



LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 9 DECEMBER 2013**

LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

Monday 9 December 2013

Notice is hereby given that the Ordinary Meeting of the Launceston City Council will be held at the Council Chambers -

Date: 9 December 2013

Time: 1.00 pm

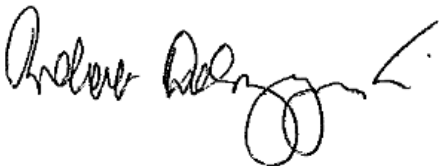
Section 65 Certificate of Qualified Advice

Background

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

Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the agenda items for this meeting.



Robert Dobrzynski
General Manager

LAUNCESTON CITY COUNCIL

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1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES**2 DECLARATION OF PECUNIARY INTERESTS****3 CONFIRMATION OF MINUTES****RECOMMENDATION:**

1. That the Minutes of the meeting of the Launceston City Council held on 25 November 2013 be confirmed as a true and correct record.

4 DEPUTATION

Nil

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
25 November 2013	9.1	Alderman Soward asked: Can Council investigate available options for installing a right hand turn on Howick Street to Wellington Street and Wellington St to Howick St	This question was taken on notice Response by Harry Galea (Director Infrastructure Services) This project was listed as an accident Black Spot scheme at Council's 26 August 2013 meeting for submission of an application to DIER for funding. The proposal was to include two central median islands, additional traffic lights (which would have included right hand turn phases) whose objective was to improve better compliance with the lighting sequence and hence minimise the risk of turning traffic having accidents with through vehicles. Council did not support submitting the project for Black Spot funding. Details were provided in the Aldermen Weekly Bulletin dated Friday 29 November. Should Council be of the view to pursue the project this can be listed as a safety improvement project.	Harry Galea

6 PUBLIC QUESTION TIME

7 ANNOUNCEMENTS BY THE MAYOR**7.1 Mayor's Announcements****FILE NO:** SF2375

Sunday 24 November

Attended Salvation Army Anniversary Service

Monday 25 November

Officially launched St Vincent de Paul Society Christmas Appeal

Tuesday 26 November

Attended Induction of Verdun Howell, Australian Football into Tas Sporting Hall of Fame
Attended Launceston Airport Annual Stakeholder Report by New General Manager, Paul Hodgen & Farewell to GM, Pamela Graham
Attended Launceston Players Opening Night of "Improbable Fiction"

Wednesday 27 November

Officiated at Media Launch for Launceston to Hobart Yacht Race
Attended Southern Cross TV Christmas Party
Attended Official Wrap of CentrStage's 2013 Main Stage Season
Attended Cricket at Aurora Stadium

Thursday 28 November

Attended Gorge Walk with Aboriginal Cultural Geographer Patsy Cameron
Attended Tamar Resource Management - Farewell function for Ian Sauer
Attended KPMG & LCCI 2013 "Gold Theme" Christmas Drinks
Attended St Patrick's College 11th Annual Concert & Awards Evening

Friday 29 November

Officiated at Launceston Advent Pageant
Attended Hollybank Turning of the Sod by Minister Michelle O'Byrne

Saturday 30 November

Officiated at Launceston Apex Christmas Parade
Attended Community Church Australia Opening
Attended Vietnam Veterans Annual Dinner

Sunday 1 December

Officiated at Enormity's Santa Run
Attended New Horizons Club Annual Song & Dance Production "Reaching New Horizons"
Attended Chanuka Menorah Lighting

7.1 Mayor's Announcements...(Cont'd)

Monday 2 December

Attended Launceston City Council AGM

Tuesday 3 December

Officiated at CPA Australia - Northern Members event

Wednesday 4 December

Attended LGAT General Meeting and dinner

Thursday 5 December

Officially welcomed participants at Child Friendly City Forum

Officially opened CultureFest

Attended QVMAG Friends Christmas Party

Friday 6 December

Officiated at Northern Suburbs Community Carols

Attended David Chaplin Trust Fund AGM

Saturday 7 December

Attended City Park Radio Christmas BBQ

Sunday 8 December

Attended Stan Siejka Launceston Cycling Classic

8 ALDERMEN'S/DELEGATES' REPORTS

9 QUESTIONS BY ALDERMEN

10 COMMITTEE REPORTS**10.1 Audit Committee Meeting - 14 November 2013****FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To receive and consider a report from the Audit Committee following the meeting on 14 November 2013.

RECOMMENDATION:

That the report from the Audit Committee meeting held on 14 November 2013 be received.

REPORT:

The following is a precis of the substantive agenda items dealt with at the meeting.

6.2 Internal Audit

Details The Internal Auditors attended and discussed progress in closing out internal audit issues.

Deloitte acknowledged that once the Management responses have been confirmed at least two long standing issues should be able to be closed. Most of the new minor issues identified in the recent work to do with Payroll and Asset Management have readily been resolved.

Action Resolved that the reports be noted and issues 4.3 and 4.4 be closed.

7.2 External Audit

Details The External Auditors attended and discussed the signed Audit Report including audit recommendations and the Management responses for the year ended 30 June 2013.

The External Auditors advised that the draft Report to Parliament has been prepared and will be presented in December. The Council's risk ratings have been assessed as "moderate financial sustainability risk from an operating perspective and low sustainability risk from governance, asset management and net financial liabilities perspective". The moderate sustainability risk is as a result of the underlying operating deficits.

Action Noted.

10.1 Audit Committee Meeting - 14 November 2013...(Cont'd)

9.1 - 9.3 Operations Summary

Details Reports presented on the Council's operations for the three months ended 30 September 2013. The result shows a favourable variance of \$2.2m principally due to favourable variances across the directorate net expenses (\$1.2m), rate revenue (\$0.3m) and depreciation (\$0.6m).

Action Noted.

9.2 - 9.5 Capital Works

Details Reviewed program status, budget reallocations and adjustments.

Action Noted.

10.1 - 10.5 Financial Reports and KPI's

Details Considered reports on debts, investments and the loan balance.

Action Noted.

10.6 Directorate (Performance) Report - Development Services

Details The Director Development Services presented an overview of what has been happening over the last 12 months and what is expected for the coming 12 months.

Action Noted.

11 Financial Policy and Procedures

Details The Director Corporate Services advised that a firm has been chosen to conduct a Procurement Review.

Action Noted.

13.2 Fraud Control in Local Government

Details The Manager Finance and Director Corporate Services will develop a plan in line with findings and recommendations details by the Auditor-General's Report.

Action Noted.

The Balance Sheet and Income Statement are included with the Quarterly Financial Report agenda item.

ECONOMIC IMPACT:

No economic impact.

ENVIRONMENTAL IMPACT:

No environmental impact

10.1 Audit Committee Meeting - 14 November 2013...(Cont'd)

SOCIAL IMPACT:

No social impact

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance Services

5.1.4 Ensure the city is managed in a financially sustainable manner

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

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10.2 Northern Youth Coordinating Committee Meeting - 14 November 2013

FILE NO: SF0136

AUTHOR: Wendy Newton (Youth and Community Officer)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

That Council receives a report from the Northern Youth Coordinating Committee's meeting held on 14 November 2013.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the report from the Northern Youth Coordinating Committee meeting held on 14th November 2013 be received.

REPORT:

The Northern Youth Coordinating Committee held its regular meeting on 14 November 2013 and noted the following:

1. Mandy de Ruyter, Business Manager for Wise Employment Disability Services, has joined as a new member;
 2. NYCC approved \$600 of a \$900 funding request from Fusion to help fund three Brooks High School students to undertake a Pilgrimage to Uluru in April 2014;
 3. NYCC provided a response to the Youth Network of Tasmania's Sector Policy Platform;
 4. A special NYCC meeting will be held on Monday 25 November to provide a written response to the State Government Consultation Paper, *Personal Searches of Young People in Custody in Custodial Premises*; and
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10.2 Northern Youth Coordinating Committee Meeting - 14 November 2013...(Cont'd)

5. Meeting dates for 2014: 6 February, 6 March (special National Youth Week meeting), 1 May, 3 July, 4 September and 6 November, with new meeting times 11.00am - 1.00pm.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

Launceston Community Plan:

PF2.2 STRATEGY TWO: Foster the capacity of young people

PF2.3 STRATEGY THREE: Improve access that young people have to services

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Stretton: Director Development Services

10.3 Tender Review Committee Meeting - 25 November 2013**FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That the report from the Tender Review Committee meeting held on 25 November 2013 be received.

REPORT:**1. Pipers River Bridge No. 622 - Dicksons Road - Bridge Renewal - CD.034/2013**

The Tender Review Committee accepted the tender submitted by BridgePro Engineering for the design and construction of bridge replacement tender - Pipers River Bridge 622 Dicksons Road, at a cost of \$188,100.00 (excl. GST).

2. Parks and Recreation (Demolition and Sale of Existing Buildings) - Lamont Street - CD.023/2013

The Tender Review Committee accepted the tender submitted by C2 Demolition Pty Ltd for the demolition and sale of existing Parks and Recreation Sheds - Lamont Street - Separable Portion B, at a cost of \$2,400.00 (excl. GST).

ECONOMIC IMPACT:

The economic impact has been considered in the development of each project.

ENVIRONMENTAL IMPACT:

The environmental impact has been considered in the development of each project.

10.3 Tender Review Committee Meeting - 25 November 2013...(Cont'd)

SOCIAL IMPACT:

The social impact is considered in the development of each project.

STRATEGIC DOCUMENT REFERENCE:

Launceston City Council Budget 2013/2014.

BUDGET & FINANCIAL ASPECTS:

The projects are funded in accordance with the approved 2013/2014 Budget as follows:

1. Pipers River Bridge No. 622 - Dicksons Road - Bridge Renewal - CD.034/2013 - \$220,000.00
2. Parks and Recreation (Demolition and Sale of Existing Sheds) - Lamont Street - CD.023/2013 - \$7,485.00

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Harry Galea: Director Infrastructure Services

11 PETITIONS

Nil

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Under the provisions of the Land Use Planning and Approvals Act 1993, Council acts as a Planning Authority in regard to items 12.1 - 12.2.

12 PLANNING AUTHORITY

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works

FILE NO: DA0451/2013

AUTHOR: Ashley Brook (Consultant Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider an application for the construction of a viewing platform adjacent to the Duck Reach Walking Track at part 74-90 Basin Road, West Launceston.

PLANNING APPLICATION INFORMATION:

Applicant:	Launceston City Council
Property:	Part 74-90 Basin Road, West Launceston (LPI JKC02)
Site area:	47.96 ha
Zone:	Environmental Management
Existing use:	Public Reserve
Classification:	Passive Recreation
Date received:	15 November 2013
Deemed approval:	27 December 2013
Representations:	One

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council approve the application DA0451/2013 for the construction of a viewing platform adjacent to the Duck Reach Walking Track at part 74-90 Basin Road, West Launceston subject to the following conditions:

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

PERMIT CONDITIONS

1. ENDORSED PLANS

The use and development must be carried out as shown on the endorsed plans and described in the Planning Report included with the Development Application dated 15 November 2013 to the satisfaction of the Planning Authority.

2. MATERIALS AND FINISHES

The approved structure shall utilised muted materials and finishes which blend with the surrounding landscape.

3. PROTECTION OF TREES

All trees surrounding the proposed development, aside from the 4 trees authorised to be pruned, shall be protected during construction works by barriers and similar devices in accordance with Australian Standard 4970-2009 'Protection of Trees on Development Sites'.

4. REHABILITATION OF DISTURBED AREAS

All disturbed ground surfaces resulting from the works authorised by this permit shall be rehabilitated to the satisfaction of the Planning Authority so as to prevent erosion or weed infestation issues on the land.

Notes

A. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals will be required:

a) Building Permit.

B. Appeal Provisions

Attention is directed to Sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

A planning appeal shall be instituted by lodging a notice of appeal with the Clerk of the Resource Management and Planning Appeal Tribunal.

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

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

C. Aboriginal heritage

All Aboriginal heritage is protected under the Aboriginal Relics Act 1975. If Aboriginal heritage is discovered at any time, works are to cease immediately and contact is to be made with Aboriginal Heritage Tasmania for advice.

D. Permit Commencement

This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 53(1b) 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.

REPORT:**1. PROPOSAL**

The application is to construct a viewing platform which will be cantilevered from an existing lookout adjacent to the Duck Reach Walking Track. The development site is situated 900 m south of the suspension bridge at the First Basin. Duck Reach is situated a further 600 m to the south.

The rear of the proposed viewing platform will be affixed to a new concrete footing along the outer edge of the existing south-facing lookout. The platform will have a length of 10.8 m extending over the steep, rocky slope and vegetation below. It will have a width of 2.75 m with a 1.1 m high balustrade around the perimeter.

The Location Map provided with the application indicates that the viewing platform will be setback between 52-63 m from the western boundary shared with the South Esk River (Second Basin). This measurement is understood to have been taken from the rear of the platform and does not appear to take account of the shape of the western boundary. The proposed minimum setback is estimated to be 45 m.

Two additional footings will be constructed 4 m south of the existing lookout. Each will comprise a 450 mm x 450 mm steel base plate elevated on a small concrete pad and bolted into exposed rock (40 mm drill holes). 140 mm diameter steel posts fixed to each footing will support the viewing platform directly above. The height of the posts measured to the level of the platform will be approximately 5.25 m. The posts will extend a further 2 m above the platform deck. Bracing will be affixed to the support posts and viewing platform as shown on the elevations provided.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

The southern end of the viewing platform will be elevated 10.5 m above ground level. Taking account of the balustrade, the maximum height of the proposed development is approximately 11.6 m.

The development has been designed to minimise the environmental footprint. It will comprise pre-fabricated components that will be assembled on site. An existing storage area nearby will be utilised. Existing tracks will also be utilised for access. No trees or shrubs will be removed during construction. However, four trees adjacent to the viewing platform, including one dead Eucalypt tree, will be pruned. Two small areas of native grassland will be removed to construct the two footings below the lookout.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The application relates to a single parcel of land associated with the property identified as "First Basin Reserve", 74-90 Basin Road, West Launceston. The property forms part of the Cataract Gorge Reserve managed by Council.

The parcel involved is Crown land leased by Council. It is a Public Reserve under the *Crown Lands Act 1976*. It is identified with Land Parcel Identifier (LPI) JKC02 and is 47.96 ha in area. The Manager Issues and Projects, Crown Land Services has provided written consent to the lodgement of the application as required under Section 52 (1B) of the *Land Use Planning and Approvals Act 1993*.

The parcel is bounded by Corin Street and Denison Road to the east, South Esk River to the east and the boundary with the Meander Valley municipal area to the south. It contains the Duck Reach Walking Track.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

ENVIRONMENTAL MANAGEMENT ZONE

29.1.1	<i>To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.</i>
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12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

29.1.2	<i>To only allow for complementary use or development where consistent with any strategies for protection and management.</i>
	The proposed use is compatible with the Zone Purpose since it is for a permitted (no permit required) use class. The proposed development comprises a lightweight structure which will have a small environmental footprint. The only discretion which arises under the zone standards relates to the height of the viewing platform. In this regard, the platform will not be visually prominent since it will be surrounded by existing vegetation and painted in grey. It will not be visible from the prime viewpoints or scenic drives defined in the Cataract Gorge Management Area Code because of the screening provided by the natural topography and vegetation cover.

3.2 Use

3.2.1 Use Table

Passive Recreation is a permitted (no permit required) use class in the Environmental Management zone.

A discretionary planning permit is required since the application relies on an assessment against the performance criteria in relation to the following zone and code standards:

- Clause 29.4.1 A2 – Exceeds the 6 m height requirement applicable in the zone.
- Clause E8.6.1 (Biodiversity Code) A1.2 – The development involves the disturbance of native vegetation including the pruning of 4 trees and removal of two small areas of native grassland.
- Clause E9.6.4 (Water Quality Code) A2 – No acceptable solution exists. The performance criteria apply to accesses and pathways.
- Clause E17.7.3 A1 - Exceeds the 6 m height requirement applicable in the Cataract Gorge Management Area Code.
- Clause E17.7.4 A1 – No acceptable solution exists. The performance criteria applies to the removal, destruction or lopping of trees or the removal of vegetation in the Cataract Gorge Management Area.

3.2.1 Use Standards

29.3.1	<i>Reserved Land To ensure that development recognises and reflects relevant values of land reserved under the National Parks and Reserves Management Act 2002 or Nature Conservation Act 2002.</i>
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12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A1	<i>Use on reserved land is in accordance with a Reserve Activities Assessment approved under the National Parks and Reserves Management Act 2002 or Nature Conservation Act 2002.</i>
	Not applicable. The land is not reserved under the <i>Nature Conservation Act 2002</i> or under the <i>National Parks and Reserves Management Act 2002</i> .

3.3 Development Standards

29.4.1	<i>Building Design and Siting</i> <i>To ensure that the design and siting of buildings responds appropriately to the natural values of the site and causes minimal disturbance to the environment.</i>
A1	<p><i>The curtilage for development must:</i></p> <ul style="list-style-type: none"> <i>a) not exceed 20% of the site; or</i> <i>b) be in accordance with a Reserve [sic]</i> <i>c) Activities Assessment approved under the National Parks and Reserves Management Act 2002 or Nature Conservation Act 2002.</i> <p>Complies. The curtilage of the development is 10.8 m x 2.75 m (29.7 m²) which represents 0.006% of the 47.96 ha subject site.</p>
A2	<p><i>Building height must:</i></p> <ul style="list-style-type: none"> <i>a) not exceed 6m; or</i> <i>b) be in accordance with a Reserve [sic]</i> <i>c) Activities Assessment approved under the National Parks and Reserves Management Act 2002 or Nature Conservation Act 2002.</i> <p>The southern end of the viewing platform will have the greatest elevation above ground level. The maximum height of the proposed development at this location, measured to the top of the balustrade, will be approximately 11.6 m. Assessment against the performance criteria is therefore required.</p>
P2	<p><i>Building height must blend with the surrounding landscape and not be visually prominent.</i></p> <p>The proposed viewing platform will have a lightweight appearance painted in grey, and will extend into the vegetation canopy surrounding the existing lookout. This will assist with blending the development with the landscape.</p> <p>The viewing platform will not be visible from the prime viewpoints or scenic drives as defined in the Cataract Gorge Management Area Code. It is therefore considered that the development will not be visually prominent.</p> <p>The application therefore complies with the performance criteria.</p>

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A3	<p><i>Buildings must be set back</i></p> <p>a) <i>a minimum of 10m to all boundaries; or</i></p> <p>b) <i>be in accordance with a Reserve [sic]</i></p> <p>c) <i>Activities Assessment approved under the National Parks and Reserves Management Act 2002 or Nature Conservation Act 2002.</i></p> <p>Complies. The viewing platform will be setback 45 m to the western boundary shared with the South Esk River and 80 m to the eastern boundary.</p>
A4	<p><i>Buildings for a sensitive use must be set back a minimum of 200 m to the rural resource zone.</i></p> <p>Not applicable. The proposed use is not a sensitive use as defined by the Interim Planning Scheme. In any event, the nearest Rural Resource zone is located 1.7 km to the south of the proposed viewing platform.</p>
29.4.2	<p><i>Landscaping</i></p> <p><i>To ensure that the natural values of the site are retained in a manner that contributes to the broader landscape of the area.</i></p>
A1	<p><i>If for permitted or no permit required uses.</i></p> <p>Complies. Passive Recreation is a permitted (no permit required) use in the zone.</p>
29.4.3	<p><i>Subdivision</i></p> <p>Not applicable.</p>

3.4 Overlays and Codes

3.4.1 Bushfire Prone Areas Code

Not applicable since the application does not include a subdivision, habitable building, vulnerable use or hazardous use as defined by the Interim Planning Scheme. Notwithstanding, the application indicates that the viewing platform will be designed to be fire resistant.

3.4.2 Biodiversity Code

The Code applies since it involves use and development in an area identified as priority habitat on the Interim Planning Scheme maps.

