by the Team Leader Facilities.

Question 1:

There is a figure of \$80,000 for the demolition and removal of 62 Gorge Road. The original quote provided was for \$64,000. Can the difference be explained?

Response:

The accepted quote of \$80,000 reflects updated costings received following the extended formal Expression of Interest (EOI) process requested by Council, and the inclusion of additional salvage requirements.

Extending the EOI process contributed to the increased costing and means works are now likely to occur during the school term, adding approximately \$10,000 in traffic management costs.

This revised quote represents a necessary and risk-managed adjustment, and remains aligned with the original recommendation to proceed.

ATTACHMENTS:

Nil

14.2. Questions Without Notice by Councillors

Local Government (Meeting Procedures) Regulations 2025 - regulation 34

15. WRITTEN NOTICES OF MOTION

Local Government (Meeting Procedures) Regulations 2025 - regulation 19

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

16. COMMITTEE REPORTS

No Committee Reports have been identified as part of this Agenda

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

17.1. Mobile Food Vendor Policy Update

FILE NO: SF0476

AUTHOR: Rebecca James (Parks Planning Officer)

APPROVER: Matthew Jordan (Acting Executive Leader Connections and Liveability)

DECISION STATEMENT:

To consider the adoption of the updated Mobile Food Vendor Policy (32-Plx-005).

RELEVANT LEGISLATION:

Food Act 2003 (Tas)

Vehicle and Traffic Act 1999 (Tas)

Land Use Planning and Approvals Act 1993 (Tas)

Public Health Act 1997 (Tas)

Local Government Act 1993 (Tas)

Facilities and Highways By-Law No.1 of 2021

Local Government (Meeting Procedures) Regulations 2025

PREVIOUS COUNCIL CONSIDERATION:

Council – 30 October 2017 – Agenda Item 18.1 - Mobile Vendor Interim Policy Framework

Council – 31 October 2024 – Agenda Item 17.4 - Mobile Food Vendor Review

Workshop – 4 December 2025 – Agenda Item 1.1 - Lilydale Falls Reserve Engagement Summary

Council – 30 April 2026 – Questions with Notice by Councillors – Councillor A.J. Palmer – Mobile Food Vendor Policy inclusion of Lilydale Falls location

Council – 14 May 2026 – Agenda Item 14.1.1 - Questions on Notice by Councillors – Councillor A.J. Palmer – Mobile Food Vendor Policy inclusion of Lilydale Falls location

RECOMMENDATION:

That Council:

1. revoke the existing Mobile Food Vendors Policy and associated Mobile Food Vendors Guidelines with the Mobile Food Vendors in Public Open Spaces Policy (32-Plx-005); and
2. adopts the updated Mobile Food Vendors in Public Open Spaces Policy (32-Plx-005), as detailed below:

Mobile Food Vendors in Public Open Spaces Policy

PURPOSE:

The purpose of this Policy is to provide a clear, consistent and enabling framework for the operation of mobile food vendors on land owned or managed by the City of Launceston.

The Policy establishes three categories of mobile food vendor operations and identifies the legislative approvals and Council authorisations that may be required for each category. It also provides a framework for assessing mobile food vending activities to ensure they are undertaken in a manner that is safe, equitable, environmentally responsible, and consistent with the primary function of Council-managed land.

Through this Policy, the City of Launceston seeks to:

- support a diverse, resilient and locally focused economy
- encourage entrepreneurship, innovation and small business growth
- activate parks, reserves, civic spaces and other public places in a manner that enhances community life
- support Launceston's identity as a UNESCO City of Gastronomy
- provide clear, transparent and consistent decision-making for mobile food vending activities
- ensure equitable access to public spaces for vendors, neighbouring businesses and the broader community
- protect public safety, accessibility, amenities, and environmental values

SCOPE:

This Policy applies to all mobile food vendors proposing to operate on land owned or managed by the City of Launceston, including:

- public open spaces, including parks, reserves and civic spaces
- Council-managed roads
- Council-managed car parks
- other land owned, occupied or managed by the City of Launceston

The Policy establishes the framework for the assessment and management of:

- Level 1 – Short Duration Roadside Vendors
- Level 2 – Mobile Vendors in Public Open Spaces
- Level 3 – Long-Term Occupancy Vendors

This Policy applies only to the sale of food and non-alcoholic beverages from mobile food vending vehicles or structures.

This Policy does not apply to:

- mobile food vendors operating as part of an event approved by the City of Launceston
- vendors operating solely on private land, except where referenced in relation to planning approval requirements
- vendors operating on land owned or managed by another authority
- businesses operating from permanent buildings or structures
- activities involving the sale of alcohol
- commercial activities that are otherwise authorised by Council through a lease, licence or separate agreement

POLICY:

The City of Launceston supports the operation of mobile food vendors on Council-managed land where the activity:

- contributes positively to the activation and enjoyment of public places
- aligns with Council's strategic objectives and community outcomes
- supports local entrepreneurship, innovation and Launceston's food culture
- provides access to quality food and non-alcoholic beverages in appropriate locations
- is compatible with the primary purpose and function of the land
- is temporary or appropriately authorised for longer-term occupation
- protects public safety, accessibility, amenity and environmental values
- complies with all applicable legislative and regulatory requirements

Mobile food vending will be managed in a manner that:

- provides equitable access to Council-managed land
- balances the needs of vendors, neighbouring businesses and the broader community
- protects the recreational, environmental and community values of public open spaces
- promotes consistent, transparent and equitable decision-making
- recognises that different operating models require different levels of assessment and approval

To support this approach, Council recognises three (3) categories of mobile food vendor operations:

- Level 1 – Short Duration Roadside Vendors
- Level 2 – Mobile Vendors in Public Open Spaces
- Level 3 – Long-Term Occupancy Vendors

The legislative approvals and Council authorisations required for each category are outlined below.

CATEGORIES OF MOBILE FOOD VENDORS:

The City of Launceston recognises that mobile food vending occurs under a range of operating models that differ in their duration, location and level of occupation of Council-managed land.

To provide a consistent and proportionate regulatory framework, mobile food vending activities are categorised into three (3) levels. Each level has specific approval requirements, operating arrangements, and assessment criteria that reflect the nature and scale of the proposed activity.

Level 1 – Short Duration Roadside Vendors

Level 1 vendors operate from public roads and industrial or employment areas for short durations, generally not exceeding fifteen (15) minutes at any one location. Typical examples include coffee vans servicing industrial estates, construction sites and workplaces.

Required Approvals

Level 1 vendors must obtain the following approvals, where applicable:

- a current Food Business Registration under the Food Act 2003
- a permit under section 56C of the Vehicle and Traffic Act 1999 when operating from a public road
- any planning approvals required under the Land Use Planning and Approvals Act 1993 where operating regularly from private land

Level 1 vendors are exempt from obtaining a City of Launceston Mobile Food Vendor Permit.

Operating Requirements

Level 1 vendors must:

- comply with all relevant legislative requirements
- comply with all applicable food safety requirements
- comply with all relevant road rules
- ensure their operation does not create a traffic, parking or public safety hazard
- not obstruct access to private property, footpaths, or public infrastructure

Level 2 – Mobile Vendors in Public Open Spaces

Level 2 vendors operate from approved parks, reserves, civic spaces and other Council-managed land for temporary trading opportunities under the City of Launceston's Mobile Food Vendor Permit system. Typical examples include coffee vans, food trucks, and ice cream vendors operating from Council-approved locations.

Trading is generally limited to one (1) trading session per approved location per day, with each trading session not exceeding four (4) hours unless otherwise approved by the City of Launceston.

Required Approvals

Level 2 vendors must obtain the following approvals, where applicable:

- a current Food Business Registration under the *Food Act 2003*
- a Vehicle Permit under section 56C of the *Vehicle and Traffic Act 1999* where operating from an approved roadside location identified within the Mobile Food Vendor Guideline
- planning approval under the *Land Use Planning and Approvals Act 1993* where proposing to operate from a Council-managed location that is not identified within the Mobile Food Vendor Guidelines
- a Mobile Food Vendor Permit issued by the City of Launceston

Operating Requirements

Level 2 vendors must:

- operate only from locations approved by the City of Launceston
- comply with all conditions of their Mobile Food Vendor Permit
- comply with all applicable food safety, road safety and legislative requirements
- ensure their operation does not adversely affect public safety, accessibility, amenity or environmental values
- maintain the primary recreational and community function of the public space
- comply with the operational requirements contained within the Mobile Food Vendor Guidelines

Council may consider applications for locations not identified within the Mobile Food Vendor Guidelines on a case-by-case basis where the proposal:

- is consistent with the objectives of this Policy
- is compatible with the primary function of the land
- does not adversely affect public safety, accessibility or amenity
- does not create unreasonable impacts on neighbouring businesses or surrounding land uses
- does not compromise environmental values or the ongoing management of the public space
- can obtain planning approvals required under the *Land Use Planning and Approvals Act 1993*

Level 3 – Long-Term Occupancy Vendors

Level 3 vendors operate from a fixed location on Council-managed land for extended trading periods and form an ongoing commercial presence. Examples may include permanent or semi-permanent food vans operating from civic spaces, major parks, strategic activity centres or other Council-managed land.

Level 3 vendors generally operate for periods exceeding four (4) hours per day or where an ongoing commercial occupation of Council-managed land is proposed.

