



LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 24 FEBRUARY 2014**

LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

Monday 24 February 2014

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

Date: 24 February 2014

Time: 1.00 pm

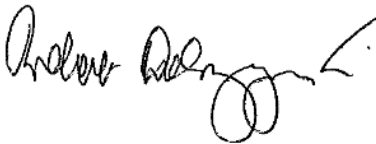
Section 65 Certificate of Qualified Advice

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 10 February 2014 be confirmed as a true and correct record.

4 DEPUTATION

Nil

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

Nil

6 PUBLIC QUESTION TIME

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

Wednesday 12 February

Attended Magic Millions Graduate Race Series Night

Thursday 13 February

Attended Department of Health & Human Services "Move Well Eat Well" Early Childhood Service Awards with Hon Michelle O'Byrne, Minister for Health presenting Awards

Friday 14 February

Attended Official Opening of the Wellington Apartments at Masonic Peace Haven by Senator the Hon Mitch Fifield

Monday 17 February

Officiated at private citizenship ceremony - Town Hall

Attended National Joblink Work for Real Program Launch

Officiated at Tasmanians for Recognition Forum at Town Hall

Attended Launceston Greyhound Racing Club Launceston Cup Final

Tuesday 18 February

Officiated at Civic Reception to mark the 90th anniversary of the Rotary Club of Launceston

Friday 21 February

Officially launched the Digital Local Government Program project "Launceston on line, the Dream eDA"

Attended AFL NAB Cup - Hawthorn vs North Melb at Aurora

Saturday 22 FebruaryOfficiated at RACT Symphony Under the Stars Concert & attended VIP Pre-Concert Party

8 ALDERMEN'S/DELEGATES' REPORTS

9 QUESTIONS BY ALDERMEN

10 COMMITTEE REPORTS**10.1 Tender Review Committee Meetings - 28 January and 3 February 2014****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 reports from the Tender Review Committee meetings held on 28 January and 3 February 2014 be received.

REPORT:**1. Duke Street (Connaught Crescent - Neika Avenue) - Road Asset Upgrade - CD.028/2013**

The Tender Review Committee accepted the tender submitted by Crossroads Civil Contracting Pty Ltd for Duke Street (Connaught Crescent - Neika Avenue) - Road Asset Upgrade, at a cost of \$256,484.00 (excl. GST).

2. Wellington Street (Cridge Street - Vernon Street) - Road Asset Upgrade - CD.047/2013

The Tender Review Committee accepted the tender submitted by Crossroads Civil Contracting Pty Ltd for Wellington Street (Cridge Street - Vernon Street) - Road Asset Upgrade, at a cost of \$124,484.00 (excl. GST).

ECONOMIC IMPACT:

The economic impact has been considered in the development of these projects.

ENVIRONMENTAL IMPACT:

The environmental impact has been considered in the development of these projects.

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10.1 Tender Review Committee Meetings - 28 January and 3 February 2014...(Cont'd)

SOCIAL IMPACT:

The social impact is considered in the development of these projects.

STRATEGIC DOCUMENT REFERENCE:

Launceston City Council Budget 2013/2014.

BUDGET & FINANCIAL ASPECTS:

The projects are funded in accordance with the approved 2013/2014 Budget.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in these items.

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



Harry Galea: Director Infrastructure Services

11 PETITIONS

Nil

Under the provisions of the Land Use Planning and Approvals Act 1993, Council acts as a Planning Authority in regard to items 12.1 - 12.3.

12 PLANNING AUTHORITY

12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village

FILE NO: SF3854, SF5038

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider a direction of the Tasmanian Planning Commission Interim Planning Scheme assessment Panel to amend the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively, to a new zone, Particular Purpose Zone 8 - Franklin Village.

PREVIOUS COUNCIL CONSIDERATION:

- 8 October 2007 – Council adoption of the Draft Launceston Planning Scheme Issues Paper for community consultation
 - 17 March 2008 – Council consideration of the Draft Launceston Planning scheme Issues Paper public submissions
 - 4 October 2010 – Council adoption of City Strategic Statement
 - 11 July 2011 – Council adoption of the draft scheme for public comments
 - 5 September 2011 – Council consideration of public submissions
 - 12 September 2011 – adoption of the Draft Launceston Planning Scheme subject to notification of potentially impacted parties
 - 14 November 2011 – Deferred pending further briefing of Aldermen
 - 28 November 2011 – Briefing of Alderman
 - 12 December 2011 – Final adoption of Draft Launceston Planning Scheme 2011
 - 27 February 2012 – Council consideration of amendments to the Draft Planning Scheme 2011
 - 24 September 2012 – Council approved the Draft Interim Launceston Planning Scheme
 - 17 December 2012 – Council adoption of a representation in respect of the Launceston Interim Planning Scheme
 - 4 February 2013 SPCC - Council consideration of representation received in respect of the Launceston Interim Planning Scheme
-

12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village...(Cont'd)

- 12 March 2013 – Council consideration of representation received in respect of the Launceston Interim Planning Scheme

RECOMMENDATION:

Further to the direction provided at the Tasmanian Planning Commission hearing to consider the Major Tourism Zone at 413-419 Hobart Road Youngtown, that the Council agrees to amend the Launceston Interim Planning Scheme 2012 by:

- a. Introducing a new zone "Particular Purpose Zone 8 - Franklin Village";
 - b. altering the zoning of 413-419 Hobart Road, Youngtown from Major Tourism to Particular Purpose Zone 8 - Franklin Village; and
 - c. altering the zoning of 418 Hobart Road, Youngtown from Community Purpose to Particular Purpose Zone 8 - Franklin Village.
-

REPORT:

The Launceston Interim Planning Scheme 2012 ('Interim Scheme') has been in effect since 17 September 2012 and was placed on public exhibition for a two month period concluding on 17 December 2012. During this period the Council received one hundred representations under Section 30I of the *Land Use Planning and Approvals Act 1993* ('the Act').

Pursuant to the provisions of the Act, the Tasmanian Planning Commission Interim Scheme Assessment Panel ('the Panel') is currently in the process of holding hearings to consider these representations.

Recently, a hearing was held to consider the merits of the Major Tourism Zone which has been applied to the Franklin Village at 413-419 Hobart Road, Youngtown. The hearing also considered the Community Purpose zoning of the St James Church at 418 Hobart Road, Youngtown.

12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village...(Cont'd)

Over the course of the hearing the panel formed the view that it is inappropriate to zone Franklin Village as Major Tourism, preferring the inclusion of a specific Particular Purpose Zone. Consequently, a Particular Purpose Zone 8 - Franklin Village (Appendix 1) has been developed to recognise and manage the historic core of Franklin Village to ensure that future use and development is compatible with the heritage values of the site, and to provide for complementary uses that support the operation of the village, including tourism, events, education and church.

Further, it was recognised that the front entrance of St James church is positioned directly opposite the front entrance of Franklin House, providing a strong visual connection between the two buildings. The view to each remains unbroken by development and vegetation and the Panel considered that it is important that the visual link between Franklin House and St James Church be preserved. Accordingly, the Panel recommends that the St James Church site be included in Particular Purpose Zone 8 - Franklin Village. A plan of the proposed amendment is included as Appendix 2.

Discussions have been held with the owners of both properties, and both have expressed support for the proposed amendment.

If approved, the amendment would need to undergo a re-advertising process, representations would be considered at a future hearing. This will not delay the overall approval of the Planning Scheme.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

- 12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village...(Cont'd)
-

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:

The following attachments have been circulated separately.