The relevant provisions are identified and addressed below.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

E8.1	<i>Purpose of the Code</i>
E8.1.1	<p><i>The purpose of this provision is to:</i></p> <ul style="list-style-type: none"> <i>a) protect, conserve and enhance the region's biodiversity in consideration of the extent, condition and connectivity of critical habitats and priority vegetation communities, and the number and status of vulnerable and threatened species; and</i> <ul style="list-style-type: none"> <i>i) ensure that development is carried out in a manner that assists the protection of biodiversity by:</i> <ul style="list-style-type: none"> <i>ii) minimising vegetation and habitat loss or degradation; and</i> <i>iii) appropriately locating buildings and works; and</i> <i>iv) offsetting the loss of vegetation through protection of other areas where appropriate.</i>
	<p>The siting of the proposed viewing platform avoids the need to clear native forest vegetation in the priority habitat area. However, 4 native trees will require minor pruning and two small areas of grassland (450mm x 450 mm) will be removed. The application demonstrates that the native vegetation disturbance will not impact on habitat values.</p>
E8.6	<i>Development Standards</i>
E8.6.1	<p><i>Habitat and Vegetation Management</i></p> <p><i>To ensure that:</i></p> <ul style="list-style-type: none"> <i>a) vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values;</i> <i>b) the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.</i>
A1.1	<p><i>Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;</i></p> <p>A Forest Practices Plan issued under the <i>Forest Practices Act 1985</i> would ordinarily not be required for the development. The application does not involve clearing of forest vegetation and the native grassland (non-forest vegetation) to be removed is not a threatened community. There is also an exemption from the need for an FPP where land clearing is authorised by a planning permit issued for the construction of a building. This establishes that land clearing is relevantly considered by Planning Authorities during planning assessment. The relevant provisions are contained elsewhere in the Code. They also apply to the 'disturbance' of native vegetation or identified priority habitat.</p>

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A1.2	<p><i>Use or development does not clear or disturb native vegetation within the areas of the site identified as priority habitat.</i></p> <p>The application involves the disturbance of native vegetation including the pruning of 4 trees and removal of two small areas of native grassland. The pruning includes the following:</p> <ul style="list-style-type: none"> • Remove the lower branches of an 8 m <i>Allocasuarina verticillata</i> tree located 2 m south east of the existing lookout. • Remove the top 1 m of a 4 m <i>Pomaderris apetala</i> located 2.8 m south of the existing lookout. • Remove the branches on the eastern side of a <i>Bursaroa spinosa</i> located 1.2 m south west of the existing lookout. • Remove the top 4 m of a 10 m dead <i>Eucalyptus</i> located 5.8 m south of the existing lookout. <p>The native grassland to be impacted (<i>Poa labillarderei</i>) involves the removal of two 450 mm x 450 mm areas where the footings below the existing lookout will be constructed. Assessment against the performance criteria is therefore required.</p>
P1	<p><i>Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</i></p> <ol style="list-style-type: none"> a) <i>quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and</i> b) <i>means of removal; and</i> c) <i>value of riparian vegetation in protecting habitat values; and</i> d) <i>impacts of siting of development(including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and</i> e) <i>need for and adequacy of proposed vegetation or habitat management; and</i> f) <i>conservation outcomes and longterm security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.</i>

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

The application includes a report on flora and fauna impacts prepared by Council's Parks Planner, who is suitably qualified to provide such advice. It identifies that the development site is within a non-threatened *Eucalyptus viminalis* grassy forest and woodland community. No threatened species have previously been within or in close proximity to the lookout site, and this was verified on site in November 2013.

The report makes a number of recommendations to protect the natural values of the area generally, including:

- DPIPWE Washdown Guidelines for Weed and Disease Control – Edition 1 to be observed.
- Storage of materials and equipment in existing cleared areas.
- Protection of all surrounding vegetation during construction.
- Reinstatement of any disturbance to the ground surface or understorey vegetation to avoid longer term erosion or weed infestation.
- Council Arborists to undertake all pruning works.

Taking account of the advice included in the application, the considerations under the performance criteria are addressed as follows:

- a) The vegetation disturbance is unlikely to have a significant adverse impact on habitat values. Regular pruning is undertaken along the track already.
- b) The vegetation disturbance will be undertaken by hand.
- c) The proposed development does not impact riparian vegetation.
- d) The siting of the proposed development avoids the need to clear vegetation.
- e) The application includes a number of recommendations to protect the natural values (including vegetation) of the area generally. These have been summarised above.
- f) Not applicable.

3.4.3 Water Quality Code

The Code applies since the use and development will be undertaken partly within 50 m of a watercourse (South Esk River).

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

The relevant provisions are identified and addressed below.

E9.1	<i>Purpose of the Code</i>
E9.1.1	<p><i>The purpose of this provision is to:</i></p> <ul style="list-style-type: none"> <i>a) consider the impacts of development to limit adverse effects on the following:</i> <i>b) wetland and watercourse ecosystems; and</i> <i>c) flow regimes, water levels, biological activity and physical characteristics; and</i> <i>d) the variety of flora and fauna; and</i> <i>e) the role of wetlands and watercourses for water supply, flood mitigation, environmental protection, water regulation and nutrient filtering, as resources for recreational activities and as attractive features in the landscape; and</i> <i>f) improve the sustainable management of surface water through development.</i>
	<p>The proposed viewing platform will have limited impact on the South Esk River. It will be situated over a steep slope some 30 m higher in elevation than the river. The ground works involved in constructing the footings for the platform will be setback a minimum of 50 m from the river. It is not expected to generate concentrated stormwater runoff.</p>
E9.6	<i>Development Standards</i>
E9.6.1	<i>Development and Construction Practices and Riparian Vegetation To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.</i>
A1	<p><i>Native vegetation is retained within:</i></p> <ul style="list-style-type: none"> <i>a) 40m of a wetland, watercourse or high water mark; and</i> <i>b) Ben Lomond Water catchment area – inner buffer</i> <p>Not applicable. The application does not involve clearance of native vegetation and in any event the development will be setback 45 m from the boundary shared with the river. Ben Lomond Water (now TasWater) catchment areas have not yet been defined.</p>
A2	<p><i>A wetland must not be filled, drained, piped or channelled.</i></p> <p>Not applicable. The application does not involve any works within a wetland.</p>

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A3	<i>A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.</i>
	Not applicable. The application does not involve any works within a watercourse.
E9.6.2	<i>Water Quality Management To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial or agricultural uses.</i>
A1	<i>All stormwater must be:</i> a) <i>connected to a reticulated stormwater system; or</i> b) <i>where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or</i> c) <i>diverted to an on-site system that contains stormwater within the site.</i>
	Not applicable. The proposed development is not expected to generate concentrated stormwater runoff.
A2.1 A2.2	<i>No new point source discharge directly into a wetland or watercourse. For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</i>
	Not applicable. The proposed development does not involve a point source discharge.
P3	<i>Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.</i>
	Not applicable. The application does not involve a quarry or borrow pit.
E9.6.3	<i>Construction of Roads</i>
	Not applicable.
E9.6.4	<i>Access To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.</i>
A1 P1	<i>No acceptable solution.</i>
	<i>New access points to wetlands and watercourses are provided in a way that minimises:</i> a) <i>their occurrence; and</i> b) <i>the disturbance to vegetation and hydrological features from human activities.</i>
	Not applicable. The proposed development does not involve new access points to wetlands and watercourses.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A2	<i>No acceptable solution.</i>
P2	<i>Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.</i>
	Complies. The proposed viewing platform is a built structure and will not impact on the drains associated with the existing walking track.
E9.6.5	<i>Sediment and Erosion Control</i>
	Not applicable. The standard applies to subdivision.
E9.6.6	<i>Ben Lomond Water Catchment Areas</i>
	Not applicable. Ben Lomond Water (now TasWater) catchment areas have not yet been defined.

3.4.4 Local Historic Heritage Code

The parcel involved is not included in the list of local heritage places in the Code. The listing identifies 4 of the 8 parcels associated with the property "First Basin Reserve", 74-90 Basin Road, West Launceston. The listing also refers to the Tasmanian Heritage Place Identifier 3995 (should be 3955). Heritage Tasmania has advised Council that the subject site is outside its Registration of Cataract Gorge.

The Cataract Gorge Management Area Code contains specific provisions which seek to protect the particular natural, historic, cultural, heritage, landscape and scenic values associated with the reserve overall.

3.4.5 Cataract Gorge Management Area Code

The Code applies since it involves use and development in an area identified in Management Unit (MU) 18 on the Interim Planning Scheme maps.

The description and management objectives for MU18 are reproduced below. These are relevant to the assessment against the Code standards.

Description

The Cataract Gorge Reserve including all natural and cultural areas.

Management objectives

- *To prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve.*

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

- *To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.*
- *To maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives.*

The relevant provisions are identified and addressed below.

E17.1	<i>Purpose of the Code</i>
E17.1.1	<i>The purpose is to protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values. The clause aims to ensure that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.</i>
	The proposed development will have minimal impact on the natural, historic, cultural, heritage, landscape and scenic values associated with the Cataract Gorge Reserve. The branches of 4 trees to the south of the existing lookout will be pruned to enable the construction of the viewing platform. However, the overall vegetation cover will remain. There will be glimpses of the development along the Duck Reach Walking Track however it will largely be inevent. It will not be visible from the prime viewpoints or scenic drives defined in the Code.
E17.7	<i>Development Standards</i>
E17.7.1	<i>Inappropriate development To prevent inappropriate development.</i>
A1	<i>Subdivision must not create internal lots in management unit 1.</i> Not applicable.
A2	<i>Must not be a new building or structure (except landscaping, fences, pergolas, dog kennels and the like), on slopes with a Maximum Average Slope steeper than 1:3.</i> Not applicable. The proposed development involves an extension of an existing structure.
A3	<i>Must not be for Residential in management unit 14.</i> Not applicable.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A4	<i>Development within the Residential Use class must be for single dwelling only in management units 12, 13, 15 & 18.</i>
	Not applicable.
A5	<i>Development must not be visible on the Military Crest or on the face of the slope equal to the point 11 vertical metres directly below the Military Crest when viewed from prime viewpoints or from scenic drives.</i>
	Complies. The viewpoint analysis submitted with the application demonstrates that the viewing platform will not be visible from the prime viewpoints (e.g. Duck Reach) or scenic drives (e.g. Denison Road and Corin Street) due to the steep, meandering topography associated with the South Esk River valley. It also will not be visible from the First Basin or Cliff Grounds.
E17.7.2	<i>Intensification To ensure that development density is consistent with achieving the management objectives within management units</i>
A1	<i>Lot density</i>
	Not applicable. The application does not involve a subdivision.
A2	<i>Multiple Dwellings</i>
	Not applicable.
E17.7.2 [sic]	<i>Siting of Buildings, Structures and Works To ensure that development is consistent with achieving the management objectives within management units.</i>
A1	<i>Buildings in management units must:</i> a) <i>be setback at least 30m from the Cataract Gorge Reserve boundary for 23, 27 & 28 Coniston Place, in management unit 1; and</i> b) <i>not be located within the 'no building' areas in Schedule 1 to this code.</i>
	Complies. The proposed development is not located in MU1 or the 'no building' areas shown in Schedule 1 of the Code.
A2, A3	<i>New access strips and roads</i>
	Not applicable.
A4	<i>Excavation or filling</i>
	Not applicable.
A5	<i>Power lines and associated service infrastructure</i>
	Not applicable.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

A6.1	Areas between the ground floor (including outdoor deck areas) and ground level are screened from view from prime view points and scenic drives.
A6.2	As discussed in relation to Clause E17.7.1 A5, the viewing platform will not be visible from the prime viewpoints or scenic drives due to the screening provided by the natural topography and vegetation cover.
A6.2	Tennis courts, ponds and swimming pools do not occur on land with a maximum average slope greater than 25% (1 in 4).
	Not applicable.
A7	<i>Fences and boundaries</i>
	Not applicable.
E17.7.3	<i>Height and Bulk of Buildings</i> <i>To ensure that the height and bulk of buildings are consistent with achieving the management objectives within management units.</i>
A1	<i>Building height must not exceed 6 m.</i>
	The maximum height of the proposed development will be approximately 11.6 m. Assessment against the performance criteria is therefore required.
P1.1	<i>Management units 1-15</i>
	Not applicable.
P1.2	<i>The visual impact of buildings over 6m high within management units 16, 17 and 18 and within the grounds of West Launceston Primary School must be suitably minimised (i.e. it must be demonstrated that the development will become invident via siting, design, treatment of excavations, removal of fill, use of screening vegetation, etc) when viewed from prime viewpoint locations and scenic drives.</i>
	As discussed in relation to Clause E17.7.1 A5, the viewing platform will not be visible from the prime viewpoints or scenic drives due to the screening provided by the natural topography and vegetation cover.
A2	<i>Site coverage must not exceed 250m².</i>
	Not applicable. The site coverage standard relates to roofed buildings.
E17.7.4	<i>Tree and Vegetation Removal</i> <i>To ensure that the removal destruction or lopping of trees or the removal of vegetation is consistent with achieving the management objectives within the management units.</i>
A1	<i>No acceptable solution.</i>

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

P1	<p><i>The removal, destruction or lopping of trees or the removal of vegetation:</i></p> <ul style="list-style-type: none"> <i>a) must be consistent with maintaining the character and management objectives for the management unit; and</i> <i>b) must be inevent when viewed from the prime viewpoints and scenic drives or the visual impact must be suitably minimised (i.e. by trimming of trees rather than removal, replanting of trees to help as screening, design consideration and colour scheme of building or structure); and</i> <i>c) must not result in an unacceptable impact on threatened species and/or wildlife habitats/corridors.</i>
	<p>The application involves the disturbance of native vegetation including the pruning of four trees and removal of two small areas of native grassland. The requirements under the performance criteria are addressed as follows:</p> <ul style="list-style-type: none"> a) The management objectives seek to retain and maintain native vegetation particularly where this will assist in screening or softening the visual impact of buildings. The proposed viewing will extend into the vegetation canopy which will assist in blending the development with the landscape. b) As <i>discussed</i> in relation to Clause E17.7.1 A5, the proposed development will not be visible from the prime viewpoints or scenic drives due to the screening provided by the natural topography and vegetation cover. c) There are no threatened species within or in close proximity to the development site. The application demonstrates that the native vegetation disturbance will not impact on habitat values.

4.0 REFERRALS

The proposal was referred to the following departments and their responses are included below:

Infrastructure Assets

The proposal was referred to the Cataract Gorge Advisory Committee who supports the proposed location of the lookout structure. There are no conditions recommended for any permit.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

Environmental Services

N/A

Building Services

A Building Permit would be required for the viewing platform.

5.0 REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 16 November 2013 to 29 November 2013.

One representation was received in that period. The issues raised in the representation are summarised in the table below.

ISSUE	COMMENTS
Queries why the viewing platform needs to be hidden.	There is an expectation under the Cataract Gorge Management Area Code that vegetation will be maintained to screen or soften the visual impact of buildings.
Concerns and suggestions regarding the design.	The relevant Interim Planning Scheme standards do not seek to influence the design of the proposed structure, except in relation to its height and siting. The proposed development has been assessed as compliant with the standards which apply.

6.0 CONCLUSION

Subject to the recommended conditions it is considered that the proposal complies with the Launceston Interim Planning Scheme 2012 and is recommended for approval.

ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 2012 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

12.1 Part 74-90 Basin Road, West Launceston - Construction of a viewing platform adjacent to Duck Reach Walking Track and associated works...(Cont'd)

ENVIRONMENTAL IMPACT:

The Launceston Interim Planning Scheme 2012 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

SOCIAL IMPACT:

The Launceston Interim Planning Scheme 2012 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2012

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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

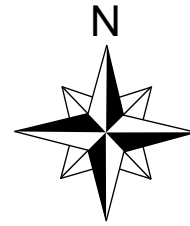

Michael Stretton: Director Development Services

ATTACHMENTS:

1. Location Plans
 2. Artists Impression - (circulated separately)
 3. Architectural Drawings - (circulated separately)
 4. Footing Details - (circulated separately)
 5. Viewpoint analysis - (circulated separately)
 6. Representation
-



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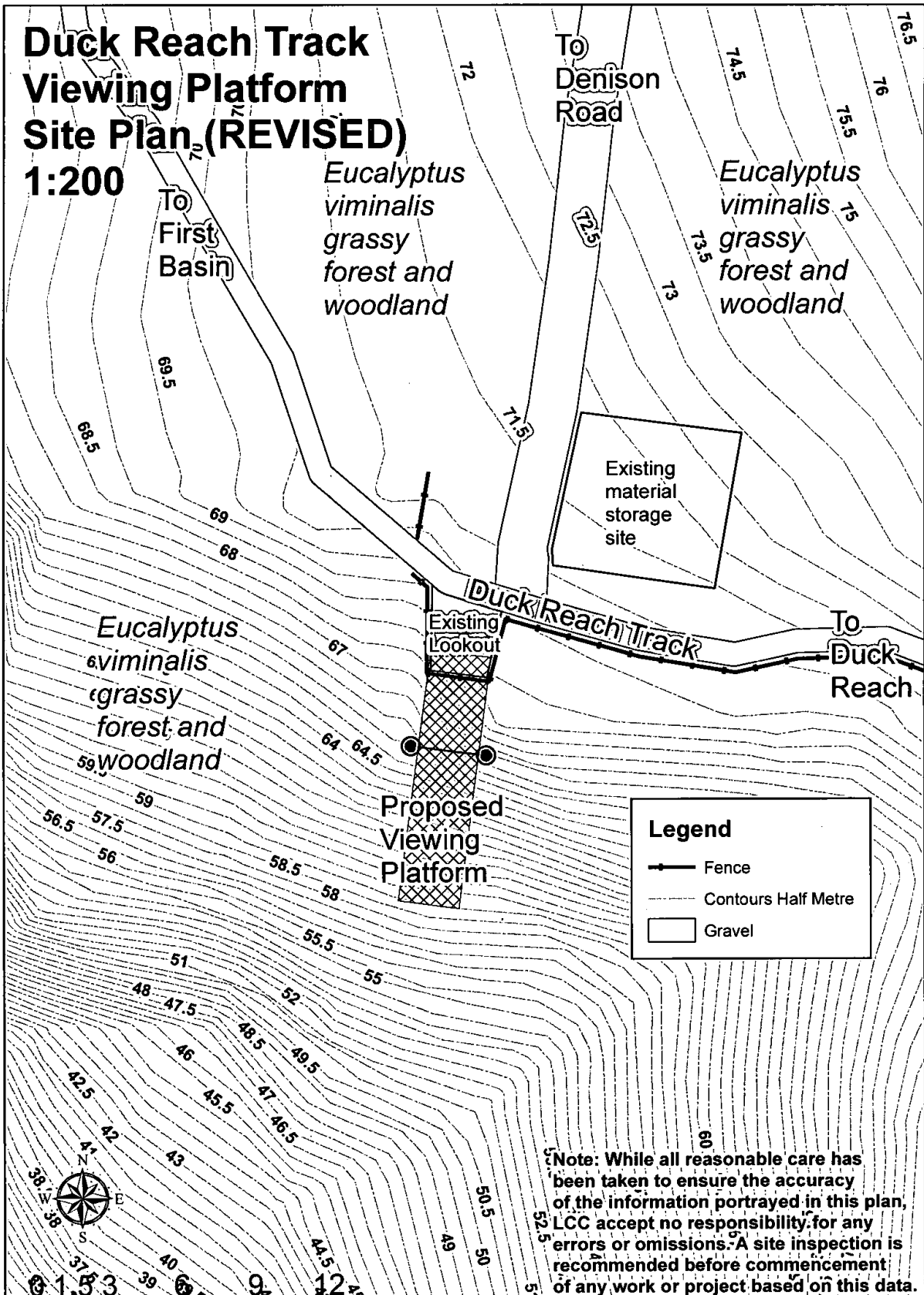


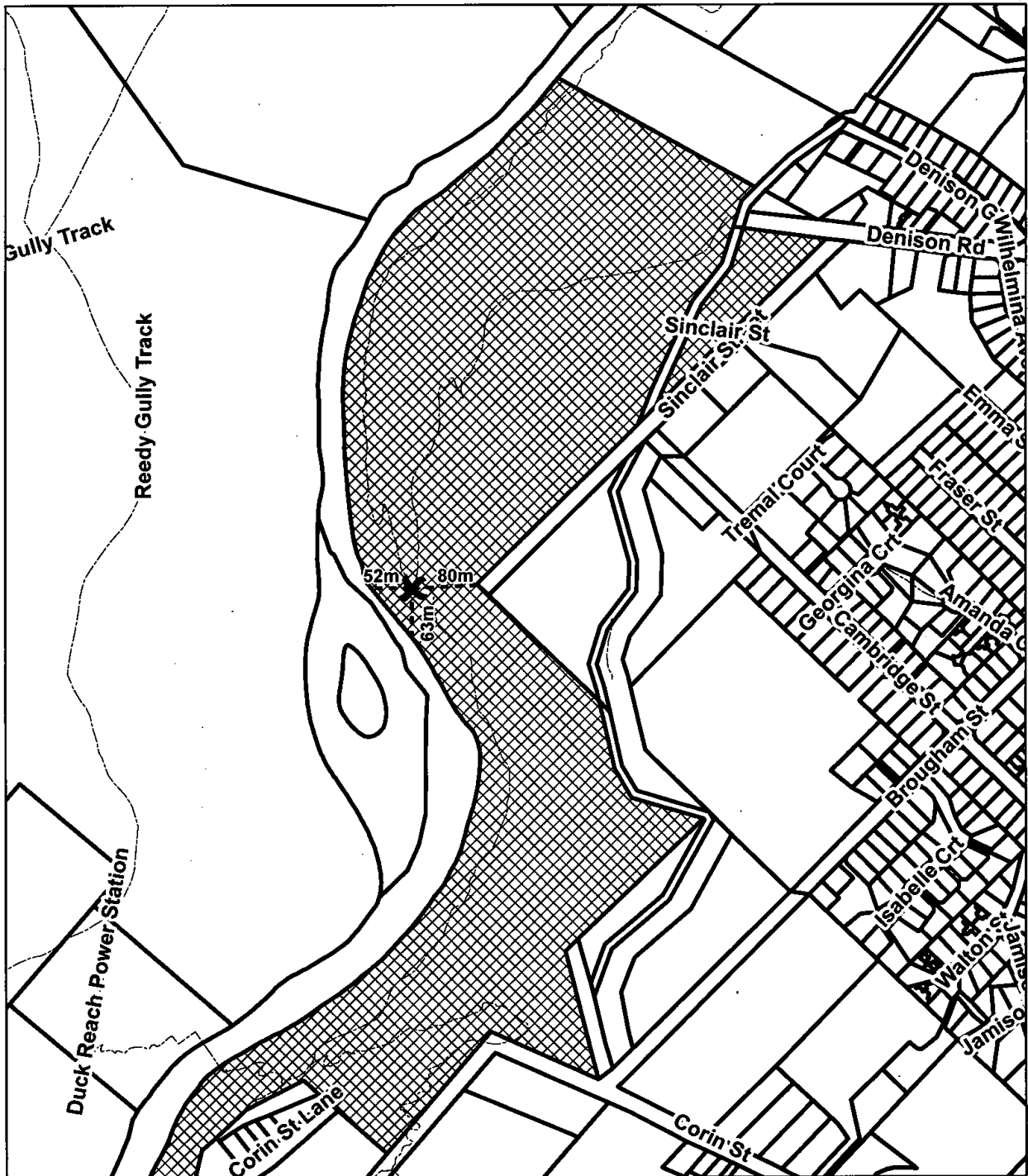
LOCALITY MAP - DA0451/2013 Part of 74-90 Basin Road, West Launceston



Locality Map

Scale: This Map Is Not to Scale





**Location Map (REVISED)
Duck Reach Track
Viewing Platform
Development Application**



Note: While all reasonable care has been taken to ensure the accuracy of the information portrayed in this plan, LCC accept no responsibility for any errors or omissions. A site inspection is recommended before commencement of any work or project based on this data.