Required Approvals

Level 3 vendors must obtain the following approvals, where applicable:

- a current Food Business Registration under the *Food Act 2003*
- a permit under section 56C of the *Vehicle and Traffic Act 1999* where operating from a public road
- any planning approvals required under the *Land Use Planning and Approvals Act 1993*
- a lease or licence agreement with the City of Launceston
- any other approvals required under relevant legislation

Level 3 vendors are not managed through the Mobile Food Vendor Permit system.

Operating Requirements

Level 3 vendors must:

- comply with all conditions of their lease or licence agreement
- comply with all applicable food safety, road safety and legislative requirements
- maintain appropriate public liability insurance for the duration of the occupation
- ensure their operation does not adversely affect public safety, accessibility, amenity or environmental values
- comply with any operational requirements specified by the City of Launceston

Applications for long-term occupancy will be assessed having regard to:

- community benefit and demonstrated public need
- the suitability of the proposed location
- compatibility with the existing use and function of the land
- impacts on existing businesses and surrounding land uses
- impacts on public access, recreation and amenity
- infrastructure servicing requirements
- the long-term management and activation of the site

Where supported, the applicant will be required to enter into a formal lease or licence agreement in accordance with Council's leasing and land management processes.

PRINCIPLES

The administration of this Policy will be guided by the following principles.

Activation

Council supports mobile food vending, where it contributes positively to the activation of parks, reserves, civic spaces and other public places, enhancing the experience of residents and visitors.

Fairness and Transparency

Council will administer this Policy in a fair, transparent and consistent manner, ensuring equitable access to public spaces while balancing the interests of vendors, neighbouring businesses and the broader community.

Innovation and Economic Development

Council recognises that mobile food vendors provide innovative and flexible opportunities to support local entrepreneurship, small business growth and Launceston's identity as a UNESCO City of Gastronomy.

Protection of Public Places

Council will ensure that mobile food vending activities are compatible with the primary function of public open spaces and protect public amenity, accessibility, environmental values and community enjoyment.

Safety

Public safety, food safety and accessibility will remain central considerations in the assessment, approval and ongoing management of mobile food vending activities.

RELATED POLICIES & PROCEDURES:

Mobile Food Vendors Guidelines (18-Rfx-040)

Mobile Food Vendors Procedures

RELATED LEGISLATION:

Food Act 2003 (Tas)

Vehicle and Traffic Act 1999 (Tas)

Land Use Planning and Approvals Act 1993 (Tas)

Public Health Act 1997 (Tas)

Local Government Act 1993 (Tas)

Facilities and Highways By-Law No.1 of 2021

REFERENCES:

City of Launceston Strategic Plan 2025 - 2035

DEFINITIONS:

Approved event means an event that has received formal approval from the City of Launceston under its events permitting framework.

Council-managed land means land that is owned, leased or otherwise controlled or managed by the City of Launceston, including public open spaces, car parks and associated public infrastructure.

Food Business Registration means a registration issued under the *Food Act 2003* (Tas) authorising the preparation and/or sale of food.

Mobile food vendor means a business selling food and/or non-alcoholic beverages from a stationary vehicle or mobile structure. This includes registered vehicles (such as vans, trucks or trailers) and non-registered mobile units (such as carts), where the primary purpose is the preparation and sale of food and non-alcoholic drinks.

Public open space means land owned or managed by the City of Launceston that is publicly accessible and intended for recreation, social interaction or community use. This includes parks, reserves, playgrounds, foreshores, civic spaces, and similar areas.

Permit means a written approval issued by the City of Launceston authorising a mobile food vendor to operate on specified Council-managed land, subject to conditions.

REVIEW:

This policy will be reviewed every two (2) years or more frequently, if dictated by operational demands and with Council's approval.

REPORT:

The Mobile Food Vendors in Public Open Spaces Policy has been comprehensively reviewed and updated to provide a contemporary and consistent framework for the management of mobile food vendors operating on Council-managed land. The review expands the Policy beyond road reserves to include public open spaces, introduces a proportionate three-tier operating framework, clarifies approval pathways and operational responsibilities, and strengthens alignment with Council's strategic objectives for place activation, economic development and community use of public spaces.

The revised Policy is supported by updated Guidelines providing a clear distinction between Council's strategic direction and the operational processes used to administer mobile food vending activities.

Existing Council-approved mobile food vendor arrangements, including the Brisbane Street Mall Expressions of Interest (EOI) process endorsed by Council on 30 April 2026, are not affected by the proposed changes.

The updated framework:

- expands the policy to include public open space, not just road reserve
- introduces a three-tier operating framework for short-term, permit-based and long-term mobile food vendors

- provides greater flexibility for mobile food vendors to operate from locations not specifically identified within the Guidelines, subject to Council approval
- clarifies the application, approval and compliance processes
- distinguishes between Policy (strategic direction) and Guidelines/Procedure (operational detail)
- aligns with Council's 10-Year Strategic Plan, particularly in relation to place activation and economic opportunity

The revised documents provide a consistent, transparent, and flexible approach to managing mobile food vendors across the municipality, while ensuring public safety, amenity, and equitable access to public spaces. The review has also resulted in the removal of Lilydale Falls Reserve from the approved locations contained within the Guidelines.

Background

Council has historically permitted mobile food vendors within road reserves under an established policy framework. However, increased demand for mobile food vendors to operate within public open spaces, evolving community expectations, and the diversity of modern mobile food vending operations have highlighted the need for a broader and more contemporary approach.

A review of the existing policy identified:

- limited flexibility to accommodate different operating models and emerging opportunities for place activation
- gaps in coverage relating to parks and reserves
- inconsistent application of conditions across locations
- lack of clarity between strategic intent and operational processes.

The updated policy responds to these issues and reflects current usage patterns, operational experience, and community expectations.

The revised Policy is intended to provide a contemporary framework for the future management of mobile food vendors on Council-managed land. It is not intended to displace or invalidate existing Council-approved arrangements or exceptions established under previous policies or Council resolutions. For example, food trucks operating within the Brisbane Street Mall under the Expressions of Interest (EOI) process endorsed by Council on 30 April 2026 will continue to operate in accordance with the terms of that approval.

Development of the revised Policy included consultation with relevant internal business units, including Community Place, Health and Compliance, Planning, Governance and Legal Services, to ensure the framework aligns with Council's operational responsibilities and relevant legislative requirements.

Policy Framework

The updated framework consists of three documents:

- Policy – sets strategic direction and Council's position
- Guidelines – provide direction on implementation and conditions
- Internal Procedure – outlines operational processes and responsibilities

This structure ensures clarity between governance and day-to-day operations.

Key updates include:

- expansion to include public open spaces as permitted locations
- introduction of three operating categories to recognise the differing needs of short-duration roadside vendors, permit-based vendors operating within public open spaces and long-term vendors operating under lease or licence arrangements
- clarifies the legislative approvals required for each category of mobile food vendor, including Food Business Registration, planning approvals, vehicle permits and Council approvals, where applicable
- provision for Council to consider suitable trading locations not specifically identified within the Guidelines on a case-by-case basis
- introduction of standardised location conditions (Appendix A in the Guidelines)
- clear separation of Food Business Registration and Mobile Food Vendor Permit requirements
- improved clarity on permitted activities and exclusions (e.g. alcohol)
- strengthened asset protection and site management requirements
- alignment with Council's strategic objectives for activation and community use of public spaces

Collectively, the revised Policy and Guidelines establish a contemporary, flexible and proportionate framework that enables mobile food vending while protecting public safety, amenity, environmental values and the primary function of Council-managed land.

RISK IMPLICATIONS:

The updated policy reduces risk by:

- providing a clear and proportionate framework for different types of mobile food vending activities
- improving transparency and consistency in the assessment of applications across all categories of mobile food vendor
- improving compliance and enforcement capability through clearly defined operating categories and responsibilities
- protecting Council assets and public spaces through defined operational requirements
- providing greater flexibility to assess emerging opportunities while maintaining appropriate oversight and controls
- reducing ambiguity in decision-making through clearer policy direction and assessment criteria
- ensuring long-term vendor operations are subject to appropriate lease or licence arrangements and governance processes

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The updated Mobile Food Vendor Policy delivers positive economic, environmental and social outcomes for the City of Launceston.

Economically, the policy supports local businesses and entrepreneurs by providing clearer approval pathways to operate, reducing unnecessary administrative barriers and

recognising different mobile food vending business models through the introduction of a three-tier operating framework.

The policy also enables greater activation of public open spaces and provides flexibility to consider suitable trading locations beyond those specifically identified in the Guidelines, creating opportunities for business growth, innovation and increased visitation.

Environmentally, the policy includes controls to protect public assets and natural values through site-specific conditions, waste management requirements, and appropriate use of infrastructure.

The Policy also encourages environmentally responsible practices through waste management requirements and the promotion of sustainable packaging within the associated Guidelines.

The framework ensures that vending activities remain compatible with the intended use, environmental sensitivity, and long-term management objectives of each location.

Socially, the policy enhances the vibrancy, activation, and usability of public spaces by encouraging community activity, increasing passive surveillance, and supporting inclusive, accessible environments. The introduction of a flexible and proportionate operating framework enables Council to respond to changing community needs while ensuring public spaces remain safe, welcoming and available for a range of users and activities.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Strategic Pillar 1 - Prosperity

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

Objective 1.1(a)

Grow and celebrate our identity as a UNESCO Creative City of Gastronomy.