1. Particular Purpose Zone 8 - Franklin Village
 2. Amendment Plan
-

12.2 Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012 (LAU D7/2013) - 53 Sandown Road, Norwood**FILE NO:** SF6121**AUTHOR:** Claire Fawdry (Town Planner)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To provide a statement to the Tasmanian Planning Commission subsequent to the public exhibition period for 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 Residential Zone as they relate to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006);
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: Volume 36271 Folio 1
Land Area: +/- 970 m²
Zone: Rural Resource
Representations: Nil

PREVIOUS COUNCIL CONSIDERATION:

Council meeting 3 December 2013 - The Council resolved to support and advertise the application for dispensation at 53 Sandown Road, Norwood (CT 36271/1) and provided a statement to this effect to the Tasmanian Planning Commission.

RECOMMENDATION:

That the Council notify the Tasmanian Planning Commission that no representations were received during the public exhibition period and that no modification is required to the application for dispensation for 53 Sandown Road, Norwood (LAU D7/2013).

12.2 Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012 (LAU D7/2013) - 53 Sandown Road, Norwood...(Cont'd)

REPORT:**1 Background**

The proposal involved 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 dispensation proposed to set aside the whole provisions of the Rural Residential Zone as they relate to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006) and 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).

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 Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012 (LAU D7/2013) - 53 Sandown Road, Norwood...(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).

The Council resolved to support the dispensation at its meeting on 3 December 2013. The application was placed on public exhibition in accordance with the requirements of the Act for a statutory timeframe of 21 days between 18 January 2014 and 8 February 2014 and no representations were received.

At the close of the exhibition period, the Council has 35 days to consider the merit of any representations received and determine whether any modification is required at the closure of the public exhibition period pursuant to Section 30Q of the Act. The Council must then report back to the TPC. The TPC may then decide to hold hearings. At their conclusion the TPC will determine whether to grant, modify or reject the application.

2 Conclusion

At its meeting on 3 December 2013 the Council resolved to support the application to 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 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).

The dispensation application was exhibited for a three week period and no representations were received. It is therefore recommended that the Council notify the Tasmanian Planning Commission that no modification is required to the application for dispensation.

ECONOMIC IMPACT:

No significant economic impacts have been identified.

ENVIRONMENTAL IMPACT:

No significant environmental impacts have been identified.

SOCIAL IMPACT:

No significant social impacts have been identified.

12.2 Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012 (LAU D7/2013) - 53 Sandown Road, Norwood...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993

Northern Regional Land Use Strategy

Launceston Interim Planning Scheme 2012

State Policy on the Protection of Agricultural Land 2009

State Policy on Water Quality Management 1997

State Coastal Policy 1996

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; and

National Environmental Protection (Air Toxics) Measure.

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:

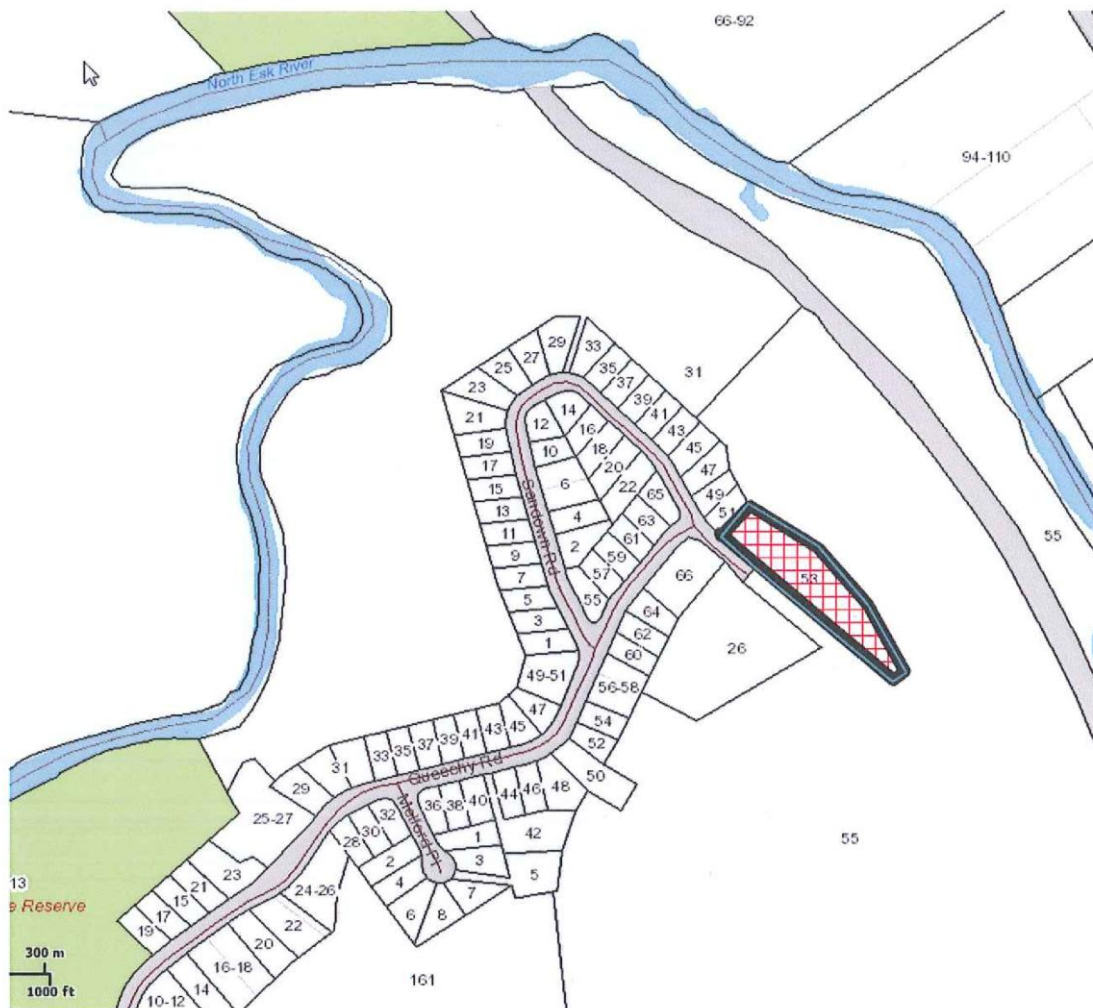
1. Location Map
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Launceston City Council
A Leader in Community & Government



LOCALITY MAP 53 SANDOWN ROAD, NORWOOD



Locality Map
Scale: This Map Is Not to Scale

COUNCIL AGENDA

Monday 24 February 2014

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works

FILE NO: DA0523/2013

AUTHOR: Maria Chledowska (Town Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	GHD Pty Ltd
Property:	16 Techno Park Drive Kings Meadows
Zoning:	Particular Purpose - Zone 1 - Techno Park
Receipt Date:	24/12/2013
Validity Date:	6/01/2014
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	24/02/2014 by agreement with applicant
Representations:	1

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the Council refuses DA0523/2013 for Business and Professional Services - Funeral Parlour; construction of a building and associated site works at 16 Techno Park Drive, Kings Meadows on the following grounds:

The proposal is not consistent with the following purposes of the Particular Purpose Zone 1 - Techno Park:

32.1.1 To provide for a range of uses and developments oriented toward research, development and assembly of high technology goods, information technology and communication services.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

32.1.2 To provide for complementary use and development which supports, supplies to or facilitates the use and development described at clause 32.1.1.

The proposed use does not involve a research or technological based use and will not directly support such uses.

In accordance with clause 8.10.2 of the Planning Scheme, in determining an application for a permit for a discretionary use the Planning Authority must have regard to the purpose of the applicable zone.

REPORT:

1. THE PROPOSAL

The proposal is for construction and use of a funeral parlour which will contain the building complex (589m²) including a 150 seat chapel, a reception area, offices and meeting room, a viewing room, mortuary and cool room, amenities, a double garage and an internal court. A car park with 40 car parking spaces, a sealed driveway and circular turning area are proposed to the north of the complex.