From: Jim
To: Council <Council@launceston.tas.gov.au>
Date: 11/18/2013 11:58:10 AM
Subject: DA0451 - Viewing Platform

Dear General Manager,

Some brief comments on the above.

I thought the Gorge was Launceston's icon, something we bragged about.

So why does the proposed platform need to be hidden. Are we ashamed of the design?

Why not make it a dramatic, a "wow", addition to the Gorge experience.

The proposal really is pretty ordinary.

Why not have the side railings designed as trusses and they would then self support – instead of those wimpy posts and very domestic balustrades doing very little at all.

Why is it so wide? The suspension bridge is probably only a metre or so. Many high volume city footpaths are much narrower.

Why not make the walkway say 1.5m wide then open out to a larger viewing area at the tip?

It might bounce a bit, [like the bridge], but that would surely increase the visitor experience.

[And sadly the promotional sketch is dreadfully out of shape – not very encouraging].

As proposed then it is a very disappointing project.

And it is quite disappointing it has progressed so far – through various Council departments, Aldermen, etc.

It really should be redesigned. There's no great rush. It's not a Xmas present. Let's get it right.

I would have thought our city could do much better.

Yours sincerely,
Jim

COUNCIL AGENDA

Monday 9 December 2013

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012

FILE NO: SF3854

AUTHOR: Claire Fawdry (Graduate Town Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider an application for dispensation from a local provision of the Launceston Interim Planning Scheme 2012 under Section 30P of the Land Use Planning and Approvals Act 1993 to:

1. Set aside the whole provisions of the Rural Resource Zone as they relate to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006); and
2. Apply the provisions of the General Residential Zone as contained in the Launceston Interim Planning Scheme 2012 to be applied to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006).

PLANNING APPLICATION INFORMATION:

Applicant: Planning Development Services
Property: 53 Sandown Road, Norwood (Volume 36271 Folio 1)
Land Area: 627 m²
Zone: Rural Resource
Code: N/A
Received: 26 November 2013
TPC Deadline: 24 December 2013

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council resolves to make the following recommendations to the Tasmanian Planning Commission, pursuant to Section 30P of the Land Use Planning and Approvals Act 1993, for the application for dispensation from a local provision of the Launceston Interim Planning Scheme 2012 for a portion of 53 Sandown Road, Norwood (defined as Lot 1 of SD.02.90.006).

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

That the Council supports the dispensation from 53 Sandown Road, Norwood to:

1. Set aside the whole provisions of the Rural Resource Zone as they relate to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006, an area of +/-970 m²); and
 2. Apply the provisions of the General Residential Zone as contained in the Launceston Interim Planning Scheme 2012 to be applied to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006, an area of +/-970 m²).
-

REPORT:**1 The Proposal**

The proposal involves an application to the Tasmanian Planning Commission (TPC) for dispensation from a local provision of the Launceston Interim Planning Scheme 2012 under section 30P(1) of the Land Use Planning and Approvals Act 1993 (the Act) for 53 Sandown Road, Norwood.

The proposal seeks to:

1. Set aside the whole provisions of the Rural Resource Zone as they relate to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006, an area of +/-970 m²); and
2. Apply the provisions of the General Residential Zone as contained in the Launceston Interim Planning Scheme 2012 to be applied to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006, an area of +/-970 m²).

2 Dispensation Process

The dispensation process allows for a local provision of the Launceston Interim Planning Scheme 2012, including the zoning of the land, to be altered, or set aside, thereby providing for an application to be lodged for a use and/or development that would otherwise be restricted, limited or prohibited, before the Interim Planning Scheme becomes approved as a new Planning Scheme under 30N of the Act.

Sections 30P, 30Q and 30R of the Act set out the process and requirements for applying for a dispensation.

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

Once the TPC receives an application, it must, within 14 days, notify the Planning Authority. The Planning Authority, may within 28 days, notify the TPC of its opinion on the application. If the Planning Authority's opinion is to reject the application, then the TPC must also reject the application. Where the Planning Authority is either silent, or supports the application, the TPC must decide whether to reject or exhibit the application. Where the application is exhibited, the TPC requests the Planning Authority to exhibit the application for up to 2 months.

Following the exhibition period, the Planning Authority must, within 35 days, report to the TPC any representations received as well as a statement of the Planning Authority's opinion on those representations.

If no representations are received, the Planning Authority must notify the TPC within that timeframe to that effect.

The TPC may hold a hearing, where representations have been received. Following that, the TPC will decide whether to grant or refuse the dispensation. Where the dispensation is granted, the planning authority must consider applications against the dispensation to the extent that the dispensation applies.

Once the Interim Planning Scheme is declared as a planning scheme, dispensations can no longer be sought.

4 Site Analysis

4.1 Site Context

The application proposes to dispense with the provisions of the Rural Resource Zone and to apply the provisions of the General Residential Zone to part of the land described as 53 Sandown Road, Norwood (Volume 36271 Folio 1) as defined as Lot 1 of SD.02.90.006 and has an area of +/-970 m² (Attachment 1). There is an existing dwelling (built in 1972) located in approximately the centre of the title. The zoning of the portion of the land containing the existing dwelling is to remain Rural Resource. The site is relatively steep, falling away to the North Esk River to the east.

The site is located on the outer fringe of General Residential zoned land in Norwood surrounding Queechy Road. Queechy Road is accessible to the north via Penquite Road. The North Esk River partially wraps around the residentially subdivided land surrounding Queechy Road. A natural buffer is provided between this urban area and the river by Rural Resource zoned land.

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

4.2 Hazards and Special Values**4.2.1 Heritage and Scenic**

The site is not locally or state heritage listed and is not considered to have any special scenic values. There are no aboriginal heritage sites listed in the Tasmanian Aboriginal sites index within 500m of the site.

4.2.2 Flooding

The site is not known to be subject to flooding as it is elevated above the floodplain of the North Esk River.

4.2.3 Bushfire

Pursuant to Section E.1.3.1 of the Interim Planning Scheme, land is considered to be bushfire prone if it is within 100m of an area of bushfire prone vegetation equal to or greater than 1 hectare.

The site is considered to be bushfire prone and any future application for development on the site will required a Bushfire Hazard Management Plan and Bushfire Attack Levels Assessment in accordance with the Bushfire Prone Areas Code of the Interim Launceston Planning Scheme 2012.

4.2.4 Landslip

There are areas of landslip identified in the area. Although the site is not shown on the Interim Planning Scheme overlay maps as being of risk of landslip, the south eastern portion is shown to be Class 4 landslip on Council's internal GIS mapping system. This portion of the site is already developed for a single dwelling and the portion proposed to be rezoned is not mapped as Class 4 landslip.

4.2.5 Land Capability

The majority of the land is mapped as Class 5 (land unsuited to cropping and with slight to moderate limitations to pastoral use). A portion of the +/-970 m² site to be rezoned is not mapped on the state wide land capability mapping.

4.2.6 Infrastructure Capacity

The site is located within an area where there is a reticulated water, sewer and stormwater system and the site has access to Council maintained roads. The site has existing road frontage to Sandown Road.

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

The Applicant has engaged in preliminary discussions with TasWater who have advised that any further development is likely to require a user pump station and rising main due to the fall of the land in association with existing infrastructure in the site's vicinity. It is anticipated that an appropriate design of any future development will ensure adequate servicing.

4.2.7 Other Values

The site is not known to have any other hazards or values that would limit development.

5 Strategic Analysis

5.1 Regional Land Use Strategy - Northern Tasmania 2011

The strategy provides a broad level strategic direction for land use and development within the Northern Region. The strategy defines land use into three well defined categories being Rural, Urban and Environmental. It states:

'The region's three key land uses can clearly define the extent of urban development, and specifically encourage the containment of growth to established urban areas to increase the sustainability of these settlements in terms of population, but also the level of services and infrastructure they provide to the community.'

It continues:

'The hard edge of the urban grown boundary is to be managed with an appropriate graduation of land uses and activities associated with urban development to provide transition of urban activities between the surrounding non - urban areas that from the remaining major regional land use categories. This will ultimately be achieved through zoning within the planning schemes to establishing clear graduation of land uses between urban land, rural land, natural resources areas and environmental and open space areas.'

Further:

Reinforce Urban Growth Boundary areas with an efficient urban settlement pattern strategy to ensure sustainable use of land across the region that:

- *Consolidates the roles of the greater Launceston urban area and the surrounding sub-regional urban centres;*
 - *Creates well-planned communities, supported by an activity centre network that gives people good access public transport and links residential areas to employment locations.*
-

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

The site is consistent with the strategy insofar that the portion proposed to be rezoned is located adjacent to existing General Residential zoned land. The zoning of the entire title as Rural Resource is considered a mapping error.

5.2 Launceston Residential Strategy 2009

The strategy provides a detailed assessment of housing needs and current land stocks. The strategy provides a priority ranking of types (tiers) of housing development which would best meet the needs of the community and also represent good planning outcomes.

In order of priority:

1. *Residential development on 'brownfield' sites for example surplus public land, site where industry has relocated, mixed use developments in accessible locations on the CBD fringe or adjacent to District or Neighbourhood Centres.*
2. *Increased density in existing residential areas where opportunities exist or where capacity for change has been identified, primarily through unit developments or redevelopment.*
3. *Development on vacant land in urban infill locations including undeveloped portions of existing residential areas and vacant land currently within a residential zone.*
4. *Development on the most appropriate vacant land on the edge of urban areas*
5. *Rural residential development in the most appropriate areas*
6. *Individual rural houses unconnected to a primary industrial use.*

In terms of population trends (pp 3-4):

From 2002, growth was steady at around one percent per year.....

The greatest growth was experienced by Launceston central areas (19.8%), followed by Youngtown (16 percent) and Newstead (7.9 percent).....Growth rates are generally attributable to areas of new housing growth.

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

Most of the future growth in housing in Launceston is likely to come from reduced household size rather than from population growth. Based on current populations, and the medium growth projection, the anticipated reduction in household size from 2.4 to 2.1 would generate a demand for 3870 additional houses by 2024. Population growth alone would generate demand for only 2030 additional houses.

And need (pp 29-31)

If 85 percent of housing is demanded in serviced residential areas, then, based on the above projections, between 2614 to 4397 houses will be needed by 2024. Based on a historical split of 60% single houses at approximately 12/ha and 40 percent being units at approximately 24/ha, an estimation of land required would be between 175ha and 293ha from now until to 2024.

The planning scheme should provide sufficient opportunities to satisfy reasonable housing demand without oversupplying the market or impacting on the viability of development. Ensuring the availability at all times of vacant residential zoned land to meet 5 - 10 years' forecast demand, estimated at some 1000 dwellings, would seem appropriate.

The strategy has led to land being rezoned, the vast majority being to General Residential in a number of areas around the city. The largest tracts are located in Rocherlea/Newnham/Mayfield, Southgate Drive Kings Meadows and St Leonards areas. Only small pockets of Low Density Residential zoned vacant land are available throughout the city. Very little is available in the immediate area of this proposal.

The vacant residential land supply zoned in the Interim Planning Scheme meets the forecasted demand recommended by the residential strategy. The addition of a single additional lot is not significant in this context.

5.5 Schedule 1 Objectives

The Resource Management and Planning System of Tasmania, as set out in Schedule 1 of the Land Use Planning and Approvals Act 1993.

Part 1 Objectives of the Resource Management and Planning System of Tasmania

- a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*
-

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

The subject site is located on the urban fringe of Norwood. Maintenance of ecological processes and genetic diversity will not be adversely impacted as a consequence of the portion of land being zoned General Residential.

- b) To provide for the fair, orderly and sustainable use and development of air, land and water;*

The proposed rezoning will not significantly alter the uses allowable on the land (except that the General Residential Zone allows for multiple dwellings and prohibits resource development). The proposal will facilitate higher density residential development of the site in accordance with a number of Council's key objectives. A rezoning will also allow a site which would otherwise remain vacant, to be developed.

- c) To encourage public involvement in resource management and planning;*
- d) To facilitate economic development in accordance with the objectives set out in paragraphs a, b and c;*
- e) To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Statutory assessment processes include adequate public consultation. The proposal will allow for an urban portion of the lot to be developed to its maximum potential.

Part 2 Objectives of the Planning Process Established by the Act

- a) To require sound strategic planning and co-ordinated action by State and local government; and*

Existing strategies and statutory processes support a sound and co-ordinated strategic approach to planning. The dispensation proposes only to apply the provisions of the General Residential Zone to a portion similar in area to that which was zoned Closed Residential in the Launceston City Council Planning Scheme 1996.

- b) To establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land; and*

Refer to section 5.7 of the report.

- c) To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*
-

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

This report has detailed how the effects on the environment are addressed in this proposal.

- d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The proposal is consistent with relevant strategies.

- e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

Not relevant to this proposal.

- f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*
- g) To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- h) To protect infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*
- i) To provide a planning framework which fully considers land capability.*

These points have been addressed throughout the report.

5.6 State Policies**5.6.1 Protection of Agricultural Land Policy**

The site has previously been zoned for residential use and is therefore not classed as agricultural land.

5.6.2 State Coastal Policy

Does not apply as the land is outside of the defined area.

5.6.3 Water Quality Management Policy

Does not apply as the land is located in excess of 180 metres from the closest watercourse (North Esk River to the east).

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

5.6.4 National Environmental Protection Measures

National Environmental Protection Measures (NEPMs) are automatically adopted as state policies. They outline common environmental objectives for managing the environment.

Current NEPMs are:

- National Environmental Protection (Used Packaging Materials) Measure
- National Environmental Protection (Ambient Air Quality) Measure
- National Environmental Protection (Movement of Controlled Waste Between States and Territories) Measure
- National Environmental Protection (National Pollutant Inventory) Measure
- National Environmental Protection (Assessment of Site Contamination) Measure
- National Environmental Protection (Diesel Vehicle Emissions) Measure
- National Environmental Protection (Air Toxics) Measure

The site has no land use history that indicates contamination. It is considered that the NEPMs will have minimal impact on the proposed amendment.

5.7 Zone Suitability

The zoning history of the site provides background and justification for the proposed dispensation:

- The whole of CT 36271/1 was zoned Closed Residential within the City of Launceston Area 2 Planning Scheme 1974.
 - SD.02.90.006 made on 23 January 1990 by CSPP for a subdivision, Lot 1 and balance. Lot 1 was to be provided with a single user pump station and rising main and consistent of +/- 970 m² and approved 7 March 1990. This approval lapsed.
 - SD.02.96.035 made on 28 August 1996 endorsed Lot 1 of 726 m².
 - The Draft Launceston Planning Scheme 1996 zoned the entire site Rural.
 - Request was made 11 November 1996 for Lot 1 to Closed Residential. Rezoning was granted, however Lot 1 did change from the application of 726 m² to the endorsed plan of 750 m².
 - Final Plan returned to CSPP for SD.02.96.035 on 24 July 2000 "as the matter does not appear to be proceeding any further at this stage".
 - 17 October 2012, Launceston Interim Planning Scheme 2012 zoned entire site Rural Resource.
 - November 2013, Dispensation for area identified as Lot 1 SD.02.90.006 (approximately +/- 970 m²) to be General Residential Zone.
-

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

This history suggests that the zoning of the site to Rural Resource in the Interim Launceston Planning Scheme 2012 was omitted. The owners of the land identified the omission when they sought to make arrangements to develop their site (after the representation period).

In relation to the location, site context, site serviceability and zoning history, the General Residential Zone is considered an appropriate choice for the portion of the site.

6 Conclusion

The current Rural Resource Zone on the subject land is considered to be a mapping error when zoning was translated from the City of Launceston Planning Scheme 1996 to the Interim Launceston Planning Scheme 2012.

The proposed dispensation application seeks to have the portion of the land, previously identified in this report, to be zoned General Residential.

The proposed General Residential zoning is supported on the following basis:

- The zoning history of the site identifies that a mapping error has occurred in the translation from the City of Launceston Planning Scheme 1996 to the Launceston Interim Planning Scheme 2012;
- Allows for logical infill development in an area of high residential amenity, with low risk of land use conflict;
- The dispensation proposes only to apply the provisions of the General Residential Zone to a portion of land similar in area to that which was zoned Closed Residential in the Launceston City Council Planning Scheme 1996;
- The site's suitability for the use in terms of location, site context, topography and serviceability.

If approved, an application will be lodged for subdivision of the portion of the lot to be rezoned.

ECONOMIC IMPACT:

The additional General Residential lot will facilitate residential development of the portion of the site identified. The proposal will not distort the residential land supply within the municipality.

12.2 53 Sandown Road, Norwood - Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012...(Cont'd)

ENVIRONMENTAL IMPACT:

There is limited vegetation on the site that will require clearing as part of any future development of the site.

SOCIAL IMPACT:

The proposal will provide an opportunity for infill residential development in an established street.

STRATEGIC DOCUMENT REFERENCE:

Interim Launceston Planning Scheme 2012
Regional Land Use Strategy - Northern Tasmania 2011
Launceston Industrial Strategy 2009
Launceston Residential Strategy 2009
Open Space Strategy 2007
Protection of Agricultural Land Policy
State Coastal Policy
Water Quality Management Policy
National Environmental Protection Measures

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Stretton: Director Development Services

ATTACHMENTS

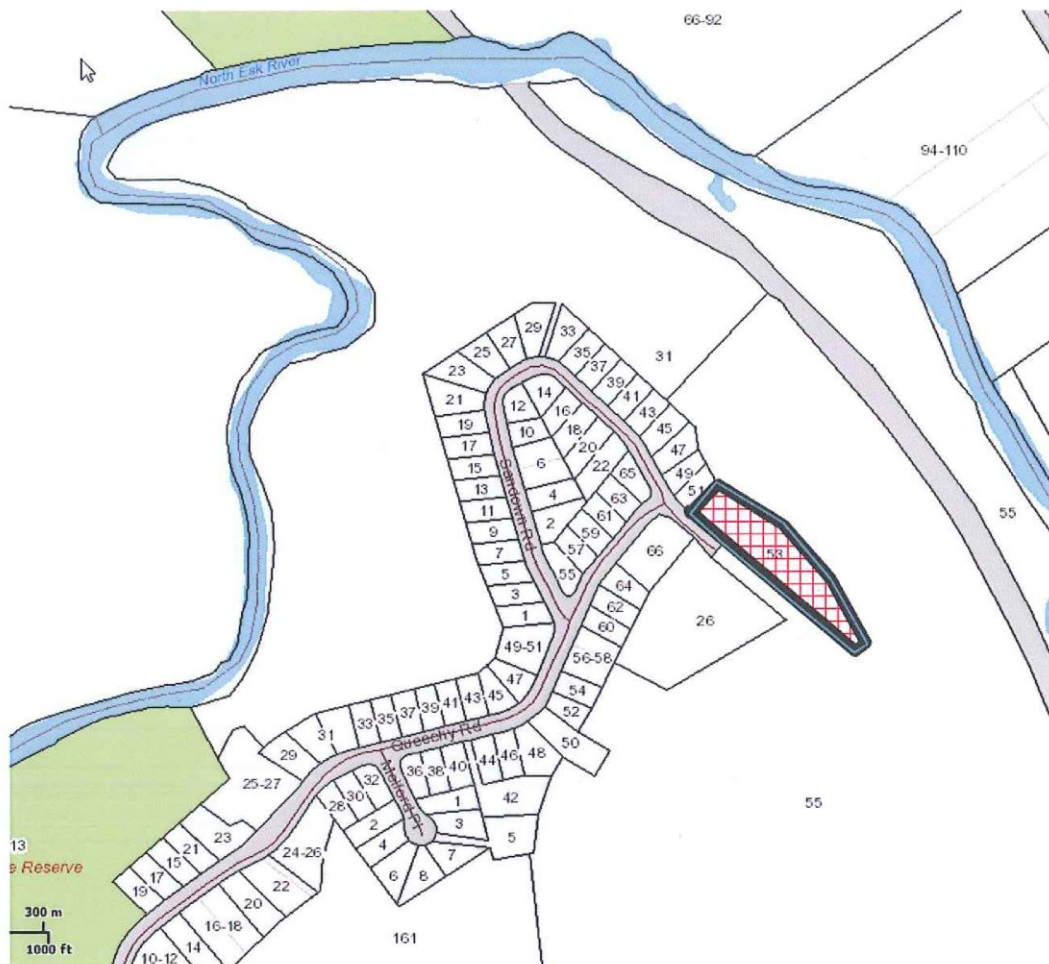
1. Location Map
 2. Letter from Tasmanian Planning Commission (distributed separately)
 3. Dispensation Assessment Report (distributed separately)
-



Launceston City Council
A Leader in Community & Government



LOCALITY MAP 53 SANDOWN ROAD, NORWOOD



Locality Map
Scale: This Map Is Not to Scale

DIRECTORATE AGENDA ITEMS

14 DEVELOPMENT SERVICES

14.1 Northbank Land Use Study

FILE NO: SF3419

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider and endorse the Northbank Land Use Study.