Strategic Pillar 1 - Prosperity

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

Objective 1.2(b)

Position Launceston as a business-friendly city that attracts and nurtures entrepreneurs, startups, and microbusinesses.

Strategic Pillar 3 - People

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

Objective 3.2(c)	Leverage the City of Gastronomy designation to foster a sense of shared identity, enhance understanding of cultural diversity, promote grassroots food culture, and enhance food security.
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BUDGET AND FINANCIAL IMPLICATIONS:

The implementation of the updated policy is expected to be cost neutral, with application fees and licensing processes managed within existing frameworks.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Mobile Food Vendors in Public Open Spaces Policy 2026 Draft V2 [17.1.1 - 10 pages]
2. Mobile Food Vendors in Public Open Spaces Guidelines 2026 Draft V2 [17.1.2 - 18 pages]

17.2. NTCA Transition Plan

FILE NO: SF7448

AUTHOR: Ben Clark (Recreation Planning Officer)

APPROVER: Matthew Jordan (Acting Executive Leader Connections and Liveability)

DECISION STATEMENT:

To consider the acquisition of equipment currently owned by the Northern Tasmanian Cricket Association (NTCA) at the NTCA Sports Complex associated with the transition of management and operations of the facility to Council.

RELEVANT LEGISLATION:

N/A

PREVIOUS COUNCIL CONSIDERATION:

Council - 19 September 2024 – Agenda Item 19.1 NTCA Sports Complex Management

RECOMMENDATION:

That Council:

1. regarding the acquisition of equipment currently owned by the Northern Tasmanian Cricket Association, approve Option 4 as listed within this report, being, purchase only equipment identified as required by City of Launceston to a maximum value of \$80,500 excluding GST.

REPORT:

Purpose

The purpose of this report is to:

- Seek a Council decision regarding the purchase of equipment currently owned by the Northern Tasmanian Cricket Association (NTCA) as part of the transition of management and operations of the NTCA Sports Complex to the City of Launceston (CoL).

Executive Summary

CoL has progressed the transition of management and operations of the NTCA Sports Complex from the Northern Tasmania Cricket Association to City of Launceston management.

As part of this transition, a range of equipment and operational assets have remained under NTCA ownership. These assets support the ongoing operation, maintenance and programming of the facility.

Both NTCA and the CoL have undertaken independent valuations of the equipment, plant, fixtures and operational assets across the facility.

A key consideration is the distinction between movable assets and fixtures. Internal legal advice indicates that fixtures and fittings remain with the property. Where fixed items are removed, “make good” obligations will apply, often making removal impractical and costly. NTCA’s valuation, which included fixtures, was prepared by Nutrien at a value of \$227,040. CoL’s valuation through Tasmanian Valuers & Auctions Pty Ltd (TVA), which identified a fair market value of \$171,070 and confirmed a number of items as fixtures, assigning them a nil value.

CoL Operational staff have advised that not all equipment is required for the day-to-day operation and maintenance of the facility.

Four options have been considered for Council decision:

1. Purchase all equipment at Nutriens valuation price and sell items identified as not required.
2. Purchase all equipment at TVA valuation price and sell items identified as not required.
3. Purchase all equipment at the median overall price (fixtures excluded) of the two valuations at a value of \$180,355 and sell items identified as not required.
4. Purchase only the equipment identified as required by CoL (based on TVA's value).

An overview of the costs associated with the 4 options is provided below:

Option	Description	Indicative Value
1	Purchase all equipment at NTCA valuation	\$227,040
2	Purchase all equipment at CoL valuation	\$171,070
3	Purchase all equipment at median price	\$180,355
4	Purchase only required equipment	\$80,500

CoL's recommendation is **Option 4** - Purchase only required equipment.

This approach supports operational continuity while protecting CoL from unnecessary financial risk, avoiding duplicate payment for previously funded assets, and ensuring decisions are supported by independent valuation and lease obligations.

CoL has historically provided significant funding to NTCA for the management and maintenance of the facility, raising questions around whether some assets proposed for sale have already been funded, in full or part, through previous CoL contributions. CoL funding to NTCA ceased in November 2023.

Background

CoL has completed the transition of management and operations of the NTCA Sports Complex from the Northern Tasmanian Cricket Association to CoL management. As part of this transition, a range of equipment and operational assets remain under NTCA

ownership. These assets support the ongoing operation, maintenance and programming of the facility and can broadly be categorised as follows:

- Function Room fixtures and assets
- Kiosk fixtures and assets x 2
- Change Room assets x 6
- Umpires Change and Meeting Room assets
- Indoor Training Centre
- Northern and Southern Nets
- Plant and equipment associated with the maintenance of Grounds 1 and 2 and Youngtown Oval.

The valuation commissioned by NTCA was undertaken by Nutrien and is dated 11 March, 2026 (included as attachment). It is noted that this valuation was prepared by an auctioneer at a value of \$227,040 and includes fixtures of the property.

City of Launceston's valuation undertaken by Tasmanian Valuers & Auctions Pty Ltd (included as attachment) has assessed the equipment and determined a fair market value of \$171,070. As part of this process, a number of items were identified as fixtures and fittings and assigned a value of \$0, reflecting their status as part of the property rather than movable assets.

The attachment titled *NTCA Equipment Valuation - comparison*, compares the costs associated with the equipment and options presented to Council, considering assets:

- Identified as required by City of Launceston operational staff
- Identified as a fixture
- Sold
- To sell

There is currently no approved budget allocation for the purchase of these assets.

Key Considerations

Fixtures

One consideration is whether certain items are legally considered fixtures, rather than moveable assets.

Based on CoL legal advice, where the Lease does not explicitly define fixtures, classification depends on factors such as:

- The degree of attachment to the land
- The purpose of the attachment
- The ease and cost of removal, including any damage caused

Under section 4.2 of the Lease (ended 31 March, 2026), NTCA was required to maintain fixtures and fittings and return them with the premises in good condition at the end of the tenancy and is not entitled to compensation for expenditure on such items. This has significant implications for determining CoL's financial responsibility.

The independent valuation undertaken by Tasmanian Valuers & Auctions Pty Ltd has specifically identified the following items as fixtures to the property and assigned them a nil value:

- Security keypad, sensors and base
- Window blinds
- Daikin air conditioning unit
- Indoor centre overhead lighting
- Northern and Southern netting frame and system, including lanes and astro turf

“Make Good” Obligations and Funding Context

Where items are determined to be fixtures, their removal would trigger “make good” obligations. This will require reinstatement works such as repairing walls, ceilings, floors, or other building elements affected by removal.

In many cases, the cost of removal and reinstatement may be significant and could exceed the residual value of the item. This creates a practical consideration that such items are more appropriately retained in situ.

City of Launceston has received invoices from NTCA for items identified as fixtures and fittings where NTCA has funded their purchase. This information (outlined below) assists in determining the extent to which NTCA has directly contributed to these assets.

In considering funding context, it is noted that NTCA has historically received financial contributions from CoL to manage and maintain the facility. For example, in 2022 NTCA received \$353,893 from CoL.

In addition to Council funding contributions, NTCA’s audited financial statements for the year ending 2022 identify income streams including tenant club contributions, ground hire revenue, and Cricket Tasmania grants totalling approximately \$237,823.

It should also be noted that until 31 March 2026, NTCA continued to manage bookings and operational use of the NTCA Sports Complex, including retaining associated income generated through facility operations.

This broader funding context is relevant in considering the extent to which operational and infrastructure-related expenditure may have been supported through a combination of Council contributions and independently generated NTCA revenue.

While it is not clearly documented how these funds were allocated, including the extent to which they contributed to the purchase of plant and equipment, it should be noted that:

- This was not NTCA’s only source of income; and
- There was an expectation that NTCA would utilise available resources to maintain and operate the facility and grounds

Evidence of NTCA Expenditure on Fixtures

Following Council’s request for supporting documentation, NTCA has provided invoices relating to several items identified by Council’s independent valuation as fixtures and fittings.

The invoices provided by NTCA (inclusive of GST) include:

- Window Blinds – Invoice from Decorama for \$2,867.50
- Daikin Air Conditioner – Invoice from Degree C for \$12,687.99
- Specialist Lighting for Indoor Centre – Invoices from Home Efficiency Group totalling \$12,372.80
- Northern Nets (including lane and exterior netting items) – Invoices from Gabba Nets totalling \$92,047.46
- Southern Nets – Netting Frame and System – Invoices from Advanced Nets and Ropes totalling \$11,291.50

The total value of invoices provided for fixture-related items is \$131,267.25 (inclusive of GST).

While these invoices demonstrate that NTCA directly funded the purchase and installation of certain fixture-related infrastructure, Council's independent valuation undertaken by Tasmanian Valuers & Auctions Pty Ltd has determined that these items form part of the property and are classified as fixtures and fittings.

Under section 4.2 of the Lease, fixtures and fittings are required to remain with the premises at the conclusion of the tenancy and are not ordinarily subject to compensation.

This information is nevertheless relevant to Council's overall consideration as it demonstrates a direct financial contribution by NTCA toward infrastructure improvements at the NTCA Sports Complex.

Nature of Valuations

The valuation provided by NTCA was prepared by Nutrien (auctioneer) and dated 11 March, 2026. Nutrien is not a certified valuer and auction-based valuations may reflect liquidation or sale conditions rather than fair market value and may not adequately consider asset condition, remaining useful life, or relevance to CoL operations.