Landscaping/planting native trees is proposed at the front of the site. The existing trees at the rear are to create garden areas.

The parlour is to have two employees and services are proposed to be held 3-4 times per week.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located in the south east corner of Techno Park, south of Quarantine Road.

Techno Park was established by the Tasmanian Government in 1990s to provide development ready site for investment associated with call centres, research and assembly of high technology goods, information technology and communication services.

To reflect this particular focus the planning scheme has always differentiated the area from other industrial or business zones. The narrow focus was seen as necessary to preserve the intent of the area over time and limit the encroachment other uses.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Four call centres and a childcare centre for employees were established over the next decade.

Due to economic changes two of the call centres were closed. Currently five lots are vacant and the former Westpac call centre establishment is not utilised and for sale. Council officers have over some considerable time attempted to engage with the land owners to review the future direction of the Techno Park to assess its future relevance.

Directly to the south is vacant land recently rezoned to Low Density Residential zone and 40 lots low density subdivision with an access through Techno Park Drive. Low density residential land is also to the east of the site. Adjoining the south west corner is the Youngtown Memorial Park. On the northern side of Quarantine Road is the Carr Villa cemetery.

Light industrial and commercial establishments are further to the south west along Hobart Road.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

32 - Particular Purpose Zone 1 - Techno Park

32.1.1 To provide for a range of uses and developments oriented toward research, development and assembly of high technology goods, information technology and communication services.

32.1.2 To provide for complementary use and development which supports, supplies to or facilitates the use and development described at clause 32.1.1.

32.1.3 To ensure that the off-site amenity and environmental impacts of land use and development are avoided, reduced or mitigated to acceptable levels.

Not Consistent

The proposed use does not involve a research or technological based use and will not directly support such uses. Although a Business and Professional Services use is a discretionary within this zone, the proposed funeral parlour is not consistent with the purposes 32.1.1 & 32.1.2 of the zone.

The proposal is consistent with the purpose 32.1.3 as it is of low impact and unlikely to have an adverse impact on amenity and environment.

Please see *Chapter 6. Conclusion* for further comments relating to the proposed funeral parlour in the context of Techno Park.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

32.3 Use Standards

32.3.1 Emissions

<p>Objective</p> <p>To ensure that emissions to air, land and water are reduced to the greatest extent practicable in consideration of proximity to sensitive uses.</p>
<p>Consistent</p>
<p>A1 Discretionary use or development not listed in Clause E12.6.2 or E12.6.3 must be set back from residential uses a minimum distance of 100m</p>
<p>Does Not Comply</p> <p>At present there are no residential uses within 100m from the proposed funeral parlour. However, such use is expected with the low density subdivision approved in 2013 to the south of Techno Park.</p>
<p>P1 The use must not cause or be likely to cause an adverse impact to the amenity of sensitive uses through emissions including noise, smoke, odour, dust and illumination.</p>
<p>Complies</p> <p>The proposed use is low impact and does not generate any adverse impacts from emissions.</p>
<p>A2 All solid waste produced through processing or manufacturing operations on the site must be removed and disposed of:</p> <ul style="list-style-type: none"> a) by a licensed waste removal operator; or b) in an approved land fill; or c) in accordance with a management plan approved by the Environment Protection Authority.
<p>Complies</p> <p>Solid waste could either be disposed of via municipal waste collection or private contractor (where required). This could be addressed by a condition.</p>

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

32.3.2 Storage of Goods

Objective
To ensure that adequate provision is made for the storage of goods, materials and waste.
Consistent
A1 Storage of goods, materials or waste, other than for retail sale, must not be visible from any road or public place.
Complies
No storage of goods, material or waste to be visible from any public road.

32.4 Development Standards

32.4.1 Building Design and Siting

Objective
To ensure that the site and layout, building design and form is visually compatible with surrounding development.
Consistent
A1 Building height must not exceed:
a) 10m; or
b) the average of the building heights on immediately adjoining titles; whichever is the greater.
Complies
The proposed maximum height of the building is 7.2m.
A2 Buildings must be set back a minimum distance of 15m from a frontage.
Complies
The building is proposed to be setback in excess of 100m from a frontage.
A3.1 Buildings must be set back from side boundaries a minimum distance of 15m; and
A3.2 Buildings must be set back from rear boundaries a minimum distance of 15m.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Complies

The minimum side setback is proposed in excess 20m and the minimum rear setback is in excess of 47m.

32.4.2 Streetscape

Objective

To ensure that buildings have an acceptable impact on the streetscape.

Consistent

A1 Excepting walls built to the lot boundary, new buildings or extensions to existing buildings must:

- a) have external walls constructed of a minimum of 50% brick, concrete, masonry or glass. Unless brick or glass, external walls must be painted or finished with a texture coat; and
- b) have a minimum of 50% glazing to the external walls of offices component of the buildings; and
- c) be designed and orientated to ensure the main pedestrian entrance into the primary building is visible from the road; and
- d) incorporate a protected (by curb, landscaping, bollards or similar device) pedestrian pathway from the road to the main entrance to the building.

Does Not Comply

The proposed office is to have less than 50% glazing of the external wall and pedestrians are to share access with vehicles using the proposed sealed driveway.

P1 New buildings or extensions to existing buildings must be designed to ensure that:

- a) the building materials complement the building material evident in the immediate vicinity; and
- b) the entrance to a building must be clearly visible or the location identifiable from the road; and
- c) a safe and accessible access for pedestrians is provided from the road to the main entrance to the building; and
- d) buildings built on corner lots must be designed to address both frontages.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Complies

The window comprises an area of 1.25m² for 12m² office. This is considered sufficient for the need of the office.

A provision of a footpath could be addressed by a condition.

A2.1 Where employee car parking is proposed it must be located behind or to the side of the principal buildings on the site; and

A2.2 Car parking spaces for visitors and people with a disability must be located as close as practicable to the main entrance to the building.

Complies

The car park is located to the south west of the main building. The two spaces required for employees can be provided to the side of the main building within the visitor car park, the garage or the driveway area located to the rear of the building. The visitor car park is as close as practicable to the main entrance of the building.

32.4.3 Site Landscaping

Objective

To ensure that new development provides acceptable levels of site landscaping.

Consistent

A1.1 A minimum of 50% of the area within the frontage setback is to be landscaped; and

A1.2 A minimum of 1 tree (capable of growing to a minimum of 10.0m in height) per 250m² of lot area must be provided. Trees must be located, within a minimum 3.0m diameter landscaped area; and

A1.3 All security fencing over 1.5m high must be located a minimum of 1.0m back from the frontage and the space between the fence and the boundary must be landscaped.

Does Not Comply

The frontage setback is to include a sealed driveway, drop off circular zone, 40 car parking spaces and landscaping. The submitted site plan shows areas to be planted with native plants and demonstrates that a minimum of 50% of the area within the frontage setback can be landscaped.

The number of trees required for the area of the site are 63. No information is provided in this regard.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

P1 Landscaping must be provided at a level that enhances the appearance of the site, softens and screens the views of commercial buildings and provides shade for occupants of the site and car parking areas.

Complies

The proposed landscaping incorporating the existing vegetation and proposed planting would enhance the appearance of the site.

The missing information regarding species to be to plant, species to be removed, areas to be mulched and areas to be grassed could be resolved by a permit condition.