PREVIOUS COUNCIL CONSIDERATION:

Workshop Presentations - 13 May 2013 & 2 September 2013.

Item 4.1 - Strategic Planning & Policy Committee meeting - 21 October 2013

Item 14.1 - Council meeting - 28 October 2013

RECOMMENDATION:

That the Council endorse the Northbank Land Use Study, dated October 2013 (ECM Reference 3029818) subject to the following recommended modifications:

Submission	Issues Raised
Ian Boersma - Heritage Tasmania	<ol style="list-style-type: none"> 1. Study does not acknowledge the heritage value of the Silos and the Woolstore buildings 2. The report does not reference the 2007 Launceston Heritage Study (Paul Davies) 3. The examples of new residential development within the Inner Residential Precinct are inconsistent with the late-Victorian streetscape character.
	Discussion of Merit
	<ol style="list-style-type: none"> 1. Agree. Whilst these buildings are not entered into the Tasmanian Heritage Register they do have local heritage value and this should be acknowledged in the Study. 2. Agree. The 2007 Launceston Heritage Study should be referenced as there are established heritage values throughout the Study area. 3. Agree, upon reflection the pictures presented in Part 3.5 pg. 38-39) are not considered as appropriate examples for the Inner Residential precinct.
	Recommended Modifications
	<ol style="list-style-type: none"> 1. Recognise the local heritage value of the Silos and the Woolstore building. Reference to be made to Bain & Kleine, 2011; <i>Assessment of Heritage Value: Town Point, Inveresk</i>. 2. Include reference of the 2007 Launceston Heritage Study. 3. Source local examples of new residential development that are consistent with the late-Victorian streetscape and include replacement photos.

14.1 Northbank Land Use Study...(Cont'd)

Submission	Issues Raised
<p>Philip Drew Manager Development Approvals, Bunnings Group Ltd</p>	<ol style="list-style-type: none"> 1. Bunnings applauds Council's initiative to reenergise the Northbank area and looks forward to participating in future planning stages in this process. 2. Tourist/convention facilities appear to be inherently speculative in nature and there is risk that such uses may not emerge given the isolated nature of the end of Lindsay Street... Notwithstanding we do not oppose such "visionary" developments where the underlying value and commercial values of the land are not degraded to the detriment of current land owners. This underlying value should be ensured through: <ol style="list-style-type: none"> (i) Maintenance of the "Commercial" zoning of the Bunnings owned land, with an additional permitted land use being tourist purposes in the area generally facing the riverfront; (ii) strict control of the infiltration of other sensitive land uses that may restrain or handicap the efficient use of scarce commercial land. 3. Bunnings' expectation is that tourist type development will lead to pressure for other intensive forms of sensitive development (eg. Higher density residential). 4. It is Bunnings' view that sensitive land uses (residential, child care) need to be excluded from the Northbank Precinct to protect its commercial/industrial employment opportunities. 5. Bunnings currently opposes the proposal to rezone the specific section of Gleadow Street to General Industrial. If Council however, considers there is merit in enabling a wider range of land uses here (eg. To allow Industrial style uses on part of the site, Bunnings preferred position is that the underlying Commercial Zone should remain the preferred "base case". 6. The sheer number of traffic generating activities now proposed at the western end of Lindsay street, warrants that a fair and equitable upgrade developer contributions scheme be implemented as a precondition to any rezoning occurring to ensure fair allocation of upgrade costs. 7. Given the critical reliance upon the Goderich Street/Lindsay Street intersection a comprehensive and detailed access and mobility strategy is required. 8. Bunnings will oppose proposals to ban right turn movements from Goderich into Lindsay Street. 9. Traffic calming/restricting measures are inappropriate in a bulky goods/homemaker precinct where car access and egress should be facilitated rather than slowed.

14.1 Northbank Land Use Study...(Cont'd)

	<p>Discussion of Merit</p> <ol style="list-style-type: none"> 1. <i>Noted, with thanks.</i> 2. <i>The Seaport zone has been proposed to allow development in association with and supporting the proposal to develop the silos into a hotel. This development together with the North Bank Master Plan will transform and 'connect' the end of Lindsay Street. It is acknowledged that the Study includes aspirational elements which will require a number of things to happen (including land sales) in order to achieve the outcomes. However, should these things occur the Council considers that it would be of significant benefit for the city and as such is worth pursuing. It should be noted that the Study itself will not alter the zoning of the site, its purpose is to provide strategic support for a change of character should the property owner be willing. Bunnings' land is currently zoned Commercial and will remain so if they continue to own the land and oppose the Seaport Zone.</i> 3. <i>Higher density residential development is not permitted within the Study area by the Launceston Interim Planning Scheme 2012.</i> 4. <i>As per response to item 3. Sensitive uses such as residential and child care are prohibited in the Study area.</i> 5. <i>As per the discussion in 2 the Study itself will not alter the zoning of the site, its purpose is to provide strategic support for a change of character should the property owner be willing. Bunnings' land is currently zoned Commercial and will remain so if they continue to own the land and oppose the Industrial zone.</i> 6. <i>As businesses seek planning approval for their development conditions will be included on any planning permits to provide public road works that are specifically relevant to the increased usage generated by the new business.</i> 7. <i>The Department Infrastructure Energy and Resources (DIER) have begun planning work to determine the most appropriate solution to address the road safety concerns (of northbound traffic along Goderich Street completing a Right Hand Turn) and addressing longer term capacity issues at the intersection. It is expected that DIER's research and investigations will produce options to address the long term needs.</i> 8. <i>Noted. This is not a Council position.</i> 9. <i>Noted. There is no proposal to provide traffic calming/restricting measures.</i> <p>Recommended Alterations</p> <ol style="list-style-type: none"> 1. <i>No change recommended</i> 2-9. <i>No changes are recommended to the Study, although it is noted that the Council will continue work with Bunnings over the future use of their site.</i>
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14.1 Northbank Land Use Study...(Cont'd)

Submission	Issues Raised
Informal discussion with resident	<p>The resident identified a passage within the Study that was intended to be deleted from the final document. The passage on page 52 refers to the Inner Residential Zone and states:</p> <p>“There is an opportunity to improve the character and amenity of this part of Inveresk by gradually replacing existing commercial premises with sensitively designed residential infill development. The current Commercial Zone land fronting Lindsay and Holbrook Streets is strategically better suited for medium density residential development given its location within walking distance of the Launceston Central Area, opposite North Bank Park and close to the Inveresk Cultural Precinct”.</p>
	<p>Discussion of Merit</p>
	<p>Agree with submission.</p>
	<p>Recommended Alterations</p>
	<p>It is recommended that this passage be deleted from the final Northbank Land Use Study as it is considered that commercial and residential uses can continue to successfully co-exist within the precinct.</p>

REPORT:

In recognition of significant land use changes within the Northbank area the Council has commissioned a Northbank Land Use Study ('the Study') (Attachment 1) to develop a planning framework for the area to:

- Identify opportunities for public and private investment to facilitate and transform the area into a vibrant riverfront precinct;
- Articulate a clear vision and desired future character for the future development of the area;
- Outline potential key development sites and options for their redevelopment; and
- Deliver the desired future character, including recommended changes to zoning, design guidelines and ordinance changes.

The Northbank study area is located to the north of the Launceston Central Area on the northern banks of the North Esk River and at the confluence with the Tamar River. The Study Area is bounded by the North Esk River to the south, the Tamar River to the west, Gleadow and Dry Streets to the north and Invermay Road to the east.

14.1 Northbank Land Use Study...(Cont'd)

At its meeting on 28 October 2013 the Council resolved to “receive in principle the Northbank Land Use Study, dated October 2013 (ECM Reference 3029818) and release for a period of public consultation.”

Following the Council’s decision the Study was released for public consultation between Saturday 2 November 2013 and Wednesday 19 November 2013 by placing an advertisement in the Examiner Newspaper and the Council’s website and by individually writing to all 270 property owners and occupants within the Study area (Attachment 2).

Two formal submissions (Attachment 3) were received during the consultation period and several informal meetings and discussions were held with other residents in the study area. The nature of the submissions are summarized in the recommendation, together with recommendations on required notifications to the Study.

Following Council endorsement of the Study it is proposed that Council’s planning staff will commence work on any amendments of the Launceston Planning Scheme which are required to implement the Study. It should be noted that any amendments to the Planning Scheme would involve further discussions and consultation with the landowners and would also require a further decision of the Council.

ECONOMIC IMPACT:

The Study will stimulate economic activity by identifying opportunities for public and private investment in the study area to facilitate to transform the Northbank area into a vibrant riverfront precinct.

ENVIRONMENTAL IMPACT:

In concert with the Northbank Masterplan, the Study will have a positive environmental impact through the development of a regionally significant open space and community activities lining the river bank, including shared cycle/bicycle paths, a rowing precinct, events space centred on the former wool sheds and improved connections (both visual and physical) back to the Launceston Central Area.

SOCIAL IMPACT:

The proposed regionally significant open space along the river will have a positive social impact through the encouragement of community interaction and exercise.

14.1 Northbank Land Use Study...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Strategic Plan Priority Area 1: Natural Environment - Goal: Sustainable management of natural resources, parks and recreational areas.

Strategic Plan Priority Area 2: Built Environment - Goal: Managing and enhancing Council and community assets, including buildings, roads and other above and below ground infrastructure.

Strategic Plan Priority Area 3: Social and Economic Environment - Goal: Promoting a healthy, prosperous and positive community.

BUDGET & FINANCIAL ASPECTS:

Endorsement of the Study will have little impact upon the Council's budget. It will be necessary to undertake work to amend the Launceston Planning Scheme and this would be accommodated within existing resources.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Stretton: Director Development Services

ATTACHMENTS:

1. North Bank Land Use Study (October 2013) (ECM Reference 3029818 - previously circulated).
 2. Letter circulated to property owners and occupants within the Study area.
 3. Submissions.
-

File No: SF5521
FR

1 November 2013

«owners»
«Postal_Street_Address»
«Town_State_Postcode»

Dear Sir/Madam

Northbank Land Use Study

In recognition of significant land use changes within the Northbank area the Council has commissioned a Northbank Land Use Study ('the study') to develop a planning framework for the area to:

- Identify opportunities for public and private investment to facilitate and transform the area into a vibrant riverfront precinct;
- Articulate a clear vision and desired future character for the future development of the area;
- Outline potential key development sites and options for their redevelopment; and
- Deliver the desired future character, including recommended changes to zoning, design guidelines and ordinance changes.

The Northbank study area is located to the north of the Launceston Central Area on the northern banks of the North Esk River and at the confluence with the Tamar River. The Study Area is bounded by the North Esk River to the south, the Tamar River to the west, Gleadow and Dry Streets to the north and Invermay Road to the east.

As a landowner within the study area, the Council is particularly interested in receiving your views on the Study. The Study is available for viewing at www.launceston.tas.gov.au. Alternatively, if you would like a hard copy please contact Lyn Norris on 6323 3324.

Comments can be made in writing to:
Michael Stretton
PO Box 396
LAUNCESTON TAS 7250
or emailed to: Michael.Stretton@launceston.tas.gov.au

Comments close on Tuesday 19 November 2013 at 5.00pm. Please quote reference number **SF5950** in your submission.



The full content of your submission may be publicly disclosed, unless there is a legitimate reason for confidentiality. It is therefore the responsibility of the author to ensure that what is written is factual, fair and reasonable and not defamatory against any person.

For more information or to arrange a meeting to discuss the study, please contact the Council's Director Development Services, Mr Michael Stretton on 03 6323 3218 or by email at the address listed above.

Yours sincerely

Michael Stretton
DIRECTOR DEVELOPMENT SERVICES

A BRIEF OVERVIEW OF THE STUDY:



Figure 1: Northbank Open Space Master Plan Area

— Study Area Boundary
— Northbank Open Space Master Plan Area

The Study outlines the following land use strategies for the area:

- Develop regionally significant open space and community activities lining the river bank, including shared cycle/bicycle paths, a rowing precinct, events space centred on the former wool sheds and improved connections (both visual and physical) back to the Launceston Central Area (Also refer to the Northbank Masterplan);
- Support development of a tourist/river edge precinct providing opportunity for adaptive re-use of the existing silo building for 5 star accommodation or serviced apartments, function rooms, café and restaurant together with new tourist accommodation overlooking the Tamar River;
- Encourage the land owner of the former Gunns Mill site to facilitate the development of a regionally significant 'homemaker centre' to consolidate bulky goods retailing and service industries and integrate with the approved Bunnings Warehouse development;
- Encourage relocation of existing 'land hungry' car yards and services industries from within the Central Area to the new 'homemaker centre' bulky goods precinct;
- Encourage clustering of existing concrete batching plant facilities in the study area to Gleadow Street;
- Retain the character of the existing residential precinct east of Goderich Street and improve the amenity by investigating future opportunities with landowners of commercial premises to redevelop for residential use overlooking North Bank park; and
- Retain the commercial precinct fronting Invermay Road and Dry Street.



20 November 2013

General Manager
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

Attention: Michael Stretton

**SUBMISSION ON PROPOSED NORTHBANK LAND USE STUDY (REF NO SF5950)
BUNNINGS GROUP LTD**

Dear Mr Stretton,

I write today to ensure the owner of the former "Gunns" site, Bunnings Properties Pty Ltd (a company wholly owned by Bunnings Group Ltd) ("Bunnings"), has the opportunity to inform Launceston City Council ("Council") of its views on the proposed land use changes mooted by the above study.

Generally

1. Bunnings applauds Council's initiatives to reenergise the Northbank area, and looks forward to participating in future planning stages in this process. The energy and commitment to enhance the locality by further recreational use of the open space and taking advantage of the locational opportunities of the river's edge is commendable.

Land Use Compatibility:

2. The analysis of land uses concludes there is some market opportunity for tourist/convention facilities, bulky goods retailers and car yards. Bunnings do not object in principle to the latter two whom provide a natural conglomeration of compatible activities.
3. Tourist/convention facilities on the other hand appears to be inherently speculative in nature and there is risk that such uses may not emerge given the isolated nature of this end of Lindsay Street, within a commercial/industrial precinct surrounded by commercial land uses and distant to the Launceston CBD and/or complementary dining and retail activities. Notwithstanding we do not oppose such "visionary" developments where the underlying value and commercial values of land are not degraded to the detriment of current land owners. This underlying value should be ensured through 2 main avenues:
 - (i) Maintenance of the "Commercial" zoning of the Bunnings' owned land, with an additional permitted land use being tourist purposes in the area generally facing the riverfront

- (ii) Strict control of the infiltration of other sensitive land uses that may restrain or handicap the efficient use of scarce commercial land
4. Given the above, it is Bunnings' expectation that tourist type development will lead to pressure for other intensive forms of sensitive development (eg. higher density residential). We would prefer that the land use opportunity here is not so broad but it closely restricted to tourist uses, and clear statements embedded in the town planning scheme amendments which clearly prohibit other sensitive land uses in this location.
 5. It is Bunnings' view that sensitive land uses (residential, child care) need to be excluded from the Northbank Precinct to protect its commercial/industrial – employment generating opportunities. We recommend that if major tourist development is to be supported here, that it simply be implemented in the Planning Scheme as an “additional land use” on top of the existing underlying commercial zone, as opposed to rezoning the land to “Major Tourism Zone”. This will then ensure that if in the event that speculative major tourist development does not occur in practice, then market forces can then dictate some other employment generating activity on the land.
 6. With regard to the proposal to rezone a very specific section of its site facing Gleadow Street to General Industrial, Bunnings currently opposes such zoning change. If Council however considers there is merit in enabling a wider range of land uses here, eg. to allow Industrial style uses on part of the site, Bunnings preferred position that the underlying Commercial Zone should remain the preferred “base case”. As an alternative to promoting specific development outcomes through a strategic process that is contrary to a landowners' intentions, it is far better in our view to address strategic use merits where a specific proposal is in hand, and there is a willing landowner..

Traffic and Intersection Capacities

7. All land south of Lindsay Street is currently zoned Open Space, and no active permanent traffic generating uses were previously anticipated. Whilst the Bunnings Permit could rationally allocate upgrade responsibilities within the Permit process to “Stage 2” of the former Gunns site, the sheer numbers of traffic generating activities now proposed at the western end of Lindsay Street, warrants that a fair and equitable upgrade developer contributions scheme be implemented as a precondition to any rezoning occurring to ensure fair allocation of upgrade costs.
8. Given the critical reliance upon the Goderich St/Lindsay Street intersection to access to the Masterplan area, a comprehensive and detailed access and mobility strategy is required. Such a strategy and plan also seems an essential step to define the upgrade requirements for this intersection. A concept plan to upgrade this intersection ought to be defined, subject to consultation and adopted for contributions purposes.
9. Given that a significant portion of ours (and other land uses proposed in the Northbank Precinct) our “catchment” arrives from the north along Goderich Street, Bunnings will oppose proposals to ban right turn movements from Goderich into Lindsay. To attempt to redirect such traffic to Invermay Road and then west along Lindsay Street, or to turn right at Forster and approach via Montague and Gleadow Streets we believe is contrary to driver instincts and will lead to access difficulties to the Northbank Precinct generally.

Other comments

10. Clause 2.3 – as stated above Lindsay Street is the principal road access to the precinct. Bunnings and bulky goods retailers attract “single destination” visitation. That is customers have a strong intent to efficiently access the store(s), and leave after purchase in an expeditious manner. Traffic calming/restricting measures are inappropriate in a bulky goods/homemaker precinct where car access and egress should be facilitated rather than slowed down and made more difficult. Bunnings opposes proposals that needlessly disrupt or hinder vehicle movements in Lindsay Street.

We would value being kept informed of the progress with this land use proposal, and would like to assist shaping the future of the exciting future of the Northbank precinct. Please feel free to contact me on 02 9846 7334 or 0413 098 609.

Yours sincerely,



Philip Drew
Manager Development Approvals
Bunnings Group Ltd

Lyn Norris

From: Michael Stretton
Sent: Thursday, 28 November 2013 1:42 PM
To: Lyn Norris
Subject: FW: Northbank Land Use Strategy - Comment [LCC reference number SF5950, HT ref: 04-85-16THC, Job # 3988]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Boersma, Ian (Heritage) [mailto:ian.boersma@heritage.tas.gov.au]
Sent: Friday, 15 November 2013 2:04 PM
To: Michael Stretton
Subject: Northbank Land Use Strategy - Comment [LCC reference number SF5950, HT ref: 04-85-16THC, Job # 3988]

Michael Stretton
Director Development Services
Launceston City Council
Email: m.stretton@lcc.tas.gov.au

Dear Mr Stretton,

Thank you for the opportunity to comment on the "Northbank Land Use Strategy" (David Lock & Assoc., October 2013).

This appears to be a well considered strategy that integrates with the range of current planning strategies and policies for the city.

We note that the silo structure and woolstore buildings on Lindsay Street are key elements within the study area, and that the strategy proposes the retention of the silo and one of the woolstore buildings. This is consistent with advice that Heritage Tasmania has previously provided to LCC (ref: email from Boersma to Zidak dated 2/06/2010).

The report does not appear to acknowledge that these two places have heritage value. While these places are not entered into the Tasmanian Heritage Register, the fact that they have heritage value at least at a local level has been established by Bain & Kleine in their report for LCC titled "Assessment of Heritage Value: Town Point, Inveresk" (June 2011). This report contains information that will be relevant to the planning of urban design and adaptive re-use of the silo and woolstore sites.