City of Launceston's valuation was undertaken by Tasmanian Valuers & Auctions Pty Ltd and has been prepared by a certified valuer, based on fair market value.

Condition, Functionality and Compliance of Equipment

A further consideration is the condition, functionality, and compliance of the equipment included within the NTCA valuation.

CoL officers have identified that some items (flagged as those not required) are either:

- No longer operational or not functioning as intended;
- At or near the end of their useful life; or
- Not compliant with current safety standards, operational requirements, or legislative obligations.

This is particularly relevant where equipment may require:

- Immediate repair or replacement;
- Upgrades to meet current workplace health and safety requirements;
- Electrical, mechanical, or structural compliance works; or
- Removal where the asset is no longer suitable for operational use.

In these circumstances, purchasing these items does not represent value for money for CoL. Where equipment is non-operational, unsafe, or non-compliant, Council must consider whether acquisition is appropriate, or whether replacement presents a more practical and financially responsible outcome.

This issue also reinforces the importance of relying on CoL's independent valuation and operational assessment, rather than solely on the Nutrien valuation commissioned by NTCA.

Sale of equipment not required

If Council chooses to purchase all equipment and sell the equipment identified as not required (options 1, 2 and 3) through auction, it is estimated that Council might receive a return value of \$93,625 (based on Nutrien valuation) or \$89,070 (based on TVA valuation).

These options would require CoL Officers to work with appropriate auctioneers to sell the equipment and could be a costly exercise in terms of relocating items for auction, servicing the equipment prior, require significant personal resource and may not bring a return value that is worth the investment of time and effort.

Options

Council has four primary options available in relation to the acquisition of NTCA-owned equipment.

Option 1 – Purchase all equipment at Nutrien's (NTCA's) valuation price and sell items identified as not required

Under this option, CoL would accept the valuation provided by NTCA and purchase all listed equipment including fixtures at a value of \$227,040.

This provides the simplest and fastest resolution and would minimise disruption to the operational transition of the NTCA Sports Complex. It would also ensure that all assets remain on site and available for use.

However, this option presents the greatest financial risk. It does not distinguish between fixtures and movable assets, may result in CoL paying for assets it has previously funded, and relies on a valuation prepared by an auctioneer rather than a certified valuer.

Option 2 – Purchase all equipment at TVA (CoL's) valuation price and sell items identified as not required

Under this option, CoL would rely on its independent valuation and make an offer to NTCA for assets, excluding fixtures at a value of \$171,070.00.

This approach provides a more defensible financial position, allowing CoL to consider fixture classifications, historical funding contributions, and fair market value. It also provides a clearer basis for negotiation supported by a certified valuation.

Based on this valuation CoL would recoup costs through the sale of equipment not required at a value estimated at \$89,070, less cost of resourcing this process.

Option 3 – Purchase all equipment at the median overall price (fixtures excluded) of the two valuations and sell items identified as not required

Under this option, CoL would purchase all items except for those identified as fixtures at the median value between the two valuations at a value of \$180,355 and sell items identified as not required.

Option 4 – Purchase only the equipment identified as required by CoL

Under this option, Council would purchase only those items identified as necessary for the ongoing operation and maintenance of the NTCA Sports Complex, based on Council's independent valuation undertaken by TVA. The value of equipment identified as required for ongoing operations is \$80,500. NTCA would retain ownership of all other assets and be requested to remove, dispose of, or sell those items not required by Council.

This option represents the most targeted and potentially cost-effective approach. It ensures expenditure is directly aligned with operational requirements and allows Council to exclude fixtures and fittings, non-essential items, and assets that may have limited operational value. It also reduces Council's upfront financial commitment and avoids acquiring equipment that may ultimately require disposal.

This option relies on NTCA taking responsibility for assets that remain in its ownership. If NTCA is unable or unwilling to remove, sell, or dispose of those items within a reasonable timeframe, Council may be left managing unwanted equipment remaining on site.

CoL Recommendation

It is proposed that Council adopt Option 4 - Purchase only the equipment identified as required by CoL.

This approach provides the most balanced and defensible outcome for CoL. It recognises the need to maintain continuity of operations at the NTCA Sports Complex while ensuring CoL does not assume unnecessary financial risk through overpayment, duplication of funding, or the purchase of fixed assets or equipment that is not required or fit for purpose.

RISK IMPLICATIONS:

The acquisition of equipment presents a number of risks which have been considered as part of this report.

Financial risks include potential overpayment for assets, duplicate payment for assets previously funded through operational contributions, future replacement costs where equipment is not acquired, and overspend against both Council's capital and operational budgets.

Operational and business interruption risks include the potential for service disruption if equipment required to maintain and operate the facility is not available following the transition of management responsibilities.

Reputational risks exist if the transition process is not managed effectively or if there is a perception that Council has either overpaid for assets or failed to secure equipment necessary to support the ongoing community use of the facility.

No significant environmental risks have been identified in relation to the recommendations contained within this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The recommendation supports the continued operation of the NTCA Sports Complex and assists in maintaining community access to sporting, recreation, and event infrastructure. The ongoing operation of the facility provides social and economic benefits through participation opportunities, community events, local sporting activity and support for affiliated clubs and user groups.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Strategic Pillar 3 - People

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

Objective 3.1(c)	Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups.
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BUDGET AND FINANCIAL IMPLICATIONS:

An overview of the costs associated with each purchase option is provided below.

Option	Description	Value
1	Purchase all equipment at NTCA valuation	\$227,040
2	Purchase all equipment at City of Launceston valuation	\$171,070
3	Purchase all equipment at the median valuation	\$180,355
4	Purchase only the equipment required by Council	\$ 80,500

The Finance Team has assessed the proposed equipment purchases and identified the expenditure that would be classified as capital and operational costs. The estimated breakdown is:

Option	Capital Expenditure	Operational Expenditure
1	\$188,250	\$38,790
2	\$136,200	\$34,870
4	\$46,400	\$34,100

A detailed breakdown of each asset, including its category, capitalisation threshold and classification as either a capital or operational expense, is provided in the attached spreadsheet and tabs.

Funding for these purchases has been identified from the following existing project and operational budgets:

Asset Category	Funding Source
Furniture and Fittings	CP24764 – Parks Furniture Program 2025/26
Audio Visual Devices	Project 25360 – NTCA Complex
Office and General Equipment	Project 25360 – NTCA Complex
CCTV Systems	Project 25360 – NTCA Complex
Structures	Project 25360 – NTCA Complex
Minor Plant	Project 44508 – CSD Light Vehicle Fleet

The proposed expenditure exceeds the currently adopted budget allocations for these projects and programs. These variances have been identified as budget overruns and have been reviewed, acknowledged and approved by the Finance Team for consideration as part of this decision.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Nutrien valuation of NTCA equipment [**17.2.1** - 4 pages]
2. TVA Valuation Report - 3248 - NTCA City of Launceston Report [**17.2.2** - 56 pages]
3. NTCA Equipment Valuation comparison (1) [**17.2.3** - 36 pages]

17.3. Northern Tasmania Sports Facility Plan

FILE NO: MOP22766/2020

AUTHOR: Ben Clark (Recreation Planning Officer)

APPROVER: Matthew Jordan (Acting Executive Leader Connections and Liveability)

DECISION STATEMENT:

To receive and note the report on outcomes delivered under the Northern Tasmania Sports Facility Plan 2023, and to acknowledge the completion of the Plan.

RELEVANT LEGISLATION:

Relevant Reference

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 August 2023 - Agenda Item Number 15.1. Northern Tasmania Sports Facility Plan

RECOMMENDATION:

That Council:

1. notes the attached review and status of City of Launceston actions from the Northern Tasmania Sports Facility Plan that have been completed, progressed or transitioned into ongoing Council business; and
2. formally closes the Northern Tasmania Sports Facility Plan 2023.

REPORT:

Purpose

The purpose of this report is to formally close the Northern Tasmania Sports Facility Plan 2023, recognising that the recommendations relevant to the City of Launceston have either been completed, substantially progressed or incorporated into ongoing Council planning and processes, including Strategic Area Plans, the Recreation and Open Space Strategy and the Annual Plan.

Background

The Northern Tasmania Sports Facility Plan 2023 was a collaborative initiative undertaken by five Northern Tasmanian Councils, comprising of the City of Launceston, George Town Council, Meander Valley Council, Northern Midlands Council and West Tamar Council. The project was coordinated by the Northern Tasmania Development Corporation, supported by a working group of Council officers from each participating council, with Ross Planning engaged to prepare the Plan.

The Plan was formally endorsed by the City of Launceston at its Council meeting held on 24 August 2023.

The intent of the Plan was to provide an evidence-based approach to the strategic planning, development and management of sport and active recreation facilities across Northern Tasmania. The Plan focused primarily on Council-owned and managed facilities and considered a broad range of formal indoor and outdoor sports and active recreation activities.

The development of the Plan included:

- extensive facility inspections
- engagement with internal and external stakeholders
- direct engagement with sporting clubs, associations and peak sporting bodies
- assessment of current facility provision and usage
- analysis of participation trends and future demand
- consideration of population growth and facility catchments

Community engagement formed a significant component of the project, including a regional survey that received approximately 1,580 responses, with almost half of respondents identified as City of Launceston residents.

The Plan identified that, while the broader sport and active recreation network across Northern Tasmania was generally well provided for and in reasonable condition, several key sports were approaching or operating at capacity. The Plan highlighted increasing demand pressures associated with population growth and rising participation rates, particularly in basketball, netball, football (soccer) and AFL.