E1 - Bushfire Prone Area Codes

E1.1.1 The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Consistent**E1.6.3 Development Standards for new habitable buildings on pre-existing lots****E1.6.3.1 Pre-existing lots: Provision of hazard management areas for habitable buildings****Objective**

Hazard management areas, as appropriate, for new habitable buildings on pre-existing lots:

- a) provide sufficient separation from bushfire-prone vegetation, taking into consideration the nature and scale of the hazard;
 - b) reduce the radiant heat levels, direct flame attack and ember attack likely to be experienced at the site of habitable buildings in the event of a bushfire;
 - c) provide an area which offers protection to fire fighters and occupants exposed to bushfire while defending property; and
 - d) are maintained in a minimum fuel condition.
-

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

<p>Consistent</p> <p>A1 a) The TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to habitable buildings to warrant the provision of hazard management areas; or</p> <p>b) Plans for habitable buildings, showing the location of hazard management areas, are accompanied by a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or</p> <p>c) There are, in relation to habitable buildings, hazard management areas that-</p> <ul style="list-style-type: none"> i) have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas ; and ii) will be managed in accordance with a bushfire hazard management plan that is certified by the TFS or an accredited person and that demonstrates how hazard management areas will be managed consistent with the objective.
<p>Complies</p> <p>A certified Bushfire Hazard Management Plan including the proposed building and bushfire hazard management areas was provided with the application.</p>

E1.6.3.2 Pre-existing lots: Private access

<p>Objective</p> <p>Private access on pre-existing lots:</p> <ul style="list-style-type: none"> a) allows safe access to and from the road network for occupants, fire fighters, and emergency service personnel; b) provides access to ensure that fire fighting equipment can reach all parts of habitable buildings; c) is designed and constructed to allow for fire fighting vehicles to be manoeuvred; and d) provides access to water supply points, including hardstand areas for fire fighting vehicles.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

<p>Consistent</p>
<p>A1 It must be demonstrated in one of the following ways that private access provides safe access to habitable buildings:</p> <ul style="list-style-type: none"> a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant specific measures for private access for the purposes of fire fighting; or b) plans showing private access to habitable buildings are included in a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or c) plans demonstrate that private access will be provided to within 30m of the furthest part of a habitable building measured as a hose lay.
<p>Complies</p> <p>The bushfire hazard management plan shows a indicative location of the internal private access road to the building within 30m hose lay.</p>
<p>A3 Construction of private access, if required to provide access to habitable buildings and static water supply points, must as appropriate to the circumstances meet the requirements of Table E3 as follows:</p> <ul style="list-style-type: none"> a) single lane private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width, not more than 100m apart; b) a private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead "T" or "Y" turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius; c) culverts and bridges must be designed for a minimum vehicle load of 20 tonnes; d) vegetation must be cleared for a height of 4m, above the carriageway, and 2m each side of the carriageway
<p>Complies</p> <p>Internal access road and turning circle shown on the certified bushfire hazard management plan to be constructed to a minimum of 4C Modified Access Road.</p>

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

E1.6.3.3 Pre-existing lots: Provision of water supply for fire fighting purposes

Objective

Adequate, accessible and reliable water supply for fire fighting purposes on pre-existing lots is available to allow for the protection of life and property from the risks associated with bushfire.

Consistent

A1 It must be demonstrated in one of the following ways that access to a water supply for fire fighting purposes is provided:

- a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or
- b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of the water supply is consistent with the objective; or
- c) all external parts of habitable buildings that are at ground level, are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa; or
- d) a minimum static water supply of 10 000 litres per habitable building is provided and that connections for fire fighting purposes are included.

Complies

Fire hydrants are available within the road reserve. Fire hydrant are proposed to be extended into the subject property at a distance that will provided for a maximum hose lay from the hydrant to the buildings of 120m.

E 4 - Road and Railway Assets Code

E4.1.1 The purpose of this provision is to:

- a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and
- b) maintain opportunities for future development of road and rail infrastructure; and
- c) reduce amenity conflicts between roads and railways and other use or development.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Consistent

E4.6 Use Standards

E4.6.1 Use of road or rail infrastructure

Objective
To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.
Consistent
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day
Does Not Comply
The proposal would create approximately 66 vehicle movements per day.
P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies
A Traffic Impact Assessment (TIA) prepared by GHD does not anticipate any adverse impacts on road safety for road users due to the level of use, number and location of accesses and junctions.

E4.7 Development Standards

E4.7.2 Management of Road Accesses and Junctions

Objective
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.
Consistent
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.
Complies
Only one access is proposed to the proposed use.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Consistent

A1 Sight distances at

- a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and
- b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or
- c) If the access is a temporary access, the written consent of the relevant authority has been obtained.

Complies

The access complies with the required site distance.

E6 - Car Parking and Sustainable Transport Code

E6.1.1 The purpose of this provision is to:

- a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and
 - i) ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and
 - ii) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and
 - iii) ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and
 - iv) ensure that the design of car and bicycle parking space and access meet appropriate design standards; and

v) provide for the implementation of parking precinct plans.

Consistent

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Consistent

A1 The number of car parking spaces:

- a) will not be less than 90% of the requirements of Table E6.1; or
- b) will not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater; or
- c) will be in accordance with an acceptable solution contained within a parking precinct plan contained in Table E6.6: Precinct Parking Plans.

Complies

A funeral parlour requires 1 space per employee + 1 visitor spaces + 1 space per 4 chapel seats, thus the proposal requires 41 spaces. The 43 spaces are shown on the plan with 2 spaces are in excess.

E6.6.2 Bicycle Parking Numbers

Objective

To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Consistent

A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or

A1.2 The number of spaces must be in accordance with a parking precinct plan that has been incorporated into the planning scheme for a particular area.

Complies

Three spaces are requires for the proposed 150 seat chapel and three spaces are provided.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

E6.6.3 Taxi Drop-off and Pickup

Objective
To ensure that taxis can adequately access developments.
Consistent
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof.
Complies
One space per 50 spaces is required and provided.

E6.6.4 Motorbike Parking Provisions

Objective
To ensure that motorbikes are adequately provided for in parking considerations.
Consistent
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.
Complies
Three spaces are required and three spaces are provided.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective
To ensure that car parking spaces and access strips are constructed to an appropriate standard.
Consistent
A1 All car parking, access strips manoeuvring and circulation spaces must be: <ul style="list-style-type: none"> a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

<p>Does Not Comply No details are provided.</p>
<p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>
<p>Complies All car parking, access strips and manoeuvring and circulation spaces formed to an appropriate level and drained with car spaces marked could be resolved by a condition.</p>

E6.7.2 Design and Layout of Car Parking

<p>Objective</p> <p>To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.</p>
<p>Consistent</p>
<p>A1.1 Where providing for 4 or more spaces, parking areas must be located behind the building line; and</p> <p>A1.2 Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>
<p>Does Not Comply The car parking is provided in the front of the building line.</p>
<p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <ul style="list-style-type: none"> a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Complies

The proposed car parking and manoeuvring would not be detrimental to the streetscape given a front setback of approximately 100m and proposed landscaping. The car parking layout and scale is similar to the adjoining sites.

A2.1 Car parking and manoeuvring space must:

- a) have a gradient of 10% or less; and
- b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and
- c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and
- d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:
 - i) there are three or more car parking spaces; and
 - ii) where parking is more than 30m driving distance from the road; or
 - iii) where the sole vehicle access is to a category I, II, III or IV road; and

A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

Complies

A Traffic Impact Assessment concluded that there is sufficient area on the site to provide car parking and manoeuvring spaces. According to the application this would be demonstrated through the detailed design phase. A relevant condition could be placed on a permit.

E6.7.3 Car Parking Access, Safety and Security**Objective**

To ensure adequate access, safety and security for car parking and for deliveries.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Consistent
A1 Car parking areas with greater than 20 parking spaces must be:
a) secured and lit so that unauthorised persons cannot enter or;
b) lit and visible from buildings on or adjacent to the site during the times when parking occurs.
Complies
This could be addressed by a permit condition.