Furthermore, the report does not reference the "2007 Launceston Heritage Study" (Paul Davies). The area that is the subject of this strategy occupies a large portion of the 'Inveresk Wharf Precinct' (commercial/industrial) and 'Inveresk Precinct (residential) that are identified in the Davies study (refer to pages 58-67).

The examples of 'new residential development within the Inner Residential Precinct' provided in the "Northbank Land Use Strategy" (Part 3.5, pg 38-39) are inconsistent with the late-Victorian streetscape character, and therefore at odds with the objectives of the "2007 Launceston Heritage Study". The same management objectives (policy recommendations) as those proposed by Davies might apply.

These are matters of detail, but overall we support the direction that the Northbank strategy recommends.

Please note that this comment is to be taken as professional advice provided at officer level by Heritage Tasmania with the endorsement of the Director, but is not to be taken as a formal position of DPIPW or the State Government.

Yours sincerely,

Ian Boersma

Works Manager | HERITAGE TASMANIA | 'Protecting Tasmania's Historic Environment'

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COUNCIL AGENDA

Monday 9 December 2013

16 QUEEN VICTORIA MUSEUM AND ART GALLERY

16.1 QVMAG Future Direction Plan

FILE NO: SF3816 and SF2244

DIRECTOR: Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

To consider a report from consultants MMC Link on Queen Victoria Museum and Art Gallery (QVMAG).

PREVIOUS COUNCIL CONSIDERATION:

Strategic Planning and Policy Committee Workshop Monday 2 December 2013

RECOMMENDATION:

That Council;

1. (i) Receive the report by MMC Link (attachment 1) and the following recommendations in the report;

1. Clarify the purpose and vision of the QVMAG Directorate and clearly define the scope of QVMAG operations that are funded through the LCC.
2. Any significant changes such as changes to management structure, site arrangements of the QVMAG, revision of staffing requirements, or introduction of entry fees should be delayed until there is a secure understanding of the future direction of the QVMAG.
3. QVMAG must consolidate the Future Directions Plan to seek external investment, including the renewal of State Government funding agreement for the QVMAG.

The documents should:

- a. Build on the QVMAG's status as the largest regional museum in Australia and clearly show how it can realistically seek recognition as the leading contemporary regional museum and art gallery in Australia.
 - b. Profile the national, State, regional and local significance of the QVMAG collection and the history it represents.
 - c. Position the QVMAG as a centre for social engagement of northern Tasmania in contemporary regional issues.
-

16.1 QVMAG Future Direction Plan...(Cont'd)

4. Identify the governance structure that will best serve and deliver the QVMAG's long term vision.
5. Finalise resourcing arrangements for the QVMAG.
6. Review and update the QVMAG's marketing and promotion strategy.
7. QVMAG build its profile as the largest regional museum in Australia through regional networking and strategic alignment with contemporary regional priorities and issues.
8. Seek national partnerships that support the building of the QVMAG's profile.
9. Maintain a clearly defined forward program of events.
10. Invest in developing and maintaining a current, relevant and engaging social media presence.
11. Strengthen the general marketing and promotion of the QVMAG.
12. Implement a method to capture all visitor key demographic data and a process to measure findings against meaningful performance measures to support growth strategies.
13. Explore new ways to use technology to significantly enhance the visitor experience and improve operational outcomes.
14. Determine the most appropriate financial model for the effective management of the QVMAG, including an appropriate basis for the attribution of funds.
15. Consider the feasibility of revenue raising opportunities.
16. Establish and implement clear performance indicators to measure the success of new investment decisions and expansion strategies.
17. The LCC should clarify the intent to maintain two QVMAG sites.
18. Provide better directional signage to the QVMAG sites.
19. Consider the feasibility of enhancing the accessibility to the Royal Park art gallery.
20. The LCC consider the viability of introducing entry fees to the QVMAG sites as a revenue generation option.

(ii) Request the General Manager to incorporate the recommendations into the Future Directions Plan for prioritised action.

2. (i) To receive recommendations by the QVMAG Governance Advisory Board;
 - Commission an assessment of the economic, social and environmental value of QVMAG;
 - Explore options and opportunities open to the QVMAG as a 21st century institution with Tasmanian, national and international; standing;
-

16.1 QVMAG Future Direction Plan...(Cont'd)

- Identify an appropriate governance model that delivers on the scope and purpose of QVMAG as a Regional Community Cultural Enterprise;
- Identify weaknesses and threats inherent in various future funding models;
- Engage the QVMAG's Community of Ownership and Interest * in the evolution of the QVMAG to determine its scope and purpose as a Community Cultural Enterprise;

*Definition: Community of Ownership and Interest: an all-inclusive collective/community of people, individuals and groups, who in any way have multi layered relationships with a place or cultural landscape and/or the operation of an institution, organisation or establishment – *typically a network*.

Usage and context: cultural geography; civic and environmental planning; and community administration. Reference: Dr Bill Boyd, SCU et al

Context note: Used in opposition to 'stakeholder': one who has a legitimate interest, stake and/or pecuniary interest in an enterprise, endeavour or entity, to demonstrate inclusivity as opposed to the exclusive implications attached to 'stakeholder'.

(ii) Request the General Manager to provide a report considering the implementation of the recommendations.

REPORT:

In May 2013 the General Manager commissioned consulting firm MMC-Link to provide a review of QVMAG under a project brief as part of the broader organisational operational Form and Function Review that had been initiated earlier in the year.

MMC-Link consulted with QVMAG staff and key personnel associated with the Museum and several local and interstate museums. In addition four workshops were held with major stakeholders; senior QVMAG staff, Launceston business & arts community, QVMAG Museum Governance Advisory Board (MGAB) and Aldermen & related LCC staff.

The Report provides a history and background to QVMAG, an outline of the consultants approach, comparisons to other contemporary institutions, the structure and governance frameworks, marketing options, financial performance, site options and future directions plan. It also includes the consultation data such as the inputs provided by the workshop participants in the appendix.

16.1 QVMAG Future Direction Plan...(Cont'd)

The Report was presented to the General Manager and QVMAG Director in late October before being released to the MGAB on 20 November 2013 for comment. Their comments are listed in the **recommendation** of this report. The MGAB recommendations relate to high level actions resulting from, but not exclusively, the MMC-Link Report.

ECONOMIC IMPACT:

Consideration contained in Report

ENVIRONMENTAL IMPACT:

Consideration contained in Report

SOCIAL IMPACT:

Consideration contained in Report

STRATEGIC DOCUMENT REFERENCE:

Strategic Plan 2008/2013 - Priority Area 5: Governance Services

BUDGET & FINANCIAL ASPECTS:

The report has significant budget implications to future allocation resulting from implementation of recommendations into the Future Directions Plan.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Richard Mulvaney: Director Queen Victoria Museum & Art Gallery

ATTACHMENTS:

1. Attachment 1: MMC Link Report (Distributed separately)(total pages = 79)
-

COUNCIL AGENDA

Monday 9 December 2013

17 INFRASTRUCTURE SERVICES

17.1 Cataract Gorge - 'Tangent' Cantilevered Look-Out

FILE NO: SF0838

AUTHOR: Andrew Smith (Manager Parks & Recreation)

DIRECTOR: Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider the awarding of a contract to construct a cantilevered look-out in the Cataract Gorge Reserve.

This decision requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Council Item 17.3 - 11 November 2013

This item concerned the proposal to lodge a Development Application for the installation of a "Tangent" structure in the Cataract Gorge Reserve funded by the State Government.

SPPC Item 4.3 - 5 November 2013

This item discussed the concept for the installation of a "Tangent" cantilevered look-out along the Cataract Walkway.

RECOMMENDATION:

That Council, in respect to the construction of a cantilevered look-out in the Cataract Gorge Reserve, resolves to:

1. award a contract to Tangent Structures Pty Ltd for the amount of \$227,065 (excluding GST) in accordance with the Local Government (General) Regulations 2005 section 27(1) (h) (i);
 2. determine to award the contract to Tangent Structures Pty Ltd due to the extenuating circumstances that the State Government funding was conditional on construction of a 'Tangent' being a proprietary product of Tangent Structures Pty Ltd and that construction to be completed by February 2014; and
 3. award the contract subject to the project receiving Development Approval.
-
-

17.1 Cataract Gorge - 'Tangent' Cantilevered Look-Out...(Cont'd)

REPORT:

The State Government have proposed and agreed to fund entirely 'Tangent' structure provided the viewing deck can be built by the end of February 2014. The project comes as a package designed and delivered by Tangent Structures Pty Ltd.

The design and construction cost of the viewing platform received from Tangent Structures Pty Ltd is \$227,065 which exceeds the limit of \$100,000 set out in Part 3, Section 23 of the Local Government Regulations 2005 and therefore an open tender process is generally required unless extenuating circumstances exist.

An open tender process is not considered practical given:

1. the State funding requires the construction of a 'Tangent' which is a proprietary product of Tangent Structures Pty Ltd and
2. the State Government seeks construction to be completed by February 2014.

An open tender process will take at least 7 weeks (after preparation of detailed drawings and documentation) before a contract can be awarded. This means that Council has insufficient time to complete construction by February 2014.

'Clause 27 (1) The following situations and contracts are prescribed for the purposes of section 333A(3) of the Act:

(h) a contract for goods or services if the council resolves by absolute majority and states the reasons for the decision, that a satisfactory result would not be achieved by inviting tenders because of –

- (i) extenuating circumstances; or*
- (ii) the remoteness of the locality; or*
- (iii) the unavailability of competitive or reliable tenderers;*

Where:

Local Government Act 1993 - S333A. Tenders

- (1) A council must invite tenders for any contract it intends to enter into for the supply or provision of goods or services valued at or above the prescribed amount.*
 - (2) Tenders must be invited and made in a prescribed manner.*
 - (3) Subsection (1) does not apply to prescribed situations or prescribed contracts.'*
-

17.1 Cataract Gorge - 'Tangent' Cantilevered Look-Out...(Cont'd)

The limited time frame available for completion of the structure requires that the contractual arrangements be put in place immediately so that construction can commence as soon as the Development Approval and the building permit are obtained.

Construction is planned for commencement in mid-December after obtaining the building permit and planning approval.

ECONOMIC IMPACT:

Minimal economic impact.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

The goals within Councils Strategic Plan 2008 - 2013 which is relevant to this report are:

- 1.3 - Enhance and maintain Parks & Recreation areas, including river edges
- 1.5 - Protect and enhance the enjoyment of the Cataract Gorge

BUDGET & FINANCIAL ASPECTS:

State Government funding of \$230,000 to complete the structure.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Harry Galea: Director Infrastructure Services

COUNCIL AGENDA

Monday 9 December 2013

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston

FILE NO: CD015/2013 / SF0634

AUTHORS: Michelle Ogulin (Senior Waste Management Officer)
Shane Eberhardt (Manager Infrastructure Assets)

DIRECTOR: Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

1. To determine landfill and transfer station fees to achieve full cost recovery.
2. To approve the operator and the final design and construction of the resale shop and recycling centre.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Workshop – 18 November 2013

Further discussion, questions and answers on:

- sustainable waste fee review
- resale shop and recycling centre operator
- construction of resale shop and recycling centre
- peer review undertaken by Resource Recovery Australia.

SPPC Workshop – 7 October 2013

Briefing on the status of the:

- sustainable waste fee review
- resale shop and recycling centre operator
- construction of resale shop and recycling centre.

SPPC Item 4.4 – 15 July 2013

Briefing on status of resale shop and recycling centre operator and design.

Council Item 17.6 – 10 December 2012

Approval of Waste Management Interim Strategy – including specific approval to appoint a suitably qualified operator for a resale shop and resource recovery centre and to bring back a future report seeking Council approval on the scale of the infrastructure and cost to action a resource recovery centre and resale shop.

SPPC Item 4.9 – 3 December 2012

Presented the outcome of the *Landfill Pricing Study* undertaken by Mike Ritchie and Associates and possible pricing models.

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

RECOMMENDATION:

A. That in respect to the report, '*Landfill and Transfer Station Fee Review*' (enclosed in Attachment 2), that Council adopt the following principles for determining the sustainable fees for disposing waste:

1. Fees are set on a full cost recovery basis plus a return on capital.
2. In terms of setting fees the waste transfer station and landfill is considered as a single business operations (Option 1 in the report).
3. The implementation of sustainable fees to commence on 1 January 2015. The transfer stations will be transitioned to full cost recovery over eight years and the landfill will be transitioned over two years.
4. If required the price will be calculated for the Carbon Pricing Mechanism. The need to include this will be determined prior to 1 January 2015.

Based on these principles the following will apply:

1. A return on investment of 5% is targeted, which equates to \$7 a tonne.
2. All vehicles entering the Launceston Waste Centre are charged on weight measured at a weighbridge.
3. A disposal rate of \$88 a tonne (including GST and excluding a carbon price) is applied to the Launceston Waste Centre (both the transfer station and landfill) for disposal of waste, with a minimum charge of \$10 per entry. The disposal rate (including CPI increases) will be implemented incrementally to apply in full in 2016/17 for commercial customers.

And that Council as part of the communication plan:

1. Provides the community with the rationale for determining the fee structure.
2. Undertakes a major stakeholder information workshop that includes all councils in the region and major commercial customers.

B. That in respect to the report, Recycling Centre and Resale Shop Construction (enclosed in Attachment 2) and the development of strategies to improve resource recovery and waste diversion from landfill, Council resolves to:

1. approve the construction of the resale shop and recycling centre
 2. call for tenders to implement the works
 3. approve a budget transfer in accordance with Table 1:
-

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

Table 1: Budget transfer proposal

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
50587	LWC Tip Shop	\$600,000	-	\$1,701,000	\$2,301,000
21667	LWC Capping & Rehabilitation	\$1,900,000	\$1,701,000	-	\$199,000
	TOTALS	\$2,500,000	\$1,701,000	\$1,701,000	\$2,500,000

REPORT:

Enclosed to this report are two attachments.

Attachment 1: Memo – this is a question and answer document responding to questions raised by Aldermen and at the SPPC waste workshops on 7 October 2013 and 18 November 2013 on *Improving recycling, reuse and job opportunities, and sustainable waste fees in Launceston*. It also includes the peer review, which was requested at the October 7 workshop, and Council officers' responses to the peer review's recommendations.

Attachment 2: Previously considered papers – this attachment encloses papers considered by Aldermen during the October 7 and 18 November waste management workshops. It also includes the site Masterplan which can be found as the last attachment.

Background

A. At the 9 August 2010 Council meeting, Council resolved to note:

"That Council notes with interest the following points with regard to the recent report titled the 'Launceston Waste Centre Resource Recovery Review' and also the 'Future of Waste, Community Workshop' evening held on Monday July 19; And in particular that Council notes,

- 1. The extremely strong attendance for the meeting (105 people)*
- 2. The very vocal call for a Tip Shop to be re-established in Launceston and for LCC to take all efforts within its power, to ensure council practices and operations assist this occurring*

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

3. *The examples of innovation in Resource Recovery (RR) that have seen jobs and industries generated locally, nationally and internationally*
4. *The estimation that there are ten times the number of jobs in an RR approach as opposed to a Waste/Landfill approach.*
5. *The exciting role that Local Government can play in partnering to create opportunities for employment and industry start-up and expansion as shown in Palmerston North*
6. *The Considerations / Recommendations of the Launceston Waste Centre Resource Recovery Review'*

And finally that Council is urged to seize the opportunity presented by this recent review of the Launceston Waste Centre to take a strategic, innovative and ambitious approach to the opportunities presented by positioning LCC as a leader in Resource Recovery."

As a result a consultancy report, prepared by Blue Environment, recommended to Council strategies and opportunities to achieve the goals. Following a community consultation period, Infrastructure Services staff prepared the *Launceston Resource Recovery and Waste Management Interim Strategy and Action Plan [ISAP]*.

- B. At the 10 December 2012 Council meeting, Council, in respect to the development of strategies to improve resource recovery and waste diversion from landfill, resolved to:
1. *"adopt the Launceston Resource Recovery and Waste Management Interim Strategy and Action Plan [ISAP] as the interim strategy to guide Council's waste management activities for the following 2 years*
 2. *approve calling for expressions of interest to find a suitably qualified operator for a resale shop. A future report will seek Council approval of the scale of infrastructure and cost to action a resource recovery centre and resale shop.*
 3. *develop, over the next 18 months, an education campaign to raise awareness about recycling, waste avoidance, reuse and the importance of source separation*
 4. *commence preparation of a long term strategy for Launceston within two years of this interim strategy being adopted by Council*
 5. *consider incentives to encourage better source separation and recycling by the community, and*
 6. *undertake work into considering home composting options and a kerbside organics collection service for households in Launceston."*

The five main areas of work from the adopted ISAP include:

- Action 1: understanding and setting full cost waste disposal fees and charges
- Action 2: establishing composting facility and a kerbside organics collection
- Action 3: establishing a resale shop and redesigning the transfer station to improve recycling

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

- Action 4: improve staffing levels for waste strategy and planning
- Action 5: developing a long term waste strategy.

Actions 1 and 3 are being addressed as follows:

ISAP Action 1 – full cost waste disposal fees and charges

A strategy from the *waste and resource recovery interim strategy and action plan* was to develop a sustainable disposal fee for the landfill and transfer stations which took in to account lifecycle costs.

One of the greatest changes to waste management is the requirement for engineered lined cells and rehabilitation. Over the life of the facility there is around \$55,000,000 of capital expenditure required, which is the main driver of cost increases. The other key component not previously considered is financial assurance which ensures sufficient funds are collected over the life of the landfill to continue to maintain the environmental controls for around 30 years after closure.

A detailed report on pricing is enclosed in Attachment 2. Two pricing options were considered, which were differential pricing for the transfer station and landfill based on full cost recovery for the individual facilities and treatment of the transfer station and landfill as a single facility. The preferred method is to consider the transfer station and landfill as a single facility and spread the costs over both.

The Launceston Waste Centre currently generates around \$5 million (exc GST) in revenue a year, which will need to increase to \$6.8 million (exc GST). This excludes any allowance for the Carbon Pricing Mechanism.

The pricing report enclosed in Attachment 2 details that the desired fee is \$88/t (inc GST). Table 3 within the *Budget and Financial Aspects* of this report provides an alternative break down of costs to that enclosed in Attachment 2. The variation between the two is that the cost of the Carbon Pricing Mechanism has been removed from this report.

To achieve a fee of \$88/tonne it is proposed to implement the increase over eight years at the transfer station and two years at the landfill. This results in an annual increase of \$4.20 (7.8% p.a.) for the transfer station and \$6/tonne (8%) for the landfill. This is summarised in Table 2. These figures are presented in present value and therefore annual CPI adjusts will be in addition.

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

Table 2: Proposed Fee Implementation

Facility	Current (\$/tonne)	Proposed (\$/tonne)	Amount increase (%)	Years increase implemented	Annual increase (\$)
Transfer station	54	88	63	8	4.20
Landfill	75.5	88	16	2	6.00

It is proposed that all waste received at the transfer station and landfill be weighed and charge on a tonnage basis rather than a vehicle size which is not always indicative of the quantity of waste.

The differential rate between the landfill and transfer station over the eight year implementation period will not address the issue of some commercial customers transporting waste in smaller vehicles to pay lesser fees. To address this it is proposed that the rate for the transfer station will apply to all loads less than one tonne, loads greater than one tonne will be subject to the landfill rates.

It is intended to have the new weighbridge and transfer station charges completed by July 2014, however it is not intended to commence the new charges until 1 January 2015. This will allow time to solve any problems with the system and to prepare users by advising them what their load will cost after 1 January 2015.

It is often an argument that increasing fees will increase illegal dumping. Based on research undertaken by Council officers there appears to be no clear link between fee increases and increases in illegal dumping. Also, any additional cost in managing illegal dumping is minor compared to the deficit at the Launceston Waste Centre of \$1.8 million.

Council also provides two free drop off days at the transfer station and one kerbside hard waste collection annually and concessional entry for pensioners.

ISAP Action 3 – resale shop and recycling centre operator

(This section provides a summary of the report in 'Closed Council - Resale shop and recycling centre operator'. The 'Closed Council' report:

- contains details which are commercial in confidence, as requested by Launceston City Mission (LCM)
- recommends appointment of LCM as the operator of the recycling centre and resale shop.)

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

LCM has been selected as the preferred operator for a fee of \$317,800 ex-GST for the fixed annual rate plus the variable incentive payment of \$25/t for listed recyclables and dismantling costs which will vary between \$53,000 for low recycling and \$67,000 for high recycling.

Council officers employed the services of consultancy Resource Recovery Australia (RRA) to undertake a peer review of the tender documents, proposed operator and site layout. RRA is the consulting arm of Resource Recovery, a waste reduction and recycling social enterprise. Resource Recovery operates the waste management centre at Tuncurry, NSW, and their work includes operating plant and equipment to prepare and maintain the landfill area, and to maximise the re-use and recycling of steel, oil, green waste, concrete rubble, bric-a-brac, batteries, e-waste and poisons. In 2013, Resource Recovery was awarded the *Westpac National Innovation Grant* to develop a consulting arm, Resource Recovery Australia, which provides expertise to the community recycling enterprise sector.