The Plan also identified several regional priorities including:

- additional indoor court facilities, particularly for basketball and netball
- additional soccer fields
- improved field lighting
- active recreation infrastructure such as BMX, skate and pump track facilities
- upgraded hockey facilities
- improved equestrian infrastructure

Discussion

Since the adoption of the Northern Tasmania Sports Facility Plan 2023, CoL has progressed a range of actions and initiatives that respond to the recommendations and priorities identified within the Plan.

A review of the recommendations relevant to CoL has found that many actions have been completed or substantially progressed through Council projects, strategic planning activities, master planning processes and capital works programs. Other recommendations remain relevant but are ongoing in nature and continue to inform Council decision-making, planning and future infrastructure investment.

Some key City of Launceston achievements from the Plan include:

NTCA Master Plan

Since the release of the Northern Tasmania Sports Facility Plan, CoL has invested \$1.4 million in precinct master planning and detailed design to progress the project to a “shovel-ready” status.

The redevelopment will transform the ageing facility into a contemporary, accessible and fit-for-purpose community and events precinct that can better meet current and future community needs. Advocacy efforts are continuing to secure the funding required to deliver the construction phase of the project.

Recreation and Open Space Plan

A final draft of the Recreation and Open Space Plan, together with an accompanying Implementation Plan (near completion), will be presented to Council for endorsement in August 2026.

The Plan will be the City’s key strategic document guiding the planning, development and management of open spaces, including sporting facilities, over the next 15 years to ensure CoL continue to meet the evolving needs of the community. It provides a framework to deliver high-quality, accessible and diverse open spaces by identifying current gaps, improving access, planning for future growth, and fostering partnerships and investment, while responding to challenges such as population growth, climate change and inclusivity.

Northern Recreation Community Hub

The City of Launceston was a key stakeholder in the delivery of the Northern Recreation Community Hub, contributing \$1.1 million towards its development.

Since opening in March, the facility has had a significant positive impact on the Northern Suburbs, providing a destination for connection, movement, learning and recreation. The Hub is Tasmania’s largest multi-purpose community, sporting and recreation facility and provides a valuable space for people of all ages and abilities.

Launceston BMX Lighting Upgrade

With the support of the City of Launceston, Launceston BMX successfully secured a \$250,000 State Government grant to upgrade lighting infrastructure at the facility. The lighting upgrade improves safety, accessibility and participation by extending the hours the track can be used and enabling training, recreation and events to occur outside daylight hours. The project will maximise the value of the existing facility and support increased community participation year-round.

Launceston Pump Track

The City of Launceston invested \$500,000 in the delivery of a pump track at Riverbend Park.

Since opening, the pump track has become a highly popular recreation destination for people of all ages and abilities. The facility complements existing sporting infrastructure,

including the skate park and Launceston BMX track and further strengthens Riverbend Park as a key recreation precinct for the community.

West Launceston Soccer Goals

The City of Launceston received a \$15,000 State Government grant to purchase soccer goals for West Launceston Park.

The additional infrastructure has increased the usability of the open space for informal community use and social games, while also providing an alternative training venue for clubs when other fields are unavailable due to maintenance or tournament use. Remaining grant funds were used to purchase additional movable goals for Churchill Park, further increasing the availability and accessibility of soccer facilities to support the continued growth of the sport.

Hockey Tasmania Upgrade

Hockey Tasmania received a \$750,000 State Government grant to resurface one pitch and upgrade lighting infrastructure.

The project, managed by the City of Launceston, has significantly improved playing conditions and enhanced the venue's ability to attract and host regional and state-level tournaments, supporting the ongoing development of hockey in Northern Tasmania.

Netball Court and Lighting Upgrades – Hoblers Bridge

Co-funding from the City of Launceston and the State Government, totalling \$1.3 million, has enabled a two-stage project to resurface four netball courts and replace ageing lighting infrastructure.

Stage 1 has been completed, delivering two resurfaced courts and six new lighting towers, including LED upgrades to existing infrastructure. Stage 2 is scheduled to commence later in 2026 and will further improve playing conditions, safety and the long-term sustainability of the facility.

Royal Park Rugby Ground Storage Facility

A \$100,000 capital project enabled the construction of a much-needed storage shed at the Royal Park Rugby Ground.

The new facility provides dedicated storage capacity for both rugby and gridiron user groups, improving operational efficiency and supporting the ongoing use and management of the venue.

Summary of recommendations

A summary table has been prepared as an attachment to this report outlining the recommendations relevant to the City of Launceston and identifying their current status, including:

- completed/progressed
- no longer relevant
- incorporated into broader Council planning processes

While a number of the Plan's findings have informed the development of the Recreation and Open Space Plan and other strategic planning documents, the closure of the Northern Tasmania Sports Facility Plan is primarily proposed on the basis that the relevant recommendations have been reviewed and appropriately actioned and progressed.

Accordingly, it is considered appropriate to formally close the Northern Tasmania Sports Facility Plan 2023 as a standalone strategic document for the City of Launceston.

RISK IMPLICATIONS:

A review of the Northern Tasmania Sports Facility Plan 2023 and its recommendations have identified no significant environmental, financial/business interruption, legal/regulatory, public safety/work health and safety, or reputational risks associated with formally closing the Plan.

There are no legal or regulatory implications associated with closing the Plan, noting that it is a non-statutory strategic planning document.

A low reputational risk exists if stakeholders perceive the closure of the Plan as reducing Council's commitment to sport and recreation facility planning. This risk is mitigated by the fact that relevant recommendations continue to inform Council decision-making and future planning activities, and that ongoing priorities have been incorporated into Council's broader strategic, asset management and project planning processes.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The closure of the Northern Tasmania Sports Facility Plan does not alter Council's ongoing commitment to planning, providing and improving sport and recreation infrastructure.

Implementation of relevant recommendations through Council's ongoing planning, asset management and capital works processes will continue to support:

- community health and wellbeing
- social connection and participation
- equitable access to recreation opportunities
- liveability outcomes
- economic and tourism opportunities associated with sport and recreation

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Strategic Pillar 3 - People

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

Objective 3.1(c)

Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups.

BUDGET AND FINANCIAL IMPLICATIONS:

There are no direct financial implications associated with formally closing the Northern Tasmania Sports Facility Plan 2023.

The City of Launceston has continued to make significant investments in recreation and open space infrastructure, with direct Council contributions of approximately \$3 million towards strategic planning and project delivery. This includes \$1.4 million invested in the NTCA Master Plan, \$1.1 million towards the Northern Recreation Community Hub and \$500,000 for the delivery of the Riverbend Pump Track.

In addition, Council has successfully supported and secured substantial external funding to enhance community recreation assets. Recent State Government grant contributions total over \$1 million, including \$750,000 for the Hockey Tasmania upgrade, \$15,000 for additional soccer infrastructure at West Launceston Park and \$250,000 State Government grant for lighting upgrades, while co-funding arrangements totalling \$1.3 million have enabled the staged delivery of the Hoblers Bridge netball court and lighting upgrades.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Northern Sports Facility Plan recommendations and actions FINAL [17.3.1 - 3 pages]

17.4. QVMAG Museum Governance Advisory Board Membership

FILE NO: SF2244

AUTHOR: Ali Kemp (Executive Leader Connections and Liveability)

APPROVER: Ali Kemp (Executive Leader Connections and Liveability)

DECISION STATEMENT:

To consider the appointment of new members to the Queen Victoria Museum and Art Gallery Museum Governance Advisory Board (MGAB).

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council - 28 May 2026 - Agenda Item 17.2 - QVMAG Museum Governance Advisory Board Membership

RECOMMENDATION:

That Council:

1. notes its 28 May 2026 decision to invite individuals to be appointed as members of the Museum Governance Advisory Board, which inadvertently omitted the names Kim Lehman, Ned Pankhurst and Harriet Edquist; and
2. appoints the following individuals as members of the Museum Governance Advisory Board, in accordance with the MGAB Terms of Reference:

Claire Beale
Louella McCarthy
Kim Lehman
Joanna Lang
Pam Allan
Emily-Rose Wills
Ned Pankhurst
Harriet Edquist

REPORT:

The Museum Governance Advisory Board (MGAB) is established under the City of Launceston's governance framework to provide independent, expert and strategic advice to Council and the QVMAG Director on the stewardship, strategic direction and public value of the Queen Victoria Museum and Art Gallery. The role, composition and functions of the MGAB are defined in the MGAB Terms of Reference.

To ensure the MGAB continues to operate with the appropriate mix of skills, experience and independence required under the Terms of Reference, an Expressions of Interest process was undertaken and advertised in the local newspaper, on Council's and QVMAG's social media platforms and professional networks. Submissions were received from 16 very high calibre applicants.

The recommended candidates bring a highly complementary mix of experience across museum and gallery governance, collections stewardship, cultural leadership, statutory board service, local government, academic research and community engagement. Collectively, they strengthen the Board's ability to provide informed, independent advice supporting QVMAG's strategic objectives, ethical stewardship and long-term sustainability.

Under the MGAB Terms of Reference, Board members elect the Chair of the Board from the existing membership which will occur at the next meeting.