E6.7.4 Parking for Persons with a Disability

Objective
To ensure adequate parking for persons with a disability.
Consistent
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.
Complies
Three parking for persons with disability is provided.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.
Complies
Three spaces are provided.

E6.8 Provisions for Sustainable Transport

E6.8.2 Bicycle Parking Access, Safety and Security

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

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

<p>Consistent</p>
<p>A1.1 Bicycle parking spaces for customers and visitors must:</p> <ul style="list-style-type: none"> a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used; and <p>A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</p>
<p>Complies</p> <p>Bicycle parking spaces could be accessible from the driveway and located within 50m of the main entrance.</p> <p>Bicycle spaces for employees could be available in the garage to the rear of the main building.</p>
<p>P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.</p>
<p>A2 Bicycle parking spaces must have:</p> <ul style="list-style-type: none"> a) minimum dimensions of: <ul style="list-style-type: none"> i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.
<p>Complies</p> <p>A submitted site plan shows appropriate dimensions for bicycle space.</p>

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

E6.8.5 Pedestrian Walkways

Objective
To ensure pedestrian safety is considered in development
Consistent
A1 Pedestrian access must be provided for in accordance with Table E6.5.
Does Not Comply A 1m wide footpath separated from the driveway and parking aisles is required. A submitted plan does only partial footpath along the car parking area.
P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Complies The pedestrian footpath between the car park and the main entrance is provided. A foothpath within the car park could be addressed by a condition.

E8 - Biodiversity Code

E8.1.1 The purpose of this provision is to:
<ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> i) ensure that development is carried out in a manner that assists the protection of biodiversity by: ii) minimising vegetation and habitat loss or degradation; and iii) appropriately locating buildings and works; and iv) offsetting the loss of vegetation through protection of other areas where appropriate.
Consistent

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

- a) vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and
- b) the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.

Consistent

A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;

A1.2 Use or development does not clear or disturb native vegetation within the areas of the site identified as priority habitat.

Complies

The priority habitat area is mapped on the far eastern corner of the site. The proposal would not disturb this area.

A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.

Does Not Comply

Some clearance of native vegetation is envisaged to accommodate the proposed development.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:

- a) 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
- b) means of removal; and
- c) value of riparian vegetation in protecting habitat values; and
- d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, , in proximity to habitat or vegetation; and
- e) need for and adequacy of proposed vegetation or habitat management; and
- f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.

Complies

A Vegetation and Habitat Assessment prepared by Forwood Forest Solutions was submitted with the application. The report recommends the avoidance or minimisation of disturbance of the Eucalyptus amygdaline inland forest and wood land on Cainozoic deposits. The majority of the community is proposed to be preserved on the site particularly to the east and south east of the lot. A pocket of the community will be disturbed to allow for the funeral parlour complex and also to incorporate the bushfire hazard management area. New planting is proposed across the site.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	Conditional consent provided. Conditions recommended in relation to an amended car parking plan, damage to council infrastructure, works within/occupation of the road reserve, urban vehicular crossings and car parking construction.
Environmental Health	Conditional consent provided. Conditions recommended relating to waste materials and burning of wastes.
Parks and Recreation	A detail landscaping plan is required.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Submission to Planning Authority Notice TWDA14-004-N.
DIER	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

5. REPRESENTATIONS

Pursuant to Section 57 of *the Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 15 January 2014 to 29 January 2014. One supporting representation was received. The issues raised are summarised in the following table.

ISSUE	COMMENTS
The representor suggested reviewing of the zone purpose so uses can be accommodated at Technopark based around a set of outcomes - employment generating activities; landscaped/parkland setting; architectural designed buildings, and no adverse impact in terms of noise, nuisance or heavy traffic.	It is agreed that in conjunction with the land owners the long term focus of the area should be reviewed. In the absence of a strategic review of the purpose is not recommended that ad hoc decisions be made that may compromise the achievable outcomes of that review.
The provisions for Technopark do not take into account the changes in economy and development since its establishment.	Agreed, there are four lots within Technopark that have not been developed since its establishment. The former call centre is vacant and for sale for the last three years.
The Greater Launceston Plan indicates two research related projects link to the University and assumption can made that the final location will be more closely geographically linked to the University.	The Greater Launceston Plan has yet to be finalised. The outcomes of the plan would clearly be relevant to any review of the long term future of Technopark.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

6. CONCLUSION

The development itself is assessed as complying with the development standards for Technopark. Should it be constructed, it would not be visually inappropriate development, or cause amenity or other problems for surrounding land uses.

The central planning issue is that is not in accordance with the purpose of the zone. A funeral parlour is not consistent with the stated desire for the area to develop as a cluster of high technology, communications and research and development based uses. For this reason only a refusal is recommended.

Regardless of the decision of this application, it is suggested that the Council make further representations to the land owners in the park to seek develop a collaborative project to review of long term purpose of the zone.

It should be noted that the approval of the funeral parlour may create an expectation that other uses unrelated to development oriented towards research, high technology and communication services can be introduced to Techno Park. It would be undesirable for the park to develop in ad hoc fashion without a clear purpose.

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.

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.

COUNCIL AGENDA

Monday 24 February 2014

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

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. Representation
 2. Site, floor and elevation plans (distributed separately)
-

22 January 2014

Maria Chledowska
Planning Officer
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Dear Maria

DA0523/2013 – 16 Technopark Drive

I refer to the above application which was recently advertised and wish to make a representation of support for this development.

In this instance we act for Miranda (Trufferies) Pty Ltd and Dept of State Development – both parties being landowners in this area.

Miranda purchased the land to the south of the subject site and secured permission for a low density residential subdivision for this area. They are fully aware that the subject site and the other large lots along Technopark Drive will be used for commercial type developments.

We agree with the authors of the Planning Report which supports this development that strictly the proposed development does not sit comfortably within the purpose of the zone. Maybe the purpose of the zone needs to be reviewed?

This is a position our clients have been advocating for nearly two years – but with little support from Council Planners. The development world has moved on since Technopark was established as a Call Centre/Research Park – the Planning Scheme hasn't.

The recently released Greater Launceston Plan (the principles of which we fully support) dilutes further the purpose of Technopark by setting up the projects related to a Research Park (D5) and Technical Campus (D6). Both of these show strong links to the University therefore it can be reasonable assumed that the final location will be closely geographically linked to the University.

We have long advocated (and this development application supports that view) that there are developments outside Call Centres/Research Centres which can be easily accommodated at Technopark based around a set of outcomes – employment generating activities; landscaped/parkland setting; architectural designed buildings; no noise or nuisance and little heavy traffic.

Taking this approach the proposed development does indeed fit in well with the concept of development at Technopark – it is on this basis that our clients support the proposal as outline in DA0523/2013.

Yours sincerely



Ian Abernethy
Planning Manager - North



DIRECTORATE AGENDA ITEMS**15 FACILITY MANAGEMENT AND GOVERNANCE SERVICES****15.1 Killafaddy Livestock Market Expression of Interest Process****FILE NO:** SF0403/SF0404/SF0405**AUTHOR:** Matthew Skirving (Manager Architectural Services)**DIRECTOR:** Rod Sweetnam (Director Facilities Management)

DECISION STATEMENT:

To obtain from Council a decision to sell Killafaddy Livestock Market following an Expression of Interest (EOI) process for the sale or lease.

This decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:SPPC 17th June 2013

6.1 Livestock Market Operations (Closed Workshop Presentation)

Council Item 12th August 2013

15.1 Livestock Market Operations (Deferred)

SPPC 16th September 2013.