RRA has made the following comments in regards to the:

specifications and draft licence agreement

- The specifications and draft licence agreement are sensible and consistent with the stated objectives of improving resource recovery and creating jobs.
- Council has specified detailed standards required, while achieving social outcomes.

site layout

- Redesigning the waste transfer station to become a resource recovery and waste transfer station is a challenge. Council has done a good job.

the preferred operator

- The proposed operator, LCM, would seem to be a suitable match for the task. Their experience and capability is appropriate. Their retail/resale and social enterprise experience, along with local experience with the disadvantaged unemployed, would be a good fit.
- The tender documents, site layout and preferred tenderer, LCM are very likely to produce a satisfactory result.

There are *no payments* to the operator from Council to run the resale shop. The payment to the operator to run the recycling centre varies from \$370,000 to \$384,000 per annum, depending on whether low or high recycling rates are achieved. If Council ran the recycling centre, then this is a cost Council would absorb to provide labour and resources to meet 'best practice' in removing recyclable materials from the landfill stream.

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

There are short term and long term savings in operating the recycling centre properly. The cost savings produce a net result of negative \$56,000 (low recycling) to a positive net result of \$53,000 (high recycling). These figures include the gains in operating a double weighbridge. Full financial details are provided in Table 4 in the *Budget and Financial Aspects* section of this report.

ISAP Action 3 – resale shop and recycling centre construction

The master plan for the Launceston Waste Centre and the proposed redevelopment can be found at the end of Attachment 2. The redevelopment includes the relocation of the current green waste area to the north of the walking floor, the construction of separate buildings for a recycling centre and resale shop and the installation of an additional weighbridge to establish a weight-based charging system.

Currently, there is a flat fee for waste disposal for domestic vehicles less than 3 tonne gross vehicle mass (GVM). This flat fee charging system has resulted in a loophole where some commercial waste companies have avoided paying fees totalling \$600,000 over the past three years, which are being paid by other commercial companies using normal waste vehicles.

It is recommended to move from a vehicle-based charge to a weight-based charge to remove this commercial loophole and because a weight-based system directly rewards domestic customers who recycle and minimise waste.

The cost to construct the infrastructure is \$2.3m which can be funded from the existing Launceston Waste Centre rehabilitation budget without detriment as sufficient allowance is available over the next 10 year financial plan.

ECONOMIC IMPACT:

The resale shop and recycling centre will generate a net of four new direct full time equivalent (FTE) positions. The increase in employment through increased recycling activities is consistent with research undertaken which states that 9.2 FTE positions are created per 10,000 tonnes of waste recycled, compared to 2.8 FTEs for landfill disposal. In addition, the preferred operator (City Mission) is likely to employ another 4–5 people through reintroduced social services resulting from the social dividend received through the operation. In total, 4 direct and up to 5 indirect jobs will be created (total of 9) for an estimated 3,000–5,000 tonnes of waste to be recycled at the centre.

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

ENVIRONMENTAL IMPACT:

For every tonne of material recovered for recycling, there is a corresponding environmental saving, whether it is avoided resource extraction or avoided energy or water use. Using the estimated increase in recycling volume expected through the new operations and infrastructure, the annual savings from the extra recycling at the new facility will be equivalent to:

- taking 216 cars off the road and
- saving 12 Olympic sized swimming pools of water.

SOCIAL IMPACT:

In the recycling sector, due to the low skilled nature of the work, those who might typically find it difficult to find stable employment, such as long term unemployed, disadvantaged or those with a disability, are employed, often by social enterprises, to collect, receive and disassemble goods for reuse, re-manufacture or recycling.

Establishing a resale shop and recycling centre, both of which will involve receipt and sorting of recyclables, will create five direct new full time equivalent (FTE) positions, four of which will be a net gain to the overall site. A further five indirect positions are also expected to be created through expanded City Mission social services at Star House and through a new youth worker for 'at risk' youth.

STRATEGIC DOCUMENT REFERENCE:

Launceston resource recovery and waste management interim strategy and action plan (ISAP), 2012.

Although the ISAP is the key strategic driver to undertake the fee review, a secondary driver is Council's process to achieve financial sustainability.

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Table 3: Detailed breakdown of operational and capital costs for the Launceston Waste Centre

		\$/t	Annual equivalent	Total over life of facility (24 years remaining) (PV)	Year expenditure required
Current operations (including transfer station depreciation)		34.12	\$2,900,000	\$58,000,000	
Additional operations					
	Resale shop and recycling centre	4.35	\$370,000	\$7,400,000	
	Composting facility	2.71	\$230,000	\$4,600,000	
Financial assurance					
	Aftercare	0.79	\$67,150	\$800,000	2034
	Decommissioning	0.2	\$17,000	\$6,600,000	\$220,000 pa for 30 yrs
Capital improvements					
	Cell development				
	Eastern liner			\$4,500,000	2013-2018
	Western extension			\$4,500,000	2016
	Northern extension			\$8,500,000	2017-2022
		8.76	\$744,600		
	Rehabilitation				
	Rehab existing area			\$8,500,000	2014-2025
	Rehab eastern area			\$2,500,000	2018
	Rehab western area			\$2,200,000	2022
	Rehab northern area			\$8,400,000	2039
		8.47	\$719,950		
	Capital Other				
	Perimeter drain extension			\$1,000,000	2013
	Relocate Tas Water trunk main			\$1,000,000	2015
	Composting			\$100,000	2015
	Road renewals			\$100,000	2016
	Fence renewals			\$250,000	2016
		0.18	\$15,300		

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

	Capital Transfer Station				
	Toll booth & weighbridge	0.26	\$22,100	\$600,000	2015
	Resale shop	0.39	\$33,150	\$900,000	2015
	Replacement landfill	7.41	\$629,850	\$12,000,000	2034
Waste levy		5	\$425,000	\$8,500,000	
Financial return		7	\$600,000	\$12,000,000	
Total (exc GST)		\$80	\$6,774,100	\$152,950,000	
GST		\$8	\$677,410	\$15,295,000	
Total (inc GST)		\$88	\$7,451,510	\$168,245,000	

Although the above table shows that the operations of the resale shop and recycling centre is \$4.35/t and capital financing is \$0.39/tonne (total \$4.75/t) there will be savings from deferring cell development and rehabilitation and other operating costs that result in a break even net cost.

Table 4: Summary of relevant annual Launceston Waste Centre management cost to Council with option A, tender price 2 with proposed savings based on low and high recycling rates

Budget item	Actual budget 12/13 (existing service)	Proposed budget full operational year for LOW recycling	Proposed budget full operational year for HIGH recycling
Project - 20082 - 12820 Transfer Station	(\$889,000)	(\$890,000)	(\$890,000)
Project - 22006 - LWC Recycling centre - fixed monthly rate	\$0	(\$317,000)	(\$317,000)
Project - 22006 - LWC Recycling centre - \$25 per tonne incentive payment & dismantling costs	\$0	(\$53,000)	(\$67,000)
Project - 22040 - LWC Utilities	(\$37,000)	(\$40,000)	(\$40,000)
Project - 41124 - LWC Recycling	(\$21,000)	(\$19,000)	(\$19,000)
Building maintenance for new building	\$0	(\$2,000)	(\$2,000)
Depreciation for new facility	\$0	(\$16,000)	(\$16,000)
Operational savings	\$0	\$134,000	\$257,000
Additional income via double weighbridge	\$0	\$200,000	\$200,000
Net position	(\$947,000)	(\$1,003,000)	(\$894,000)
Increase compared to FY12/13		(\$56,000)	\$53,000

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

With the new resale shop and recycling centre services included, the net position for the Launceston Waste Centre ranges from an annual operational cost reduction of \$53,000 per annum if high recycling is achieved to an annual operational cost increase of \$56,000 per annum if low recycling is achieved compared against the 2012/13 financial year.

The additional social and economic benefits expected through these new services are as follows:

- Ability to provide sustainable employment to long term unemployed in Launceston
- 4 new full time equivalent positions created
- 4–5 new indirect positions created through new social services for Launceston youth
- Employment opportunity for those who typically find it hard to secure work, including disabled, disadvantaged and long term unemployed

The LCM submission appears to meet the social and employment benefits expected by Council in establishing this facility and reflects the goals in the notice of motion adopted by Council in August 2010.

The cost to construct the resale shop, recycling centre and new green waste area, including all civil and design works, totals \$2.14 million.

The capital budget for this project is available from the Infrastructure Services Department waste budget as follows:

- LWC Tip Shop: \$600,000
- LWC rehabilitation & capping \$1,701,000

A capital budget allocation was made for additional landfill capping to occur in 13/14. Estimates in the long term financial plan have been conservative due to Council having not previously undertaken capping or rehabilitation works on a landfill. Following the 2013 capping works at the landfill, the capital estimate will be revised down. The amount allocated for the 13/14 capping is proposed for reallocation to the resale shop and recycling centre without any detrimental impact on the long term financial plan as there is sufficient funding available in the capping capital works 10 year budget to cover the next stages of capping.

17.2 Improving recycling, reuse and job opportunities and sustainable waste fees in Launceston...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Memo – this is a question and answer document responding to questions raised at the Council waste workshops on 7 October 2013 and 18 November 2013 on *Improving recycling, reuse and job opportunities, and sustainable waste fees in Launceston*. It also includes the peer review, which was requested at the October 7 workshop, and Council officers' responses to the peer review's recommendations. (Distributed electronically)
 2. Previously considered papers – this attachment encloses papers considered by Aldermen during the October 7 and November 18 waste management workshops. It also includes the site Masterplan which can be found as the last attachment. (Distributed electronically.)
-

COUNCIL AGENDA

Monday 9 December 2013

17.3 Crown Licence - Windermere Jetty, Boat Ramp, Pontoon, Toilet Block and Car Park

FILE NO: SF4923/SF0699

AUTHOR: Tricia De Leon-Hillier (Parks Lease Management Officer)

DIRECTOR: Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

That Council considers entering into a licence agreement over the two adjacent blocks of land situated at Windermere, for the purpose of providing a toilet block, jetty, pontoon, boat ramp and car park.

PREVIOUS COUNCIL CONSIDERATION:

Nil

RECOMMENDATION:

That Council approves entering into a 25 year licence agreement with the Department of Primary Industries, Parks, Water and Environment commencing from the 1 October 2013 at 10¢ per annum (if demanded) over two adjacent blocks of land situated at Windermere:

- 1) Crown land being Lot 1 on Central Plan Register 6352 (approximately 1832m²)
 - 2) Parks & Wildlife land being Lot 2 on Central Plan Register 6352 (approximately 2259m²)
-

REPORT:

The river access facility adjacent to the St Mathias Church at Windermere has been a popular destination for the Launceston community for many decades. These facilities currently include a jetty, toilet block, boat ramp, pontoon and car park. Currently there are very few public access points to the Tamar River on the East Tamar side, and it is important that this facility remains open to the general public.

A new licence agreement for a 25 year term was received from the Department of Primary Industries, Parks, Water and Environment to commence from the 1 October 2013 for 10¢ per annum (if demanded). Although on Crown land, Council has traditionally maintained this facility to ensure that it remains open and is available to the Launceston community. A previous licence agreement has been in place for over 35 years and has recently expired.

17.3 Crown Licence - Windermere Jetty, Boat Ramp, Pontoon, Toilet Block and Car Park...(Cont'd)

The Parks and Recreation Department have \$80,000 in the current financial year's budget to restore the pontoon to its original condition.

ECONOMIC IMPACT:

There is no significant economic impact.

ENVIRONMENTAL IMPACT:

There will be no environmental impact with this decision.

SOCIAL IMPACT:

This proposal will make a positive impact on the community.

STRATEGIC DOCUMENT REFERENCE:

The goal within Council's Strategic Plan (2008-2013) which is considered relevant is:

Priority Area 3: Social and Economic Environment - Promoting a healthy, prosperous and positive community.

Launceston Community Plan, Preferred Future Five: PF5.3 Encourage Physical Activity

BUDGET & FINANCIAL ASPECTS:

\$10c per annum licence fee (if demanded)

Annual maintenance cost at \$8,500 per annum

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

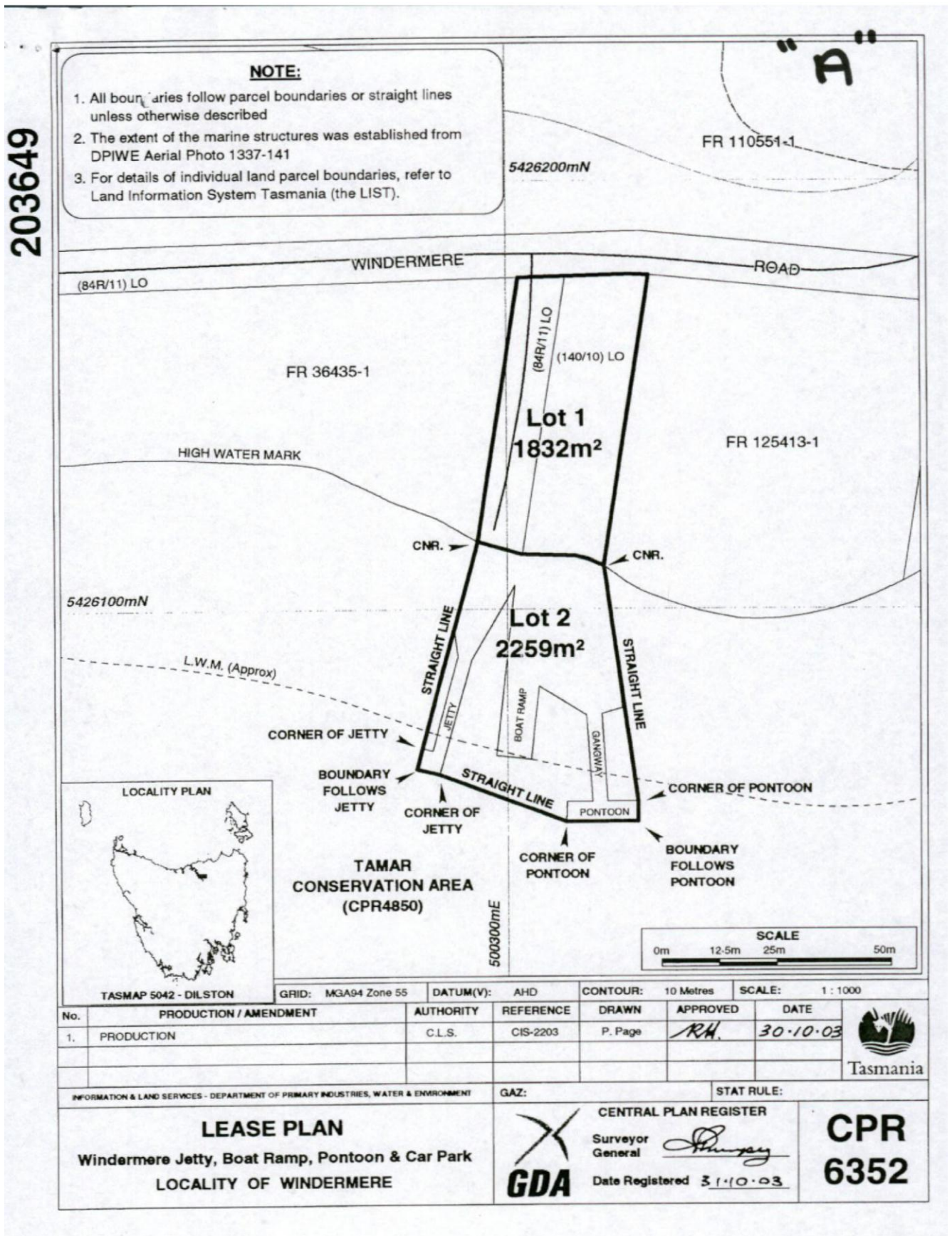
I certify that I have reviewed and approved this advice and recommendation.



Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Map - Windermere Jetty, Boat Ramp, Pontoon and Car Park
-



COUNCIL AGENDA

Monday 9 December 2013

17.4 COUNCIL AGENDA

FILE NO: 106500 98300

AUTHOR: Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider a request to dispose of the benefit of right of way.

PREVIOUS COUNCIL CONSIDERATION:

NA

RECOMMENDATION:

That Council, in respect to an application to delete a right of way through property situated and known as 25-31 and 33-35 McKenzie Street, resolves

- To dispose of the benefit of right of way shown on lots 1, 2 3 and 4 on SP 163326 for the sum of \$13,400 plus GST.
 - The applicant and owner of the adjacent land Mrs D Pintarich is to meet the cost of Council's valuation fees, transfer fees and own legal fees and
 - Council is to meet its own legal expenses.
-

REPORT:

Property at 25-31 and 33-35 McKenzie Street is identified as lots 1, 2 3 and 4 on SP 163326. Currently a mid-portion of those lots is burdened by a "Right of Way" to benefit Council. The "Right of Way" has an area of 1,115m². A subdivision has been approved under DA559/2012 to allow consolidation of the respective lots but the land cannot be fully utilised until the right of way is removed from the underlying title.

A "Right of Way" is an interest in land and where disposal of land is contemplated Section 177 of the Local Government Act 1993 provides that Council be advised of the value of the interest in land. Council's valuation advice from Opteon Registered Valuers is that the interest of "Right of Way" has a value of \$13,400 plus GST.

A plan indicating the interest of "Right of Way" to be disposed of is shown at Attachment 1.

ECONOMIC IMPACT:

Neutral applicant is to meet costs

17.3 Crown Licence - Windermere Jetty, Boat Ramp, Pontoon, Toilet Block and Car Park...(Cont'd)

ENVIRONMENTAL IMPACT:

NA

SOCIAL IMPACT:

NA

STRATEGIC DOCUMENT REFERENCE:

NA

BUDGET & FINANCIAL ASPECTS:

NA

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

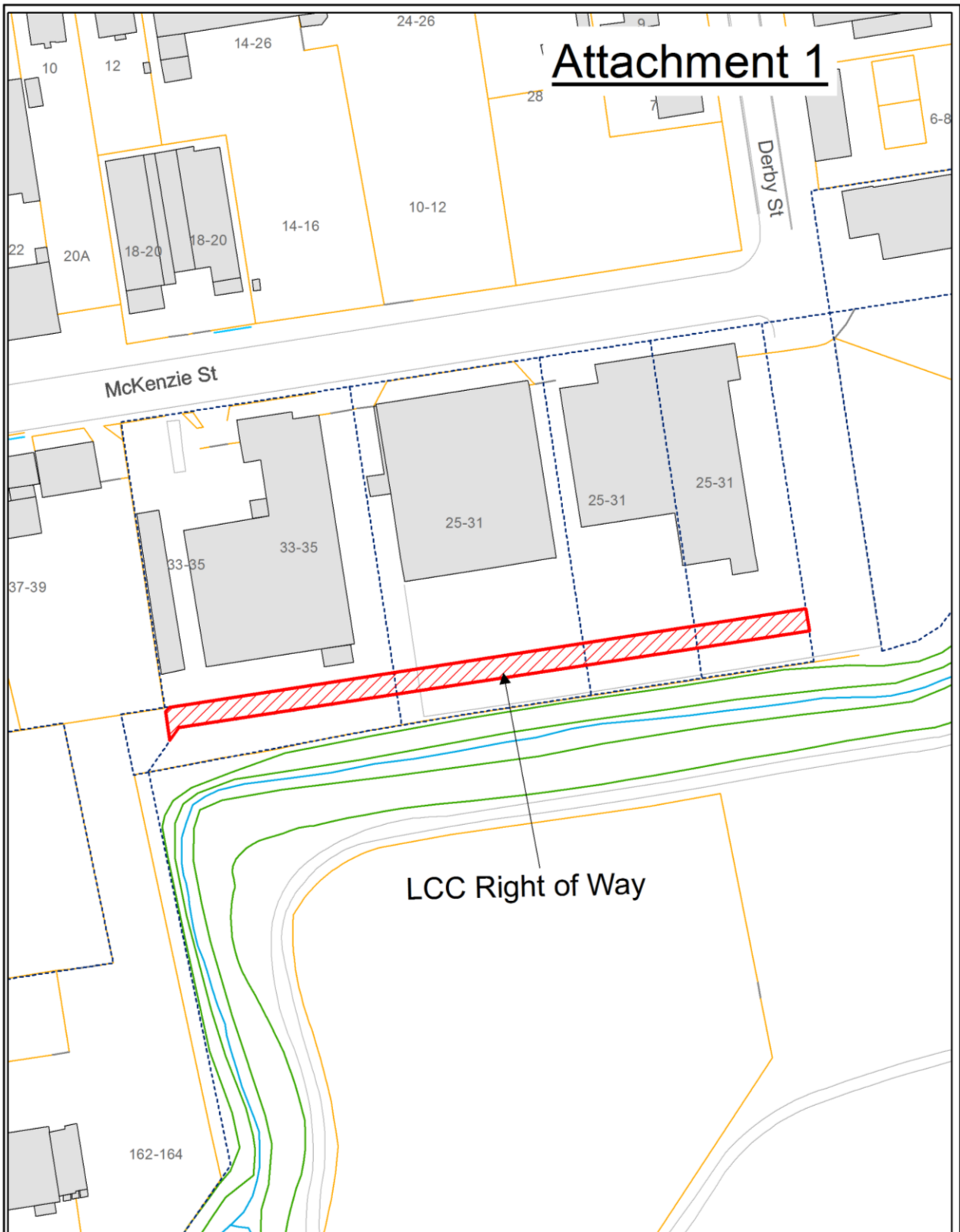
I certify that I have reviewed and approved this advice and recommendation.



Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Plan indicating interest of "Right of Way" to be transferred to the applicant
-



Interest of "Right of Way" to be transferred



18 CORPORATE SERVICES

18.1 Quarterly Financial Report to Council

FILE NO: SF5899

AUTHOR: Paul Gimpl (Manager Finance)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider Council's financial performance for the three months ended 30 September 2013.

PREVIOUS COUNCIL CONSIDERATION:

Audit Committee 14 November 2013 - *The quarterly financial review for the quarter ended 30 September 2013 was noted.*

RECOMMENDATION:

That the Council adopt the financial reports for the three months ended 30 September 2013 which discloses:

	2013/14 Actual \$'000	2013/14 Budget \$'000
Operating Summary		
Revenue	23,045	22,794
Less Expenses	22,601	24,518
Operating Deficit	<u>444</u>	<u>(1,724)</u>
Add Capital Grants	-	-
Comprehensive Result	<u>444</u>	<u>(1,724)</u>

18.1 Quarterly Financial Report to Council...(Cont'd)

	2013/14 Actual \$'000	2013/14 Actual \$'000
Financial Position		
Equity	<u>1,445,071</u>	<u>1,449,690</u>
Assets		
Current	62,677	67,333
Non-Current	<u>1,419,060</u>	<u>1,431,357</u>
	<u>1,481,737</u>	<u>1,498,690</u>
Liabilities		
Current	13,371	15,249
Non-Current	<u>23,295</u>	<u>33,751</u>
	<u>36,666</u>	<u>49,000</u>
Net Assets	<u><u>1,445,071</u></u>	<u><u>1,449,690</u></u>

REPORT:

Detailed annual financial reports have been reviewed in the Audit Committee meeting on 14 November 2013 with all Aldermen receiving copies of the agenda and detailed papers. The purpose of this item is for Aldermen to formally review the Council's financial position and the first quarter's performance as a Council.

This report provides an overall summary of the operations for the first quarter of the 2013/14 financial year. The key issues arising from the quarter ended 30 September 2013 are:

Operations

Overall the operations result is \$2.2m better than budget after the first quarter.

Other variances of note were:

- Directorate net expenses \$1.2m better than budget.
- Rates revenue \$0.3m better than budget.
- Depreciation \$0.6m better than budget.

18.1 Quarterly Financial Report to Council...(Cont'd)

Capital Works

As at 30 September 2013, 2.2 percent in value have reached practical completion and 31.7 percent in value are in progress. Another 21.5 percent by value are in preliminary design.

Careful project management will need to continue to ensure that the capital program is completed by 30 June 2014.

Financial Position

- Overall - The Council's balance sheet and cash reserves continue to be in accordance with current and long term budgets.
- Loan balances are in accordance with budget.
- Cash balances remain in accordance with long term strategy and are consistent with budgeted project requirements.

At the end of the first quarter the Council is in a positive operating position compared to budget.

ECONOMIC IMPACT:

No economic impact

ENVIRONMENTAL IMPACT:

No environmental impact

SOCIAL IMPACT:

No social impact

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance Services
5.1.4 Ensure the city is managed in a financially sustainable manner

BUDGET & FINANCIAL ASPECTS:

As per report

18.1 Quarterly Financial Report to Council...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey; Director Corporate Services

ATTACHMENTS:

1. Quarterly Income Statement to 30 September 2013
 2. Balance Sheet as at 30 September 2013
-

LAUNCESTON CITY COUNCIL Quarterly Statement of Comprehensive Income For Period ended 30 September 2013		
	2013/14 YTD Actual \$	2013/14 YTD Budget \$
REVENUES FROM ORDINARY ACTIVITIES		
Rates	14,629,100	14,297,220
Fees and Charges	4,783,919	4,837,951
Grants and Contributions		
- Revenue Purposes	2,172,468	2,161,127
Interest	574,842	672,443
Interest Committed	62,775	-
Other	822,022	825,094
	<u>23,045,125</u>	<u>22,793,834</u>
EXPENSES FROM ORDINARY ACTIVITIES		
Maintenance of Facilities and Provision of Services	15,986,042	16,960,329
Borrowing Costs	(26,476)	83,594
Depreciation and Amortisation	4,560,387	5,278,347
State Government Fire Levy	1,518,010	1,518,010
Rate Remissions and Abatements	563,118	678,027
	<u>22,601,080</u>	<u>24,518,306</u>
OPERATING SURPLUS	444,045	(1,724,472)
Other Comprehensive Income		
Capital Grants	-	-
Comprehensive Result	<u>444,045</u>	<u>(1,724,472)</u>

UNAUDITED - COUNCIL USE ONLY

LAUNCESTON CITY COUNCIL QUARTERLY STATEMENT OF FINANCIAL POSITION As at 30 September 2013			
	YTD 2013/14	YTD 2012/13	YTD 2011/12
	\$	\$	\$
EQUITY			
Capital Reserves	153,662,206	150,070,241	136,413,132
Revenue Reserves	863,726,764	854,763,046	853,781,887
Asset Revaluation Reserves	425,562,965	442,388,835	416,303,930
Trusts and Bequests	1,674,726	1,590,011	1,504,251
Operating Surplus	444,045	438,752	7,931,758
TOTAL EQUITY	1,445,070,707	1,449,689,637	1,423,866,716
<i>Represented by:-</i>			
CURRENT ASSETS			
Cash at Bank and on Hand	2,654,368	1,054,467	1,511,608
Rate and Sundry Receivables	39,931,296	40,587,815	65,289,402
Less Rates not yet Recognised	(42,978,998)	(40,830,585)	(38,928,340)
Short Term Investments	62,409,208	65,857,164	42,430,088
Inventories	661,550	664,438	625,133
	<u>62,677,424</u>	<u>67,333,299</u>	<u>70,927,891</u>
NON-CURRENT ASSETS			
Deferred Receivables	257,556	257,556	257,556
Investments	262,303,000	257,388,000	255,800,000
Employee Benefits	-	-	-
Intangibles	4,561,287	4,539,085	-
Infrastructure and Other Assets	919,700,697	937,259,047	912,316,051
Museum Collection	232,237,706	231,913,206	231,913,206
	<u>1,419,060,246</u>	<u>1,431,356,893</u>	<u>1,400,286,812</u>
TOTAL ASSETS	1,481,737,670	1,498,690,193	1,471,214,703
CURRENT LIABILITIES			
Deposits and Prepayments	753,748	1,799,335	6,970,766
Employee Provisions	5,937,383	6,274,940	5,787,160
Interest-bearing Liabilities	2,706,541	2,572,853	2,335,882
Sundry Payables and Accruals	3,973,807	4,601,796	4,354,939
	<u>13,371,480</u>	<u>15,248,923</u>	<u>19,448,747</u>
NON-CURRENT LIABILITIES			
Employee Provisions Non Current	836,215	772,082	781,954
Superannuation Obligation	2,550,080	9,559,664	3,623,027
Interest-bearing Liabilities Non Current	10,091,186	12,797,727	12,840,463
Sundry Provisions	9,818,000	10,622,159	10,653,795
	<u>23,295,480</u>	<u>33,751,632</u>	<u>27,899,239</u>
TOTAL LIABILITIES	36,666,960	49,000,555	47,347,986
NET ASSETS	1,445,070,707	1,449,689,637	1,423,866,716

18.2 2013/14 Budget Amendments**FILE NO:** SF5899**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To approve budget amendments relating to various expenditure, capital and revenue estimates and thereby amending the Operations budget to a \$5.547m deficit and the Capital budget to \$16.044m for 2013/14.

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

PREVIOUS COUNCIL CONSIDERATION:

Item 9.1 - Audit Committee - 14 November 2013 - *It was resolved that the report go to Council for a decision*

RECOMMENDATION:

1. That the Council, pursuant to Sections 82(2) and (4) of the Local Government Act 1993, approve the budget transfers as follows.

a) To reallocate funding from Capital to Operations for 2013/14 in the amount of \$117,504 for required accounting treatment.

• Private Development	72,504
• IT Corporate Software Project to IT Fibre Optic Network	25,000
• IT Corporate Software Project to IT Office Accommodation	20,000
	<u>117,504</u>

b) To reallocate funding from Operations to Capital for 2013/14 in the amount of \$1,665,360 for required accounting treatment.

• North Esk River Bank Stabilisation	1,210,000
• City Levee Improvement Paths	350,000
• NBN Project Equipment Purchases	105,360
	<u>1,665,360</u>

18.2 2013/14 Budget Amendments...(Cont'd)

2. That the Council notes the revised	
a) Underlying Operating Budget Deficit	\$5,547,000
b) Capital Budget	\$16,044,000

REPORT:

The budget amendments are changes to budget estimates that require a Council decision even though most of the items result from a reclassification of projects between capital and operations.

It is preferable that the item go to the Council for a decision as close to 30 June 2013 as possible however this cannot occur until financial year end processes are finalised and the required accounting treatments confirmed.

The decision on whether an item of expenditure should be treated as capital (creating an asset) or expensed is quite complex. The final assessment is not always possible until the project is reviewed in detail. These transfers are necessary to correctly classify projects between operations and capital.

Senior Finance Department staff have prepared an Asset Capitalisation Framework that is assisting the development of a better understanding of the criteria and a more consistent approach has been used in drafting the 2013/14 budget.

The following table summarises the amendments.

	Operations \$'000	Capital \$'000
Statutory Budget	(7,095)	14,496
Capital to Operations	(117)	(117)
Operations to Capital	1,665	1,665
Balance at 30/09/2013	<u>(5,547)</u>	<u>16,044</u>
Add Financial Assistance Grants for 2013/14 received in 2012/13	2,036	
Deduct Capital Grants	(943)	
Underlying Operating Budget Deficit	<u><u>(4,454)</u></u>	

18.2 2013/14 Budget Amendments...(Cont'd)

ECONOMIC IMPACT:

Not applicable to this report

ENVIRONMENTAL IMPACT:

Not applicable to this report

SOCIAL IMPACT:

Not applicable to this report

STRATEGIC DOCUMENT REFERENCE:

Not applicable to this report

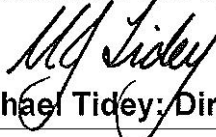
BUDGET & FINANCIAL ASPECTS:

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

18.3 2013/14 Budget Adjustments**FILE NO:** SF5899**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To approve budget amendments relating to various projects and Future Directions Plan initiatives for 2013/14.

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

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

1. That the Council, pursuant to Sections 82(2) and (4) of the Local Government Act 1993, approve the budget amendments as follows.

- | | |
|---|-------------|
| a) Additional Capital Funds | \$50,000 |
| Brisbane Court Upgrades (Capital) | |
| Furniture, raised planters, rubbish bins and paving. | |
| b) Increased Operating Expense | \$60,000 |
| Design Centre Underpinning (Operations) | |
| Expenditure was originally budgeted in 2012/13 but not completed due to unavoidable delays. | |
| c) Reduction in budgeted depreciation charges as follows: | |
| • Roads | 1,500,000 |
| • Stormwater | 1,600,000 |
| | <hr/> |
| | \$3,100,000 |
-

18.3 2013/14 Budget Adjustments...(Cont'd)

d) Various directorate budget changes planned as part of the 2013/14 Future Directions Plan as well as other initiatives identified for the 2013/14 year.

• Infrastructure Services cost reductions	429,000
• QVMAG cost reductions	5,000
• QVMAG revenue increases	95,000
• Facilities Management cost reductions	91,000
• Facilities Management revenue increases	25,000
• Development Services cost reductions	20,000
• Less Original Budget Estimate	(500,000)
	<u>\$165,000</u>

2. That the Council notes the revised

a) Underlying Operating Budget Deficit	\$1,249,000
b) Capital Budget	\$16,094,000

REPORT:

The following table summarises the movement in the operations and capital budgets as a result of these changes.

	Operations \$'000	Capital \$'000
Statutory Budget	(7,095)	14,496
Changes up to 30/09/2013	1,548	1,548
Balance as at 30/09/2013	<u>(5,547)</u>	<u>16,044</u>
a) Brisbane Court Upgrades	-	50
b) Design Centre Underpinning	(60)	-
c) Depreciation Reduction	3,100	-
d) Various Net Savings	165	-
Balance as at 28/01/2013	<u>(2,342)</u>	<u>16,094</u>
Add back Financial Assistance Grants for 2013/14 received in 2012/13	2,036	
Less Capital Grants	(943)	
Underlying Operations Budget Deficit	<u>(1,249)</u>	

18.3 2013/14 Budget Adjustments...(Cont'd)

The budget adjustments are changes to budget estimates that require a Council decision.

Projects in items (a) and (b) will be funded from the favourable Capital budget variance that occurred in the 2012/13 financial year.

Item (c) Depreciation Reductions are a result of the depreciation review completed towards the end of 2012/13 as well as other work planned in 2013/14.

Item (d) Budget Changes relate to various Future Directions Plan initiatives as well as other efficiency projects to be completed in 2013/14.

The details of the changes to the directorate budgets are:

Infrastructure Services		\$429,000
Light Vehicle	10,000	
Street Lighting	49,000	
Parks Operations (Labour Recovery Recalculation)	110,000	
Road Assets Projects	110,000	
Stormwater Liquifill	50,000	
Parks Ranger (after hours)	20,000	
Parks Gorge Patrols	60,000	
Contractor Management	10,000	
Labour Overhead	10,000	
Queen Victoria Museum and Art Gallery		\$100,000
Light Vehicle	5,000	
Donation Revenue	40,000	
Trading Revenue	55,000	
Development Services		\$20,000
Contribution	20,000	
Facility Management Services		\$116,000
LAC Marketing	20,000	
Building Maintenance	46,000	
Parking Costs	25,000	
Parking Revenue	25,000	

ECONOMIC IMPACT:

Not applicable to this report

18.3 2013/14 Budget Adjustments...(Cont'd)

ENVIRONMENTAL IMPACT:

Not applicable to this report

SOCIAL IMPACT:

Not applicable to this report

STRATEGIC DOCUMENT REFERENCE:

Not applicable to this report


BUDGET & FINANCIAL ASPECTS:

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

COUNCIL AGENDA

Monday 9 December 2013

19 GENERAL MANAGER

19.1 Sale of land compulsorily acquired from Tasmanian Aboriginal Child Care Centre Association Inc. at 89-91 Lindsay Street Invermay.

FILE NO: 144027/8; SF4742; SF3068

AUTHOR: Darryl Wright, Legal Adviser

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To determine questions relating to the further use of this land

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

1. Council determines that the land compulsorily acquired by it on 18 April, 2008 from Tasmanian Aboriginal Child Care Association Inc. ("TACCA") at 89-91 Lindsay Street, Invermay, being land contained in Certificates of Title Volume 239540, folio 1 and Volume 50795, folio 2 ("the land") is no longer required by it for any purpose.
 2. In the event TACCA advises Council that it elects not to accept the offer of re-purchase of the land and waives any further interest it may have in the land, then Council authorizes the General Manager to negotiate and conclude an agreement with Old Launceston Seaport Pty. Ltd. ("OLS") to sell the land to OLS, and to accept in part payment for the land, land of OLS of approximately 1,650 square metres, the negotiated cash amount to be paid to Council to be settled by having regard to the difference in value of those two parcels as set out in the valuation of Opteon Valuers, with a tolerance of 10 per cent.
-

REPORT:

The development proposal by Developer Mr Errol Stewart, the North Bank Silo Development, incorporates the following parcels of land:

1. The old grain silos of Roberts Ltd, which have been acquired by OLS. (Mr and Mrs Stewart are directors of OLS.);
 2. An adjoining old road lot. OLS has agreed to acquire this road lot from the Crown;
 3. Land owned by Council, land compulsorily acquired from TACCA.
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19.1 Sale of land compulsorily acquired from Tasmanian Aboriginal Child Care Centre Association Inc. at 89-91 Lindsay Street Invermay....(Cont'd)

The land of TACCA was acquired for the purpose of constructing thereon the new earthen flood levee. In fact the new levee has been constructed on the TACCA land. The proposal of OLS is that a new concrete levee be constructed on Council land around the perimeter of the TACCA land, thereby freeing the TACCA land for development, principally a car park.

Council's actions are governed by the provisions of the Land Acquisition Act 1993, and particularly Section 73. To paraphrase the requirements of Section 73, where land compulsorily acquired is no longer required by the acquiring authority for any purpose, and the acquiring authority proposes to dispose of the land within 7 years of it compulsorily acquiring the land, then the Authority, prior to dealing with the land, must offer it for sale to the person from whom it was acquired. If that person fails to accept the offer of purchase within 60 days, then the acquiring authority may dispose of the land to any other person.

The Act provides that the prior land owner (TACCA) has 60 days from notice to accept the offer, however it goes on to provide that the party having the right of purchase, may, at any time, waive that right.

Part of the land acquired by OLS from Roberts Ltd and part of the land to be acquired by OLS from the Crown (the road lot) is superfluous to the needs of OLS. OLS proposes that this land be transferred to Council. In fact it is proposed that the new concrete levee will in part be constructed on what is now the land of OLS, but on transfer would be Council land. The balance of the land to be acquired by Council from OLS will be utilised as park land, part of North Bank.

The attached map shows that part of the land owned or to be owned by OLS and to be transferred to Council, and also the TACCA land, to be transferred by Council to OLS.

On completion of these transfers, and on completion of the proposed transfer of Crown land to Council, all of the land between the rivers and Lindsay street will, apart from land owned by OLS, be Council land.

Aldermen will note from the attachments that the area of the TACCA land is 2,715m² and is valued at \$340,000.00. The area of land held or to be acquired from the Crown by OLS is 1,650m² and is valued at \$165,000.00.

19.1 Sale of land compulsorily acquired from Tasmanian Aboriginal Child Care Centre Association Inc. at 89-91 Linsday Street Invermay....(Cont'd)

It is respectfully suggested that to be in a position to determine that the TACCA land is no longer required, Aldermen would need to be satisfied that:

1. Alternative suitable land was available to Council for construction of the levee. The substitute land to be used is land currently owned by Council or alternatively is Crown land or alternatively again, part of the land of OLS, previously the Roberts Ltd. land. The TACCA land will not be disposed of without this land of OLS being simultaneously transferred to Council ownership.
2. It is reasonable for Council to incur the additional cost in construction of the levee system, or alternatively that additional cost is to be met by one or more other parties. The advice of Launceston Flood Authority is that the additional work can be completed for \$1.5M. The State Government have agreed, as a contribution to the development of the facilities of OLS and the North Bank Precinct, to pay to Council \$1.5M.

Launceston Flood Authority has advised, that in terms of sufficiency of the levee system, the proposed alteration to both the position of the levees and construction (concrete replacing earthen) it does not foresee any construction or operational difficulty, and in addition to that, once constructed the new levee will afford the same level of flood protection as provided to the rest of Invermay.

ECONOMIC IMPACT:

Neutral, in that Council will receive market value for land sold by it, and pay market value for land to be acquired by it.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Positive; enables the Errol Stewart development proposal to proceed.

STRATEGIC DOCUMENT REFERENCE:

N/A

19.1 Sale of land compulsorily acquired from Tasmanian Aboriginal Child Care Centre Association Inc. at 89-91 Linsday Street Invermay....(Cont'd)


BUDGET & FINANCIAL ASPECTS:

N/A (refer to Economic Impact)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Map - Silos proposed land exchange (Distributed separately)
 2. Valuation report from Opteon 27 November 2013 (total pages = 8)
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Attachment 2 - Valuation Report 89-91 Lindsay Street
(total pages = 8)

Opteon.

File Reference: 4914626

Australia's Property Advisors

27 November 2013

Mr Robert Holmes
Property Coordinator
Launceston City Council
Via email: Robert.Holmes@launceston.tas.gov.au

Dear Robert,

Valuations for: **89-91 and Part 87 Lindsay Streets, Inveresk.**

I refer to your written instructions received on 20th November, 2103 requesting a valuation of the above two parcels of land which abut the north and south sides of the Silo Complex in Lindsay Street for exchange /sale negotiation purposes.

Pursuant to our inspection and consideration we provide the following report.

Date of Inspection

25th November, 2013

Date of Valuation

25th November, 2013

Land Description

The subject property comprises two separate parcels of land described as follows.

Parcel A - 89-91 Lindsay Street.

Parcel A is located with good frontage to the south side of Lindsay Street and to the front of the currently disused silo complex and comprises all that land contained in adjoining titles Lot 1 on Registered Plan 239540 and Lot 2 on Registered Plan 50795.

In total Parcel A has a frontage to Lindsay Street of 69.37 metres, rearage of 52.19 metres, west side boundary of 42.9 metres and east side boundaries of 28.7 plus 17.24 metres. The parcel is best described as rectangular in shape with a splay (17.24 metres) to its rear east side. Total land area of Parcel A as stated on Title Plans is 2,715 square metres (Lot 1 is 900 square metres, Lot 2 is 1815 square metres).