At its 28 May 2026 meeting, Council resolved to invite new members to the Museum Governance Advisory Board. In an oversight, the following names were omitted from that list, while the names and qualifications were included in the report - Kim Lehman, Ned Pankhurst and Harriet Edquist. Council is requested to note the full and accurate list and note that all of these candidates have accepted an invitation to join the Museum Advisory Governance Board.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Strategic Pillar 1 - Prosperity

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

Objective 1.1(c)

Expand Launceston's position as an arts and cultural hub by providing an environment for creative industries to thrive.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

18. COMMUNITY ASSETS AND DESIGN

No items have been identified as part of this Agenda

19. DELIVERY AND PERFORMANCE

19.1. Change to 2026 Council Meeting Schedule - Cancellation of 12 November 2026 Ordinary Meeting

FILE NO: SF0098

AUTHOR: Kelsey Hartland (Team Leader Governance and Information Services)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To approve the removal of the Council Meeting scheduled for 12 November 2026 from the 2026 Council Meeting Schedule.

Pursuant to regulation 22(2) of the Local Government (Meeting Procedures) Regulations 2025, this decision requires an absolute majority vote.

RELEVANT LEGISLATION:

*Local Government Act 1993 (Tas)
Local Government (Meeting Procedures) Regulations 2025*

PREVIOUS COUNCIL CONSIDERATION:

Council - 11 December 2025 – Agenda Item 20.9 Council Meeting Schedule 2026 and Update of 14-Plx-001 Council Meeting Policy (Frequency and Commencement Time)

RECOMMENDATION:

That Council:

1. approves the cancellation of the Council Meeting scheduled for 12 November 2026; and
 2. notes that if Recommendation 1 is resolved in the affirmative, it will overturn part of a decision made on 11 December 2025 for Agenda Item 20.9, Council Meeting Schedule 2026 and Update of 14-Plx-001 Council Meeting Policy (Frequency and Commencement Time), and requires a decision by an absolute majority pursuant to regulation 22(2) of the *Local Government (Meeting Procedures) Regulations 2025*.
-

REPORT:

The Tasmanian Electoral Commission (TEC) has provided the following election timetable for the 2026 Local Government elections.

Election timetable

9 am	Monday 7 September	Nominations open
6 pm	Thursday 10 September	Enrolment closes
12 noon	Monday 21 September	Nominations close
12 noon	Tuesday 22 September	Nominations announced
From	Monday 5 October	Ballot packs delivered by post
2 pm	Tuesday 27 October	Close of poll
From 9 am	Wednesday 28 October	Counting commences

At the Council Meeting held on 11 December 2025, a decision was made to hold fortnightly Council Meetings in 2026. Council Meetings to be held on 29 October 2026 and 12 November 2026 were approved as part of the Council Meeting Schedule (the Schedule).

The TEC has advised that, other than some early provisional result indications, the outcome of all Councillor elections will not be known until data entry has been completed in the week following the close of polling, potentially by 4 November 2026.

For the 2022 elections, polling closed on 25 October 2022 and the final results were known on 31 October 2022. On this basis, it is unlikely that the results for Launceston will be known by 29 October 2026. The current elected members will therefore remain in office and be able to attend the meeting scheduled for that day.

The City of Launceston has made provisional arrangements for the newly elected members in 2026 to undertake their Declaration of Office, induction and onboarding from 5 to 10 November 2026. An additional workshop is proposed for 12 November 2026 with an external provider to cover the requirements of the *Land Use Planning and Approvals Act 1993* and the Launceston Local Provisions Schedule. This training will help ensure the new Council has the required knowledge to make sound decisions as a Planning Authority.

To accommodate the proposed planning training, the Council Meeting scheduled for 12 November 2026 will need to be cancelled. Under regulation 5(5) of the *Local Government (Meeting Procedures) Regulations 2025* (the Regulations), a meeting must be held at least once a month. The Council Meeting scheduled for 26 November 2026 meets this requirement.

Regulation 22 of the *Local Government (Meeting Procedures) Regulations 2025*

Regulation 22 provides that, where a proposed motion would overturn a previous decision of Council, the associated report is to include the following:

- (a) a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision or part of that previous decision; and
- (b) the details of that previous decision, or the part of that previous decision, that would be overturned; and

- (c) advice as to whether or not that previous decision, or that part of that previous decision, directed that certain action be taken; and
- (d) if that previous decision, or that part of that previous decision, directed that certain action be taken, advice as to whether or not that action has been wholly or substantially carried out.

With regard to (a) and (b), should Recommendation 1 be resolved in the affirmative, it would overturn part of a decision made on 11 December 2025 for Agenda Item 20.9, Council Meeting Schedule 2026 and Update of 14-Plx-001 Council Meeting Policy (Frequency and Commencement Time). The adopted Schedule included a meeting on 12 November 2026, which would be removed by this decision.

With regard to (c) and (d), the 2026 Schedule was advertised in The Examiner, published on the City of Launceston website and displayed in the Customer Service Centre, pursuant to regulation 9(2) of the Regulations.

Removing the 12 November 2026 Council Meeting from the 2026 Schedule will require the change to be advertised in a daily newspaper, updated on the City of Launceston website and reflected in the meeting notice displayed in the Customer Service Centre.

RISK IMPLICATIONS:

There is a risk that newly elected Councillors may be required to participate in Council or Planning Authority decision-making before completing essential induction and planning training. This may increase the risk of procedural errors, inconsistent decision-making, poor or invalid planning decisions, and potential challenge or appeal. There is also a governance and reputational risk if the new Council is perceived as not having been provided with sufficient time, training and support to properly prepare for its statutory responsibilities.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Not applicable:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. ECM 2054918 v 38 14- Rfx-009 Council Meeting and Workshop Schedule 2026
[19.1.1 - 3 pages]

19.2. Parking Strategic Direction

FILE NO: SF4358

AUTHOR: Natasha Tempest (Senior Leader Health and Regulations)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider this report, which provides an update on work underway in relation to parking and its alignment with the City of Launceston Strategic Plan 2025 - 2035 and supporting plans and strategies, including transport, movement and City Heart initiatives.

RELEVANT LEGISLATION:

The following legislation enables Council to regulate parking behaviour, manage the use of public space, and enforce compliance, while supporting broader transport and place-based outcomes.

Local Government Act 1993 (Tas)
Local Government (Highways) Act 1982 (Tas)
Traffic Act 1925 (Tas)
Road Rules 2019 (Tas)
Vehicle & Traffic Act 1999 (Tas)
Roads & Jetties Act 1935 (Tas)
Traffic (Compliance & Enforcement) Regulations 2017 (Tas)
Facilities & Highways By-law No.1 of 2021
On-Street Parking Penalties By-law No. 1 of 2023
Parking Facilities By-law No.2 of 2023

PREVIOUS COUNCIL CONSIDERATION:

Council – 4 November 2021 – 18.1 - City of Launceston Transport Strategy 2020-2040
Council – 31 October 2024 – 21.1 - City Heart Place Plan
Council - 19 June 2025 - 21.2 - City of Launceston 10-year Strategic Plan (2025-2025)
Council – 28 May 2026 – 19.2 - Fees & Charges 2026/2027
Council – 18 June 2026 - 5.1 - City of Launceston Four-Year Delivery Plan 2026/27 - 2029/30 and Annual Plan 2026/27

RECOMMENDATION:

That Council:

1. receives this paper on the strategic intent and direction of parking in the City of Launceston.
-

REPORT:

This report is provided to Council to outline the strategic direction and current program of work underway in relation to parking and transport movement within the City Heart. It brings together the key initiatives, dependencies and risks associated with repositioning parking from a standalone service to an important strategic tool to enable city activation, economic vitality, and a shift toward a more balanced, multi-modal transport system, contributing to a more liveable and vibrant City Heart.

The report is intended to provide Councillors with a consolidated understanding of how current and planned parking and transport initiatives align with Council's endorsed strategic direction, including the City of Launceston Strategic Plan 2025–2035, the Transport Strategy 2020–2040, the City Heart Place Plan, and the 4-Year Delivery Plan. Parking within the city is currently shaped by a high reliance on private vehicle access and a strong community and business interest in convenient parking close to destinations. This is particularly relevant for short-stay parking, access to shops and services, and perceptions of how parking supports visitation and economic activity. Over time, these expectations have influenced parking controls and the allocation of kerbside and off-street parking. As the city continues to grow and change, there is an opportunity to review how parking is managed so that public space is used effectively and access to the City Heart is supported in a balanced way.

At the same time, City Heart objectives are increasingly focused on creating a vibrant, accessible and people-focused environment that supports visitation, dwell time, business activity and a high-quality public realm. Parking availability remains an important consideration for many users; however, contemporary city centre planning also recognises the importance of footfall, ease of movement, streetscape quality and the overall visitor experience. The current parking model will therefore need to continue evolving to better support city activation, accessibility and a more balanced transport system over time.

This work builds on a range of previously endorsed strategies and initiatives relating to parking, transport and city activation, which have been informed by community and stakeholder input over time. These processes have identified key themes relating to access, convenience and the role of parking in supporting economic activity within the City Heart. Further targeted engagement will be undertaken as individual initiatives progress, ensuring community and stakeholder perspectives continue to inform detailed design and implementation.

Strategic Direction

Parking within the City Heart is being considered as part of a broader approach to access, movement and place outcomes. The strategic objectives are to support city activation and vibrancy, improve accessibility and user experience, make effective use of public space, and support economic activity through visitation and dwell time. Within contemporary practice, parking is viewed as one of several tools that can contribute to these outcomes, alongside public transport, active transport, pedestrian amenity, land use planning and public realm improvements.