Workshop Livestock Market Operations

Council Item 14th October 2013

15.1 Livestock Market Operations

SPPC 17th February 2014

Livestock Market Operations (Closed Workshop Presentation)

RECOMMENDATION:

1. That Council resolve to sell Killafaddy Livestock Market.
 2. That Council authorise the General Manager to enter into negotiations and conclude an agreement with Lethborgs Investment Trust (LIT) for the sale of land at 23-35 Killafaddy Road, as a result of their Expression of Interest submission dated 17th December 2013.
-

15.1 Killafaddy Livestock Market Expression of Interest Process...(Cont'd)

3. That the land to be sold be amended to include all that land situate and known as 25-35 Killafaddy Road, Killafaddy, generally described by Certificate of Title Volume 159511 Folio 1 and Certificate of Title Volume 40126 Folio 6, but not including:
 - a. The areas used for road purposes (forming part of Killafaddy Road) as identified by Plan of Survey Registered Number 68083.
 - b. The area of approximately 241m² shown on "Plan A", attached to this report.
 - c. Approval under section 83 Local Government (Building & Miscellaneous Provisions) Act 1993 is not required.
 - d. Acquisition by compulsory process is an alternative means of obtaining lot 1 pursuant to Section 102 Local Government (Building & Miscellaneous Provisions) Act 1993.
-

REPORT:

Further commercially confidential information is provided on this matter in the Closed Council Agenda.

Current Operating Context

As discussed in the report to Council on Council Item 14th October 2013, market research commissioned by Council has identified changing trends in livestock sales, and a broadening of marketing and sale methods available to producers. This has been supported by decline in stock numbers through the Killafaddy facility on a long term trend basis.

Roberts Limited (Ruralco), one of only two livestock agents utilising the Killafaddy, have announced they will cease using this facility early in the 2014 calendar year, following a significant investment to upgrade and expand their existing livestock market facility at Powranna, in the Northern Midlands. It is likely that this will have a further material impact on decreasing stock throughput.

Fixed costs are a significant influence on the current (and forecast ongoing) operating deficit of the business unit, and there is little scope to increase revenue under the current business model based on providing a facility for the use of third-party agents. If Council were to continue as the operator of the facility, a continuing subsidy via rate revenue will be required.

15.1 Killafaddy Livestock Market Expression of Interest Process...(Cont'd)

Further to the current operating losses, anticipated legislative changes in stock handling requirements, and the age of the infrastructure at the facility, will result in the need for capital expenditure in the order of \$2 million to \$2.8 million over the next 5-7 years to improve and maintain the facility at an adequate standard. Forecast ongoing Operational and Capital costs are included in the financial consideration summary to be presented to the workshop.

Land Title & Proposed Boundary Adjustment

In reviewing the parcels of Council owned land potentially subject to sale via this review process, an anomaly has been identified with the current title boundary arrangements where a small parcel of land that is part of the main Killafaddy Saleyards site area Certificate of Title currently forms a part of Killafaddy Road (refer *Plan A* - Attachment 1). It would be appropriate to address this issue at this point in time and separate this land from title so as to make it part of the road reserve. Recommendation 3 is included to address this issue, ie to adhere the area of land to the road reserve.

Site History & Archaeological Merit

The Killafaddy area is believed to be the site of earliest settlement in Launceston. It has been brought to the attention of Council Officers there is research that suggests the area of land to the North of Killafaddy Road (adjacent the North Esk River) was the site of a grain mill and associated buildings. Should Council dispose of this parcel, it is unlikely this area will be subject to any significant development due to its locality within the floodway of the North Esk River (and subsequent Land Use and Development restrictions) however, if a development was proposed for the area, archaeological investigations may be required to determine any historical artefacts or evidence of prior occupation and development of the area.

Asset Valuation

With regard to a possible sale of the land and assets associated with the Livestock Market, the requirements for the disposal of land under Section 177 of the *Local Government Act 1993* are set out below:

177. Sale and disposal of land

1. *A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.*
 2. *Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under section 4 of the Land Valuers Act 2001.*
-

15.1 Killafaddy Livestock Market Expression of Interest Process...(Cont'd)

3. *A council may sell -*
 - a. *any land by auction or tender; or*
 - b. *any specific land by any other method it approves.*
4. *A council may exchange land for other land –*
 - a. *if the valuations of each land are comparable in value; or*
 - b. *in any other case, as it considers appropriate.*
5. *A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.*
6. *A decision by a council under this section must be made by absolute majority.*

None of the land subject to this report is on the *Public Land Register*.

ECONOMIC IMPACT:

Consideration contained within the report.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance Services.

Goal 5.1 Engaging our community and delivering responsible management.

Strategy 5.1.4 Ensure the City is managed in a financially sustainable manner.

BUDGET & FINANCIAL ASPECTS:

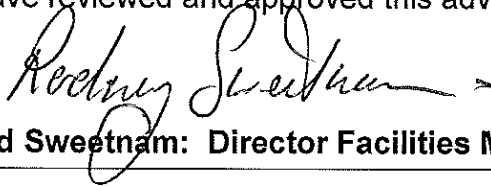
Closure of the Livestock Market will result in a saving in the order of \$120,000 pa and deferred liability for capital improvements.

15.1 Killafaddy Livestock Market Expression of Interest Process...(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.