Opteon (Goulburn North East Victoria) Pty Ltd
ABN 67 005 019 161
21 Wyndham Street, Shepparton, VIC 3630
T 03 5821 3565
F 03 5821 4274
E shepparton.info@opteonproperty.com.au
W opteonproperty.com.au

Value made visible

Liability limited by a scheme approved under Professional Standards Legislation.

89-91 & Part 87 Lindsay Street, Inveresk

Parcel A is to be assessed as level in topography with it noted that a levy bank on the land is to be removed by the Flood Authority to natural surface level prior to or at the time of transfer / sale.

Parcel B - Rear 87 Lindsay Street.

This parcel is located to the rear south side of the silo complex with a narrow driveway frontage only to Lindsay Street and we understand comprises all or most all of that land contained in Lot 1 on Registered Plan 114352.

Parcel B is irregular in shape, due to its some 70 metre long access driveway and the western boundary tapering in from north to south. This parcel is best described as level in topography. We have not been provided with a Title Plan so we do not have boundary measurements for Parcel B which is advised to have an area of some 1,650 square metres.

Zoning

Both Parcel A and Parcel B are currently zoned Open Space in accordance with the Interim Launceston Planning Scheme 2012. Importantly it is to be noted that at its meeting on the 25th November 2013, the Council resolved to grant a dispensation for these two parcels and the Silo building site in between these two parcels to allow the development of the silos into a hotel/motel complex subject to a public advertising period and the consideration of any submissions.

At this time the Council views the Silos Hotel / Motel redevelopment as an integral part of its North Bank Precinct Plan which is a strategic tourism, hospitality and recreational development plan covering the north side of the North Esk River from the Tamar Street Bridge to Kings Wharf.

Easements, Covenants, Encumbrances

We have not been advised of, nor are aware of any Easements, Covenants or Encumbrances over Parcel A or Parcel B and our valuation is on this basis.

Environmental Statement

We have not been advised of, nor noted at inspection, any site contamination and our valuation is on the basis that there are no contamination issues whatsoever affecting Parcel A or Parcel B.

Location

Parcels A and B are located on the south side of Lindsay Street at its eastern end some 700 metres from the East Tamar Highway (Goderich Street) which is the main north south arterial through Launceston and some 2 kilometres north east of Launceston's CBD.

Parcel A has good frontage to Lindsay Street while Parcel B has some 4 metre frontage only and currently access to Parcel B from Lindsay Street is not constructed.

To the east side of Parcel A and B are flood levy banks the other side of which is the Tamar River while Parcel B also has a Flood Levy bank to its rear. Both parcels are close to the north east junction of the Tamar and North Esk rivers. On the south east side of the junction of these two rivers is the substantial Launceston Seaport and Royal Park precinct which is a major recreational and tourism sector of the City.

89-91 & Part 87 Lindsay Street, Inveresk

To the rear of Parcel A and to the front of Parcel B is a redundant Silo complex which is a high structure and is proposed for conversion at substantial cost to a hotel/motel complex.

To the east side of Parcels A and B is crown land upon which is a former Wool Stores building which is some 60-70 years old, vacant and in a neglected and failing condition. We are advised the Council has had discussions with the Crown about being granted ownership of this land to best facilitate for an appropriate future use of this land in line with the North Bank Precinct Plan.

Also within the North Bank Precinct plan area on the south side of Lindsay Street and some 200 metres from Parcels A and B is the Boral concrete batching plant. The freehold of this property has been / is being compulsorily acquired for flood mitigation purposes by the Council and negotiations are continuing between the Council and Boral for the relocation of this Batching Plant.

Along the entire north side of Lindsay Street west of Goderich Street is the former 14.6 hectare Gunns Timber site which was recently purchased by Bunnings who are now building a Bunnings Hardware Superstore with Lindsay street access on the eastern part of the site. All this land was recently rezoned from industrial to commercial to facilitate for not only the new Bunnings Complex but for other commercial developments in line with planning scheme. The western part of this site, being the balance not required for the Bunnings development, has now been cleared in preparation for redevelopment.

Being close to the East Tamar Highway (Goderich Street) Parcels A and B have good access to Launceston's principal vehicle transport routes. The East Tamar Highway provides access to the northern suburbs and to the major industrial port facility at Bell Bay, and connects to the Midland

Launceston has a population of some 100,000 and offers a high level of goods and services. The subject property is located some 2.0 - 3.0 kilometres south of the Launceston CBD.

Services

All urban services are available but not connected to parcel A or Parcel B. We consider that connecting services to Parcel B, which is a rear block, could be quite expensive.

Lindsay Street is a fully constructed road with 11.0 metre bitumen pavement width and concrete kerb and channel to the south side.

Improvements

There are no building improvements on either of Parcel A or Parcel B.

Parcel A is part gravelled and has existing internal fencing which it appears has been erected to secure the Silo site to the rear.

Parcel B has new cyclone wire mesh fencing to its side and rear boundaries and is predominantly gravelled.

General Comments

Parcel A was compulsorily acquired by the Council circa 2008 for Flood Mitigation purposes and subsequently a flood levy was constructed on the site.

89-91 & Part 87 Lindsay Street, Inveresk

The former Roberts Silo complex - which included Parcel B - was also compulsorily acquired by the Council for Flood mitigation purposes due to it being on the river side of the Flood Levy Bank realignment.

For some years local investor/developer Mr Errol Stewart has been negotiating with the Council and other relevant authorities re the redevelopment of the Silos complex into a Hotel motel complex and subject to approved and revised flood mitigation works to be undertaken by Mr Stewart, the Council declared the Silo complex site surplus to its needs and via Roberts, who initially purchased the site back from Council, Mr Stewart has now purchased the site.

Mr Stewart has now received Government funding for Levy works to secure the Silo complex site and these works make redundant the need for the levy bank on Parcel A. We consider in order to optimise the design and street appearance and appeal of his development, Mr Stewart has now approached the Council requesting that it declare Parcel A surplus to its requirements and consider exchanging Parcel A for Parcel B.

We have now been engaged to provide an opinion of market value for both Parcel A and Parcel B for Council consideration and transfer /sale negotiation purposes.

We are providing our valuation advice on the basis that the Dispensation process to approve the redevelopment of the Silos into a hotel / motel complex is successful and that other strategic objectives of the North Bank Precinct Plan (Wool Store part demolition and refurbishment, Boral relocation, Reserves and link ups to the Seaport) are implemented.

Market Evidence

The commercial real estate market in Launceston, as with the real estate market overall in Tasmania, has in recent years been stagnant with low demand / buyer activity placing downwards pressure on values. Since 2008/09 as a result of the financial impacts of the Global Financial Crisis, a weakening Australian economy due to falling manufacturing and agricultural export income and reduced Government spending, business and consumer confidence has been at low levels. From a property market investment perspective, those limited buyers in the market have been looking for solid, blue chip type investments with minimum risk to yields.

In this environment the demand for and sale of larger sites (1.0 hectare plus) have been rare across the state in recent years and where occurring are generally in outer urban areas. While in inner Launceston there are some now older sales of development sites of up to some 1.0 hectare and which have shown up to \$400 to \$500 per sqm, these are in Central Business District Zone areas where retailing is prevalent and scope of development is superior to the use options of Parcels A and B.

While not a preferred method, analysis of some improved sales of bulky goods retailing premises in Boland Street, Launceston, which is well located inner commercial precinct with a Kmart complex in proximity, are showing some \$150 to \$170 per sqm for 4,000 - 5,000 sqm sites.

Our analysis of the Gunns sale to Bunnings dated July 2012 revealed a purchase price of some \$160 per sqm for the high profile corner location land on which Bunnings are building their store through to \$60 - \$90 per sqm for the rear land areas which are zoned commercial with scope for bulky goods retailing and service business.

Generally in Tasmania the tourism and hospitality industry has also done it tough over the past 3 -4 years although reports have been that overall Hobart and Launceston have fared better than the regional areas of the state.

89-91 & Part 87 Lindsay Street, Inveresk

There have been a couple of larger sales of Hotel / Motel complexes in Hobart in the past 12 months or so that appear market transactions. Certainly the location and appeal (design, quality and style of fit out, aspect, surrounds and service) are major impacting factors on the performance of a motel and restaurant complex.

Valuation Rationale

The valuation requirements for Parcels A and B are somewhat unique in that we are to assess market value based on each parcel having Dispensation approval to be incorporated in a Hotel Motel development within a tourism precinct. Without such Dispensation Approval each Parcel would be contained and confined to a recreational type use as prescribed by their Open Space zoning. (Notwithstanding we believe Parcel A has some potential to be rezoned Commercial in line with the north side of Lindsay Street should for some reason it not be incorporated with the Silos redevelopment or such not proceed. In such circumstances we expect that an investor / developer buying Parcel A on the market as is would apply a some 25% discount factor for the risk, time and cost in securing a rezone to commercial zoning with a value in our view of some \$180 sqm resulting in a purchase price of some \$135 sqm).

It is understood from the Silo complex development plans that each Parcel would be predominantly used for car parking / landscaping within the development project. However, it is our view that Parcel A in having excellent frontage to Lindsay Street has the scope to facilitate for a somewhat more strategic, practical, attractive and appealing development of the complex than Parcel B which is to the rear, is smaller and of more restrictive shape. If this were not the case then it would not be sought after by the developer, Mr Stewart in preference to Parcel B. Also we consider there is more potential for Parcel A to incorporate some building development (entry, reception, offices etc) as its rear boundary near abuts the silo buildings.

At this point we refer to a previous valuation report for 87 Lindsay Street, provided to the Council in February, 2013 and which provided in depth comment into the financial viability of the Silo complex Hotel / Motel redevelopment proposal. Our conclusion was that while as a stand-alone redevelopment the proposal was considered to be a financial risk, the in conjunction implementation of the North Bank Precinct Plan linking and opening up the Silo's Hotel /Motel complex with the existing Seaport Precinct and Royal Park through riverside reserves and walkways would certainly improve the Landmark status, trading performance and financial viability of the complex.

Upon consideration of limited market evidence and all pertinent factors as outlined in this report we have determined market valuation figures for Parcel A and parcel B as shown in the following Valuation section.

Note our valuations are exclusive of any GST and are based on the developer meeting survey costs for Parcel B and both parties paying their own legal costs. The valuation for Parcel A is also on the basis that that the levy bank is removed to natural surface level.

89-91 & Part 87 Lindsay Street, Inveresk

Valuation

We consider that fair market valuations for Parcel A and Parcel B on the basis of their inclusion in the Silo's Hotel / Motel redevelopment are as follows:

Parcel A

2,715 sqm @ \$125 sqm	\$ 339,375
Round to	\$ 340,000

Valuation

\$340,000
(THREE HUNDRED AND FORTY THOUSAND DOLLARS)

Parcel B

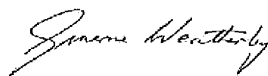
1650 sqm @ \$100 sqm	\$ 165,000
Round to	\$ 165,000

Valuation

\$165,000
(ONE HUNDRED AND SIXTY FIVE THOUSAND DOLLARS)

We trust this meets your current requirements however should you have any queries please contact us.

Yours faithfully

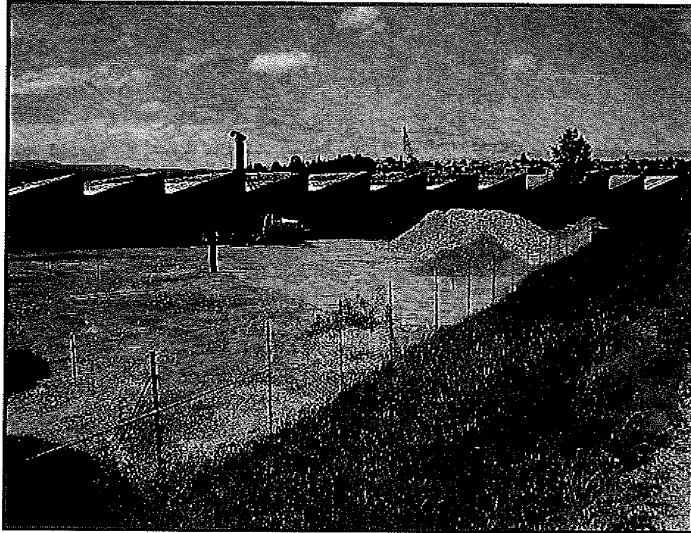


Graeme Weatherley
Certified Practising Valuer
AAPI

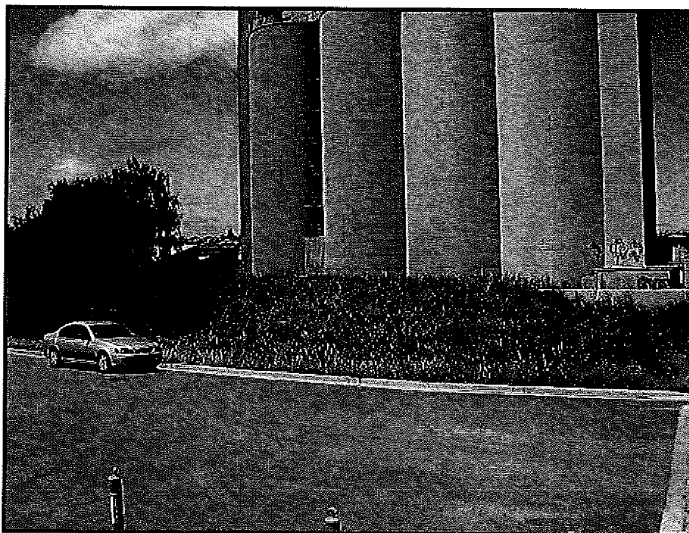
Important	<i>This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>
Pecuniary Interest	<i>We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Launceston City Council, for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Goulburn North East Vic) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>

89-91 & Part 87 Lindsay Street, Inveresk

Photographic Study

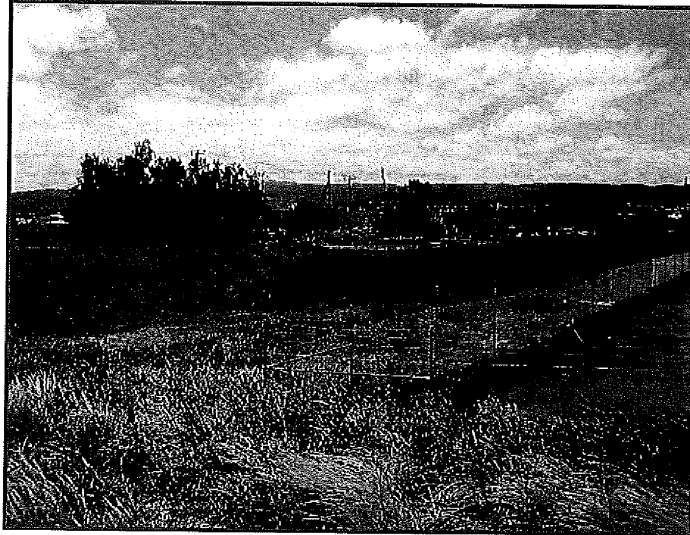


Parcel B from Levy Bank

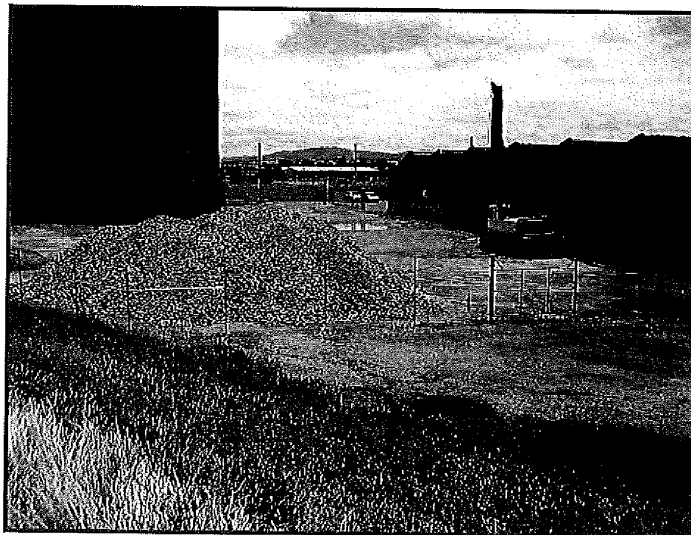


Parcel A from Lindsay Street

89-91 & Part 87 Lindsay Street, Inveresk



Parcel A from west side
Note Bunnings site beyond



Parcel B from levy bank

COUNCIL AGENDA

Monday 9 December 2013

19.2 Notice of Motions from Council's Annual General Meeting 2013

FILE NO: SF0098

AUTHOR: John Davis (Manager Corporate Strategy)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider investigations to motions passed at Council's Annual General Meeting (AGM) on Monday 2 December 2013.

PREVIOUS COUNCIL CONSIDERATION:

Min No 6.1 - Annual General Meeting - 2 December 2013 - *Motion carried*

Min No 6.2 - Annual General Meeting - 2 December 2013 - *Motion carried*

RECOMMENDATION:

That Council defers further consideration of the following resolutions from its Annual General Meeting of 2 December 2013 to the Council Meeting of 28 January 2014 in order to enable Council Officers to provide appropriate advice on the matters:

6.1 That henceforth the Launceston Council

- (i) endeavour to observe the section of the *Tasmanian Police Offences Act 1935*, section 49(AB) (Public street permits);
- (ii) limit the number of fundraising permits it issues accordingly (section 49 (AB) (3)(b) aggregate of 45 per year); and
- (iii) issue a council permit only upon the production or securing of a valid permit obtained in accordance with the Act.

6.2 That Council make a Controlled Vehicle Loading Zone available on Sundays in the CBD.

REPORT:

The *Local Government Act 1993* requires that a motion passed at an Annual General Meeting is to be considered at the next meeting of the council.

19.2 Notice of Motions from Council's Annual General Meeting 2013...(Cont'd)

As there has been insufficient time from the date of the Annual General Meeting to the next Council meeting for the resolutions to be given full consideration and investigation, it is Recommended that the Motions from the AGM be deferred until the Council Meeting of 28 January 2014.

Please find below information relating to the resolutions passed by at the AGM on 2 December 2013:

6.1 Moved Robin Smith, Seconded Rhys Pearton

That henceforth the Launceston Council

- (i) endeavour to observe the section of the *Tasmanian Police Offences Act 1935*, section 49(AB) (Public street permits);
- (ii) limit the number of fundraising permits it issues accordingly (section 49 (AB) (3)(b) aggregate of 45 per year); and
- (iii) issue a council permit only upon the production or securing of a valid permit obtained in accordance with the Act.

6.2 Moved Robin Smith, Seconded Rhys Pearton

That Council make a Controlled Vehicle Loading Zone available on Sundays in the CBD

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

19.2 Notice of Motions from Council's Annual General Meeting 2013...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Local Government Act 1993 - section 72B

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

20 URGENT BUSINESS

That Council pursuant to Clause 8(6) of the Local Government (Meeting Procedures) Regulations 2005,

21 WORKSHOP REPORT(S)

Nil

22 INFORMATION / MATTERS REQUIRING FURTHER ACTION

22.1 Information / matters requiring further action

FILE NO: SF3168

AUTHOR: Daniel Gray (Committee Clerk / Administration Officer)

This report outlines requests for information by Aldermen when a report or agenda item will be put before Council or a memorandum circulated to Aldermen.

It will be updated each Agenda, with items removed when a report has been given.

ATTACHMENTS:

1. Information / matters requiring further action - 9 December 2013

Meeting Date, Item & File #	Outstanding Items & Action Requested	Officer Responsible & Officer Comment	Due Date
9 Sept 2013 Item 13.1 SF5547 / SF0595 / SF0594	<p>Notice of Motion - Alderman Peck - WiFi in Brisbane Street Mall</p> <p><u>Resolution at Council Meeting 09/09/2013:</u> That Launceston City Council investigate the installation of Wi-Fi in the Brisbane Street Mall and report back to Council.</p>	<p>Michael Tidey - Director Corporate Services</p> <p><u>Status</u> Manager Information Technology met with Economic Development Officer and the Tourism Manager to discuss requirements.</p> <p>Contractor has been briefed on the project. Awaiting proposal to confirm the costs.</p> <p><u>Update</u> Report prepared and will come to SPPC on 16 December 2013.</p>	Dec 2013

23 ADVICE OF FUTURE NOTICES OF MOTION

24 REPORTS BY THE MAYOR

25 REPORTS BY THE GENERAL MANAGER

26 CLOSED COUNCIL ITEM(S)

RECOMMENDATION:

That pursuant to the provisions of Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2005, Council move into Closed Session to discuss those items nominated as Closed Session items, for the following reasons:

26.1 AMC Vikings

15(2)(j) as it concerns the personal affairs of a person/company.

26.2 Resale shop & recycling centre operator

15(2)(f) as it concerns information provided to Council, on the condition it is kept confidential.

26.3 Report for General Manager's Contract and Performance Review Committee

15(2)(a) as it concerns personnel matters.

27 MEETING CLOSURE