Council can influence these outcomes through a range of levers, including the movement and use of street space, parking supply and location, time limits, pricing structures, technology and communication with users. Any changes to these levers will need to be considered carefully, supported by evidence, and aligned with broader transport and place

objectives. This approach recognises that parking needs to operate as a responsive system that supports both movement and place outcomes, while remaining practical and understandable for residents, businesses, workers and visitors.

The strategic direction for parking and traffic movement has been consistently established across multiple endorsed Council documents. The **City of Launceston Strategic Plan 2025–2035** sets the overarching direction to reduce reliance on private vehicles and create a more liveable, people-focused city. The **Transport Strategy 2020–2040** reinforces this by outlining the need for a balanced, multi-modal transport system with reduced vehicle dominance in the CBD. The **4-Year Delivery Plan** positions strategic parking management as a key enabler of city activation, accessibility and economic activity, while the **City Heart Place Plan** provides the spatial framework for change, including consolidation of off-street parking, relocation of long-stay parking, reallocation of street space for higher-value uses such as outdoor dining and greening, and the development of a bus interchange to make public transport more accessible and attractive as an alternative to cars.

The 2025 City Heart parking workshops, facilitated by Steve Burgess (GHD), provided an opportunity for internal stakeholders, Councillors and external partners to explore the future role of parking in Launceston. The workshops helped build a shared understanding of the opportunities and challenges associated with parking, access and movement in the City Heart. They also identified opportunities to better align parking management with broader objectives for a vibrant, people-focused and economically active city centre, including improved public and active transport options, increased inner-city living, and the potential to use centrally located public space for a wider range of community and economic purposes.

The workshops were intended to explore strategic possibilities and build understanding rather than determine detailed implementation pathways. Achieving the preferred long-term direction will depend on a range of enabling conditions, including improved public transport uptake, successful implementation of Park and Ride options, changes to traffic movement through two-way streets, increased residential density, and demonstrated community understanding and acceptance of any changes to the parking model. For this reason, the pathway to delivery must be informed by local conditions, evidence and operational realities. A considered and staged approach will be required, supported by pilot initiatives, data-driven decision-making and targeted community engagement. This will assist Council to test, refine and communicate changes before wider implementation, and will help reduce the risk of changes being pursued ahead of the enabling conditions needed for them to be effective and well understood.

Priority Projects

A coordinated program of projects is underway to support the strategic direction for parking and transport within the city. The **Launceston City Heart Parking Review (2026–27)**, to be delivered as part of the Annual Plan (lead team: City Infrastructure) and funded through the Major Operational budget, will provide an important opportunity to review on-street and off-street parking controls, utilisation, pricing and zoning. The review will be informed by updated data and contemporary practice, and will support consideration of how parking can contribute to public space utilisation, safety, turnover, dwell time and city activation. The proposed Four-Year Delivery Plan – *Outcome 3.3(c)-1 We have improved amenity through a walkable, attractive city centre* Action 2 *Develop and implement a new plan for off-street parking and on-street parking in the City Heart* is included for each year of the Plan.

The implementation of new technologies, such as **Licence Plate Recognition (LPR)** technology, is expected to support improved efficiency, compliance and customer experience across both on-street and off-street parking environments. This is supported by the creation of a new Parking Ranger role.

Major infrastructure projects, including **Two-way Street Conversions** and the proposed **CBD Bus Interchange**, will influence how space is allocated and how people move through the city. These projects are intended to support safer and more accessible movement, improved public and active transport options, and opportunities for a more pedestrian-focused and vibrant City Heart. Supporting initiatives such as the **Mowbray Park and Ride** project aim to provide commuter parking options outside the City Heart, reducing pressure on central parking supply over time.

Complementary strategic and enabling projects will also support this transition. The **Transport Strategy Update (FY26/27)** will refresh Council's overarching transport framework to ensure it continues to guide decision-making in alignment with evolving City Heart priorities, including parking, movement and alternative transport modes. Ongoing **City Heart transport initiatives** will continue to progress incremental improvements to connectivity and better integrate parking with broader public realm outcomes. The **City Heart Place Plan Strategic Engagement Program** will play an important role in supporting informed community and stakeholder conversations about parking, access and movement. This engagement will assist in building understanding of the broader program, including how parking changes may be supported by public transport, active transport and other access options.

In addition, targeted initiatives such as the provision of designated **RV parking** within the Northern Inveresk Car Park will support tourism and visitation by improving access for recreational vehicle users, encouraging longer stays and increased local spending, and contributing to a more welcoming and accessible city experience.

In addition to these priority projects, a number of supporting activities will underpin successful implementation. These include updating the **Central Activities District Parking Implementation Plan (CADPIP)** to reflect current City Heart priorities and contemporary practice, undertaking **detailed parking utilisation analysis** to improve understanding of demand patterns, and exploring the procurement of **new parking systems and technology** to support more efficient management across both on-street and off-street environments. While not standalone projects, these workstreams are important enablers and will inform, support and refine delivery of the broader program. Together, these projects form an integrated and interdependent program intended to support a transition toward a more efficient, accessible and activation-focused parking system. Successful delivery will rely on careful coordination, sequencing and alignment across all initiatives.

Importantly, the strategic vision for parking is being considered in direct alignment with place-based outcomes, ensuring that future decisions about the allocation of space are informed by activation, economic vitality, accessibility and the creation of a more vibrant, people-focused City Heart. These principles are reflected in existing strategies and will be further considered through endorsed projects, the Parking Review and associated implementation actions.

The strategic direction for parking has been established through Council's endorsed strategic documents, with the focus now shifting to coordinated planning and implementation. Over the next 12 months, this will include progressing the Parking Review, advancing supporting technologies such as Licence Plate Recognition, and aligning parking-related initiatives with key City Heart infrastructure projects and broader traffic and transport work. Delivery will be staged and supported by data-driven decision-making, pilot initiatives, targeted engagement and clear communication to ensure future changes are practical, well understood and informed by engagement.

RISK IMPLICATIONS:

Progression of parking, land use and transport initiatives at different speeds, or without clear sequencing, may limit the achievement of strategic objectives. There is ongoing strategic consideration of how centrally located parking areas and public space can best support access, activation and broader City Heart outcomes. Advancing changes without alignment to enabling conditions, strategic frameworks and viable alternatives may result in fragmented outcomes or unintended impacts. At the same time, prolonged delay or limited visible progress may affect momentum and stakeholder confidence. Achieving strategic outcomes will require a balanced approach that supports timely action while ensuring changes are evidence-based, appropriately staged, clearly communicated and aligned with community needs.

Financial considerations are significant, with successful implementation requiring upfront investment in technology, infrastructure and system improvements, alongside ongoing operating costs. These investments will need to be considered within the context of competing organisational priorities and broader budget constraints

Strategic dependencies, including planning scheme settings and broader land use considerations, will influence future parking demand and the distribution of activity within the city. Misalignment between land use change and parking provision may affect the success of the proposed model and will require ongoing monitoring, coordination and review.

Resourcing constraints, including vacancies in specialist transport and strategic roles, may affect capacity to deliver and coordinate the program effectively. There is also a risk of fragmented delivery across teams if governance and coordination are not clearly defined. These risks will be mitigated through a staged and coordinated delivery approach, supported by clear communication, data-driven decision-making and program oversight, including through City Heart Portfolio governance.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The transition to new parking models presents several key risks that require careful management. Community, business and stakeholder expectations will need to be carefully considered, particularly where proposed changes affect parking availability, convenience or access. Without clear communication and engagement, there is a risk that the purpose, timing and benefits of proposed changes may not be well understood.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Strategic Pillar 2 - Place

Goal 2.2 Launceston's transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.

Objective 2.2(a)	Partner with the state government and local councils to expand access to reliable and frequent public transport services in and around Launceston.
Objective 2.2(b)	Work with partners to enable convenient daily travel by supporting public transport and investing in key road infrastructure between Launceston and rural and regional communities and surrounding facilities (e.g. Launceston Airport, Bell Bay).
Objective 2.2(c)	Develop a safe, pleasant and connected walking and active transportation network that is integrated with the transport system, across Launceston's urban footprint.

Strategic Pillar 3 - People

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

Objective 3.3(c)	Create a walkable centre and optimise the use of public space by reducing car dominance and expanding opportunities for greening and alternative forms of transport.
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BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

20. STRATEGY AND INNOVATION

20.1. Concessional Entry to Council's Waste Disposal Facilities

FILE NO: SF0628

AUTHOR: Jess Nesbit (Waste & Environment Officer)

APPROVER: Jane Lewis (Chief Executive Officer)

DECISION STATEMENT:

To consider the value of concessions to approved charitable organisations for waste disposal at the Launceston Waste Centre for the 2026/2027 financial year.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas) - section 205

PREVIOUS COUNCIL CONSIDERATION:

Council - 19 June 2025 - Agenda 17.2 - Concessional Entry to Council's Waste Disposal Facilities

Council - 17 April 2025 - Agenda 17.2 Policy Review - 12-Plx-014 Concessional Entry to the Council's Waste Disposal Facilities

Council - 27 June 2024 - Agenda 14.1 Concessional Waste Disposal 2024/2025 - Charitable Organisations

RECOMMENDATION:

That Council:

1. in respect of clause 4 of the '*Concessional Entry to Council's Waste Disposal Facilities*' policy (12-Plx-014), approves the participating charitable organisations and their recommended concessional entry values for the 2026/2027 financial year, as listed in the report; and
 2. approves the budget variation to increase the 2026/2027 financial year budget of \$57,309.00 to \$69,147.39, the additional funding of \$11,838.39 to be sourced from the Councillor's civic budget.
-

REPORT:

Background

The 17th application period for the much-valued Concessional Entry to Waste Disposal Facilities Program was conducted over a two-week period, commencing on 25 May 2026 and concluding on 10 June 2026. All previous program participants were formally notified of the application dates via email on 21 May 2026. A follow-up reminder was sent on 9 June 2026 to applicants who had not yet submitted an application.