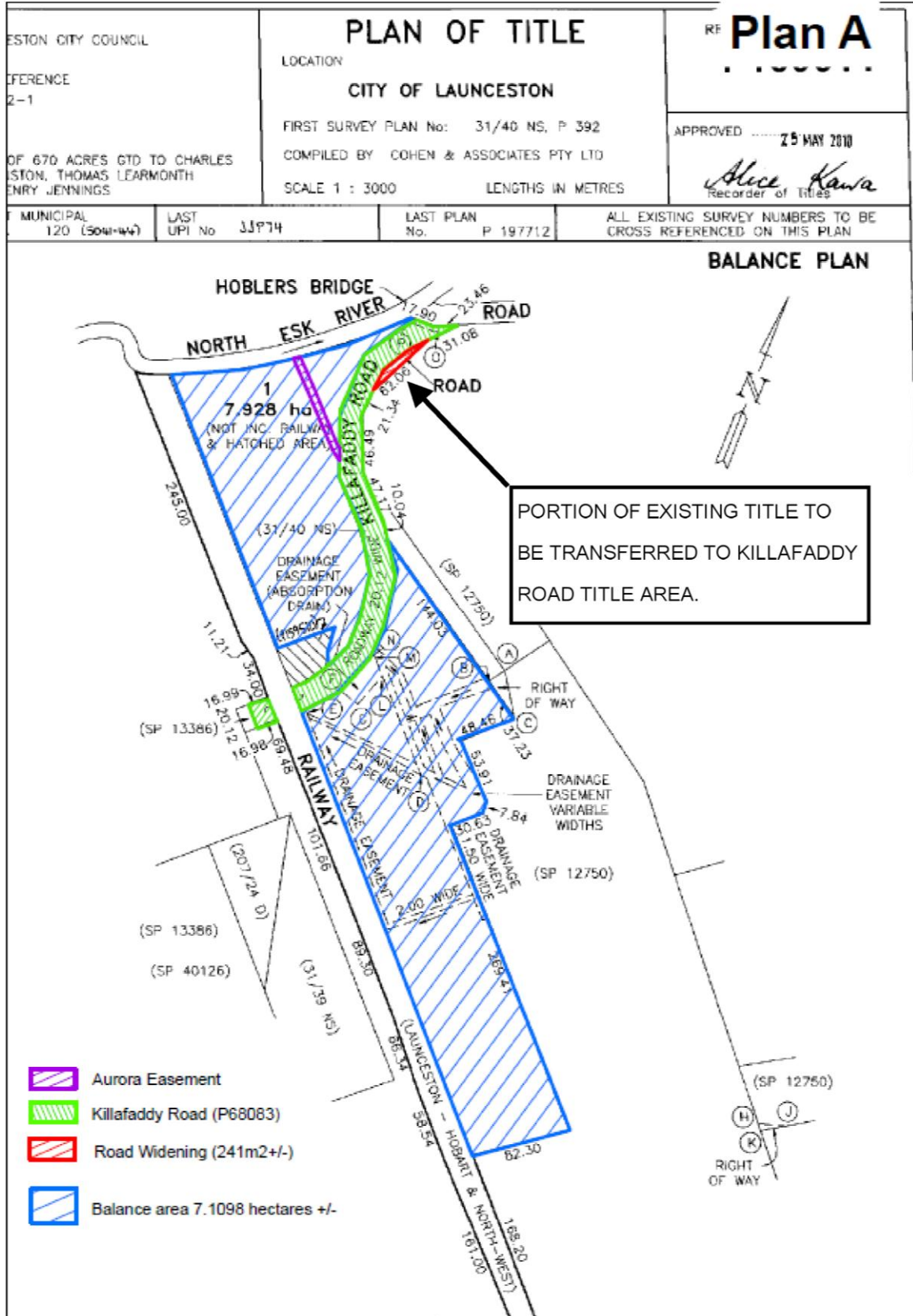


Rod Sweetnam: Director Facilities Management

ATTACHMENTS:

1. Plan A - Killafaddy Livestock Market Title areas
-

Attachment 1 - Plan A - Killafaddy Livestock Market Title Area



17 INFRASTRUCTURE SERVICES**17.1 Bushfire construction measures on properties adjacent to Council reserves****FILE NO:** SF0806 SF0033**AUTHOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To seek support for and brief the Council on one aspect of the new Bushfire Building Design laws relating to properties adjacent to Council reserves and parks.

PREVIOUS COUNCIL CONSIDERATION:

Item 4.3 - SPPC 3 February 2014

To brief Council on the new Bushfire Building Design laws

RECOMMENDATION:

1. That Council determines the following policy in relation to bushfire management provisions within the Launceston Interim Planning Scheme and Building Act 2000:
 - (a) The Council will not undertake specific and special management of Council reserves and open space adjacent to private property to specifically cater for a bushfire risk rating and
 - (b) The Council endorses the significant role already undertaken to implement Bushfire Management Plans across all Council parks and open spaces.
 2. Relating to Planning and Building Control approvals, the Council notes Development Services Directorate's continuing discussion with the Tasmanian Planning Commission to incorporate more practical and affordable measures to minimise fire risk associated with private development.
-

REPORT:**Background**

The Council would be generally aware of the new regime surrounding design requirements for houses in bushfire prone areas. Those requirements have been affected by various changes to planning and building laws as well as changes to the Building Code of Australia.

17.1 Bushfire construction measures on properties adjacent to Council reserves...(Cont'd)

The Council's Planning Scheme incorporates the changes given it was the first scheme approved under the State's initiative to standardise planning schemes across Tasmania. The provisions relating to fire hazard minimisation have been identified as very problematic - being difficult to administer, too conservative and a high financial burden on new land developers. The Council's Development Services Directorate is making representation at the highest State level to modify the State provisions to allow a more pragmatic system.

This report is not intended to summarise the revised design requirements or the many legislative changes that have been necessary. This report merely focuses on one new legislative requirement relating to a particular aspect of putting properties into a fire safe condition where such property directly abuts a Council reserve or open space that exhibits natural values (as opposed to a manicured park). It is necessary for Council to determine a position on this matter albeit that a high level reassessment is being advocated.

New design rules require houses in bushfire prone areas to be designed to minimum 'Bushfire Attack Level' ratings (BAL ratings). There are six BAL ratings from a minimum rating of BAL-LOW to the highest of BAL-FZ (Flame Zone). The BAL rating of a particular house depends largely on the nature and amount of vegetation surrounding it. This includes vegetation on the adjacent land which may be a Council reserve particularly properties that abut the Cataract Gorge Reserve or other Council reserves exhibiting natural values. The design of a house to a particular BAL rating may be expressed to be conditional on such vegetation being either removed or reduced to a fire safe condition and maintained in that condition in the future.

As mentioned it is not an uncommon situation where the state of vegetation on a neighbouring property poses a potential risk to a proposed new house. Since the introduction of the new legislation property owners proposing to develop their land have requested Council's Parks department to remove vegetation (either trees or undergrowth) and maintain the vegetation in a specific condition to achieve a lower BAL rating.

Discussion

The Council's Parks & Recreation department have specific responsibilities to reduce the fire hazard on all of its parks during the summer fire high risk period. The majority of the fire hazard reduction works are undertaken late spring/early summer in accordance with an approved Fire Hazard Management Plan approved by the Tasmania Fire Services' Chief Fire Officer. The current regime of fire hazard reduction covers 32 parks/reserves, 17 of which include fuel reduction burning and conservatively estimated at a cost of \$300,000.

17.1 Bushfire construction measures on properties adjacent to Council reserves...(Cont'd)

The Council's Parks & Recreation Department have refused to support any request requiring specific and special management of sections of these natural reserves (beyond the normal fire hazard reduction works) to achieve a certain BAL rating. Any agreement or commitment would come with a perpetual responsibility to maintain the reserve in a specific condition. It is considered impractical and unsustainable to give such commitments given the lack of resources that currently exist and likely to be more difficult as financial resources become more challenging.

A potential option is to obligate the developer to undertake any upfront work and enter into a Part 5 Agreement (lodged on title) obligating ongoing land owners to undertake the vegetation maintenance activities. However we have obtained legal advice which indicates that the Council will always retain a degree of responsibility to ensure the works are undertaken in accordance with the agreement given that such works are on Council land.

Another concern is that the Harmonisation legislation which puts a positive obligation on Council to ensure all occupational health and safety issues are fully compliant given that the work is on Council owned/controlled land.

Given the legal advice and our inability to permanently commit to specific maintenance activities on our land. To facilitate a lower BAL rating, then it is considered that Council should not commit to any undertaking on Council land for the purposes of a lower fire rating.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

The adoption of fire rating controls is for the protection of private property and life rather than protection of the environment and natural values. Hence the matters raised in this report are not considered relevant to environmental aspects.

SOCIAL IMPACT:

Not considered relevant to this report.

17.1 Bushfire construction measures on properties adjacent to Council reserves...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

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

3.3 - Develop an effective land use blue print for a sustainable future.

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.



Harry Galea: Director Infrastructure Services

17.2 Launceston Bowls & Community Club - Request for long-term Lease**FILE NO:** 80940 57350**AUTHOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider a request from the Launceston Bowls & Community Club to extend their lease.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Item 4.4 - 3 February 2014
Discussion of revised request and officer opinion.

SPPC Item 4.4 - 7 October 2013
Presentation by Launceston Bowls Club on request for long-term lease.

SPPC Item 4.5 - 5 August 2013
Background report on request by Launceston Bowls Club for long-term lease.

RECOMMENDATION:

That the Council advise the Launceston Bowls & Community Club that:

- a revised lease period of 14 years will be approved following construction of a synthetic green;
 - the lease area proposed will exclude the public road but include the actual occupied area including the Club's car park; and
 - the Council will not act as guarantor for any funding for the synthetic green or related works.
-

REPORT:

Council received a letter from the Launceston Bowls & Community Club (LBCC) seeking to extend their existing lease to a total time period of 50 years on the basis that they intend to carry out substantial works by installation of a synthetic green.

Currently the Club has 7 years to run on their current lease which also started as 50 years in 1971. Our presumption is that the Club was offered the 50 year lease as an incentive to move from their old site to a brand new facility at Royal Park.