Program Participation

The program was open to both returning and new applicants. To encourage broader participation, Council undertook a targeted promotional campaign including newspaper advertisements in The Examiner newspaper, radio segments and social media engagement, as a direct result of this outreach, two new organisations joined the program.

Returning applicants received an email with an electronic application link, as well as detailed information regarding their previous year's waste disposal expenditure and tonnage data.

Additionally, each applicant was provided with five years of historical landfill tonnage data. This data has proven valuable in supporting organisations to make informed funding requests and to strengthen their internal waste management strategies.

A record 31 applications have been received for the 2026/27 program including 2 new organisations which are tabled below:

Launnie Connections Op Shop	Punchbowl Community Garden
Door of Hope Christian Church	Karinya Young Women's Service
Launceston Benevolent Society Inc.	Launceston VFC Services Inc.
Launceston City Mission	Litter Free Launnie
Lions Club of Kings Meadows	Launceston Players Society
New Horizons Club Inc.	GroWaverly
Northern Occupational Support Service - Bluegum	Friends of the Library Launceston
PCYC	Salvos Store
SelfHelp Workplace	St Michaels Association
Veterans Support Group	Life Without Barriers
Kings Meadows Community Mens Shed	Launceston Bowls & Community Club Inc.
Starting Point Neighbourhood House	Teen Challenge Tasmania Inc.
Worldview	JCP Youth Pty
Just Cats Tasmania	kanamaluka Wildlife Rehab Centre
Community Housing Limited	Summerhill Scout Group
Community Care Tasmania	

Budget Allocation

The approved budget for the 2026/2027 financial year is \$57,309.00, which is the same as the approved budget for 2025/2026. A total of 31 applications were received for this round, with a combined funding request of \$85,325.60, exceeding the available budget by \$28,016.60.

Grant Committee Recommendation (Option A)

On the 22 June 2026, the Council Grants Committee (Councillors Palmer, Harris and McMahon) reviewed all applications. The Committee recognised the significant role this program plays in supporting local organisations with responsible waste management.

Given the level of complying applications, in undertaking the review, the Committee proposed that 20 percent be deducted from applicant's original funding requests to enable a more equitable funding pool to be distributed to more organisations. Additionally, it is proposed to introduce a minimum subsidy of \$50.00 to be applied to successful applicants which allows for 2 minimum fee entries at the Waste Centre.

The additional funding requirement is modest relative to the broader benefits delivered through the program and the impact the rising state waste levy is having on these organisations.

The Committee requests that Council approve the allocation of additional funds above the existing budget of \$57,309, with a further \$11,838.39 to be funded from the Councillor's civic budget. This provides total funding support of \$69,147.39 concessions to approved charitable organisations.

Alternative Option (Option B)

If the Grant Committee preferred option is deemed unsuitable, an alternative option involves applying a 35% reduction to all applicant subsidies but retaining the \$50.00 minimum. The alternative option will bring the total distribution to \$56,332.26, which is \$976.74 under the allocated budget.

Policy Details

The policy requires organisations to meet criteria which enable them to be deemed 'charitable' and, in turn, be considered for a subsidy to offset their waste disposal charges at the Launceston Waste Centre, by up to 80%. The 'charitable' assessment may be satisfied in one of the following pathways:

- Provision of an Australian Taxation Office (ATO) Exemption Certificate; or
- Demonstration of community and charitable benefits.

Each of the listed charities in Attachment 1 satisfies the 'charitable' test criteria required by the Council.

Attachment 1 lists all applicants for the 2026/2027 program and outlines relevant elements of their application and previous year's activity to help guide their recommended subsidy values for the approaching year.

The assessment, completed by the Council's Sustainability and Waste Management Officers, was endorsed by the Councilor's on the Community Grants Committee on 22 June 2026.

Application Assessment

The first step in the assessment process was confirming each organisation's 'charitable' status against the two 'tests', as mentioned above. Firstly, the policy automatically accepts organisations where an ATO Exemption Certificate is provided. This certificate must comply with the 'public benevolent institution' classification.

Secondly, organisations pursuing the alternate test are required to provide proof of community good and community benefit, as well as be deemed 'non-government.'

Additionally, the Australian Charities and Not-for-profits Commission resource (www.acnc.gov.au) is used to verify the status of the organisations.

The Committee then considered the justifiability of the claims for the upcoming financial year, 2026/2027, based on the history of the organisation and the percentage of the approved claim utilised in the previous financial year, 2025/2026.

To be considered for a subsidy, applicants were required to submit a detailed waste reduction plan. In this section of the application, a written statement outlining current and future measures being utilised to prevent waste being deposited to landfill was submitted.

This statement was assessed by two officers from Waste Management team and rated out of four. This rating guided the recommendation and outlined where assistance was required from the Council to further reduce waste to landfill.

As per the Council's Policy, Concessional Entry to the Council's Waste Disposal Facilities Policy (12-PI-014), subsidies shall not exceed 80% of the organisations 2025/26 tonnages divided by the 2026/2027 domestic entry fee of \$240.00 per tonne, which means that the amount recommended in this report is mathematically calculated.

The gate fee for 2026/2027 has increased by \$38.00 per tonne from \$202.00 per tonne to \$240.00 per tonne and includes the statutory increase to the state waste levy.

RISK IMPLICATIONS:

There are identified risks if funding is not awarded, with the potential for:

- Financial burden to charitable organisations
- Illegal dumping
- Council not meeting agreed sustainability targets.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

There is an economic benefit to the charitable organisations as money is saved on waste fees, providing the organisations with greater availability within their funds to support community programs. On Council's end, there is a reduction in operational costs for the Launceston Waste Centre through the program's encouragement of waste reduction.

By encouraging organisations to reduce their waste, the Council is extending landfill life, reducing the quantity of harmful methane gas entering the atmosphere, and reducing the creation of toxic landfill leachate. Also, through the application process, the Council can recognise and salvage valuable resources, such as precious metals, being lost to landfill.

The policy treats concessions to charitable organisations as a community service obligation. The fabric of the community is enhanced by the charitable and benevolent work of these organisations.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2025-2035

Strategic Pillar 1 - Prosperity

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

Objective 1.2(a)

Capitalise on our competitive advantages by focusing on key sectors including food and agricultural innovation, research & development, advanced manufacturing, healthcare and circular economy initiatives.

Strategic Pillar 1 - Prosperity

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

Objective 1.3(c)

Establish Launceston as a national leader in sustainability through our achievements in circular economy innovation and reducing greenhouse gas emissions.

BUDGET AND FINANCIAL IMPLICATIONS:

The 2026/27 draft budget includes \$57,309.00 for this program, allocated from the Councillors annual civic budget. The proposed additional \$11,838.39 budget variation will also be funded from the Councillors civic budget (subject to the approval of Council) and has been discussed with the Finance Team.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Concessional Entry Proposal 26/27 [20.1.1 - 1 page]

21. CHIEF EXECUTIVE OFFICER NETWORK

No items have been identified as part of this Agenda

22. LATE ITEMS

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

No Items have been identified as part of this Agenda

23. CLOSED COUNCIL

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

RECOMMENDATION:

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

23.1. Confirmation of the Minutes

REASON FOR CLOSED COUNCIL:

Regulation 40(6) of the *Local Government (Meeting Procedures) Regulations 2025* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

23.2. Status Report on Closed Council Decisions as of 2 July 2026

REASON FOR CLOSED COUNCIL:

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

- (a) personnel matters, including complaints against an employee of the council;*
- (b) industrial relations matters;*
- (c) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (d) commercial information of a confidential nature that, if disclosed, is likely to –*
 - (i) prejudice the commercial position of the person who supplied it; or*
 - (ii) confer a commercial advantage on a competitor of the council; or*
 - (iii) reveal a trade secret;*
- (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (f) the security of –*
 - (i) the council, councillors and council staff; or*
 - (ii) the property of the council;*
- (g) proposals for the council to acquire land or an interest in land or for the disposal of land;*
- (h) information that is –*
 - (i) of a personal and confidential nature; or*
 - (ii) provided to the council on the condition that it be kept confidential;*
- requests by councillors for leave of absence;*
- (j) notifications by councillors of leave of absence for parental leave;*
- (k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (l) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.*

23.3. DA0306/2025 - 190 Waddles Road, Karoola - Extractive Industry - Use and Development of a Quarry

REASON FOR CLOSED COUNCIL:

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

- (k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.

23.4. Acquisition of Easements at 181 Westbury Road, Prospect

REASON FOR CLOSED COUNCIL:

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

- (c) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.
- (g) proposals for the council to acquire land or an interest in land or for the disposal of land.

23.5. End of Closed Session

24. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 23 July 2026 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.

25. MEETING CLOSURE