17.2 Launceston Bowls & Community Club - Request for long-term Lease...(Cont'd)

The Club had been informed that the normal and current day practice is to issue a maximum of 5 year leases (+ 5 year option) to sporting and community clubs. Nevertheless the Club initially wrote seeking a 43 year extension to make it up to the 50 years.

Andrew Smith (Manager, Parks and Recreation) has sought further details from the Club which indicates that they intend to spend upwards of \$300,000 with the vast majority being the synthetic greens which are rated to have a life of 10 years (but a likely maximum of 14 years).

It is Infrastructure Services' view that a 14 year lease is appropriate as this matches the maximum life of the capital improvement and that we would process a replacement lease once the new greens are constructed.

The current lease area is representative but not truly accurate and the leased area includes a very small portion of the public road to Home Point and excludes a small portion of the Club's car park - both are roughly equal in area. Any new or revised lease will rectify this anomaly.

The land is on Council's Public Land register and hence any lease greater than 5 years requires a public notification and submission period in accordance with S178 of the *Local Government Act 1993*.

Following Council's SPP meeting of 5 August 2013 and discussion of the above matters, it was agreed that the General Manager would discuss the views of the alderman with the LBCC on the club's request for a long term lease.

Since that conversation an email has been received from the Club President to the General Manager advising that;

"any lease term that does not give us the ability to borrow against, denies us a capability to complete our strategic plan. Whilst there is a possibility of being granted at least a 28 year lease, this would be our preference. However should this not be achievable, as discussed by phone yesterday, we could still progress with our plans if Council could either lend us the shortfall or act as a guarantor for us for the sum of around \$70,000."

As has been already outline in this report there is no reason why the club should reasonably request a lease of duration longer than the life of the synthetic blanket. From an accounting aspect the blanket should be amortised over its useful life. The recommended approach of 14 years will more than cover the useful life of the blanket.

17.2 Launceston Bowls & Community Club - Request for long-term Lease...(Cont'd)

There are recent examples of other Clubs investing in projects on Council land without Council guarantees and with relatively short leases. For example a football club invested \$66,000 in their clubrooms construction project with a 5 year lease. Other bowling clubs have invested funds in synthetic blankets in the past (eg. invested \$30,000 of club funds, \$40,000 in pledges from members and a \$50,000 bank loan) with 7 years of their lease remaining.

It would be problematical for Council to provide a financial guarantee as requested by the LBCC otherwise other clubs are likely to request similar guarantees for their projects.

There are also more than one current example of clubs on Council land getting into financial difficulties and taking on further risk in this area is highly undesirable

The outcome of discussion at the 7 October 2013SPPC was that Aldermen requested further information from the Bowls Club's financial institution on the term of the loan particularly given that the life of the asset is rated as 10 years.

The Launceston Bowls Club has provided reply emails enclosed at [Attachment 1](#).

The previous request from the Bowls Club for a very long-term lease was based on their understanding that the term was essential to provide security for the purpose of borrowing the funds. The request has now been modified for a term totalling 21 years and this appears for the purpose to provide comfort to members on their investment.

Council's past practice (and to be incorporated into a formal Council Policy) is to only offer lease renewals for 5 years - all extension to 10 years is based on making capital contribution (excluding government funding) of \$50,000 or more and extension to 15 years if greater than \$100,000 club contribution. The first offer for lease renewals for recreation facilities is to the existing tenant provided the tenant complied with the terms of the lease and a need for the recreation facility exists.

Given the club's contribution is likely to be between \$95,000 - \$155,000, then the recommendation of a 14 year lease appears reasonable. The request for the Council acting as a guarantor is not supported.

Any lease over 10 years requires a planning permit as the *Land Use and Approval Act* 1993 defines subdivision to also include any lease beyond 10 years. The cost to attain a planning permit would be between \$1-2,000.

COUNCIL AGENDA

Monday 24 February 2014

17.2 Launceston Bowls & Community Club - Request for long-term Lease...(Cont'd)

ECONOMIC IMPACT:

The site has high community value and hence there needs to be a balance of security for the Launceston Bowls & Community Club yet retains flexibility for Council in the event a higher value community use.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

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

1.3 - Enhance and maintain parks and recreation areas, including river edges.

A draft Lease and Licence Policy has been prepared with a primary function to ensure all groups are treated consistently and equitably. The draft policy (and procedure) rely on adopted custom at Launceston and 'best practice' models across the country. The clause relating to tenure specifies leases to be 5 years. Where the capital contribution, during the term of the lease, is over \$100,000 then the lease period is extended to 15 years. It is proposed that the lease period be 14 years.

BUDGET & FINANCIAL ASPECTS:

The demand in the current lease is \$1 per annum. It is not envisaged to alter the lease value.

COUNCIL AGENDA

Monday 24 February 2014

17.2 Launceston Bowls & Community Club - Request for long-term Lease...(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. Emails from Launceston Bowls Club dated 13 January 2014
-

COUNCIL AGENDA

Monday 24 February 2014

From: Vic Del Vecchio
Sent: Monday, 13 January 2014 2:21 PM
To: Harry Galea
Cc: Stan Strutt; Pat McLean
Subject: Re: Launceston Bowls Club

Email 1:

Hi Harry,

Thank you for the information.

Following the meeting our club proceeded to apply for a loan of \$85,000 repayable over a 10 year period. We approached the Bendigo Bank and the ANZ. The Bendigo were inclined to provide the finance but, subject to a council guarantee, whilst the ANZ were amenable to providing an unsecured loan.

However I must caution that both were subject to a formal loan application being submitted. It is likely that we would more than likely only require no more than \$65,000.

From our discussions with Sport and Rec we feel relatively confident that we stand a good chance of gaining a grant of around \$80,000. This together with our own funds of \$70,000 plus a bank loan of \$65,000 should be sufficient to fund the project.

During March we will also submit for a Tas Community Fund grant of around \$40,000. If approved the loan amount will be reduced accordingly.

Our Board has requested that to give our members greater confidence for it's investment, the Council gives serious consideration to granting a 7 X 7 X 7 year lease term. In lieu of your recommended 7 X 7 term. As you may be aware the greater portion of the contract to install the synthetic green comes in the laying the base and not the carpet itself. The Carpet has a 10/14 year life whilst the base can be used for a replacement Carpet well after it life expectancy.

Hope this helps.

Victor Paul Del Vecchio - Chairman of the Board of Launceston Bowls & Community Club Inc

Email 2:

Hi Harry,

Thanks for getting back so promptly.

Our contribution will be:

- | | |
|--|----------|
| - from our existing Bank accounts | \$70,000 |
| - amount of borrowing from our bankers | \$65,000 |

Total Therefore	\$135,000
-----------------	-----------

The original request for a longer term lease was based firstly on our belief that a banker would only lend money against a long term lease and secondly as giving our members comfort.

Our club has been in the Royal Park vicinity since 1883 making it the second oldest continuous club in Australia. It is a heritage that we and the general community are proud of.

I hope this gives clarity to the points I raised in my earlier email.

Regards

Victor (Vic) Paul Del Vecchio
President/Chairman
LBCC Inc

18 CORPORATE SERVICES

18.1 Local Government Role Assessment (Interim Report)

FILE NO: SF4593

AUTHOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the interim report and provide feedback on the findings.

PREVIOUS COUNCIL CONSIDERATION:

Item 4.1 - SPPC 17 November 2014 - *It was resolved that the item go to the Council for a decision*

RECOMMENDATION:

1. The following general comments be provided in response to the Draft Recommendations.

Governance Working Group

Area: Review elected member and council staff responsibilities.

Comment

The ongoing development of the governance model that improves and develops a shared understanding of roles and responsibilities of elected members and council staff is useful.

Legislation Working Group

Area: An audit of the statutory and regulatory responsibilities of local government capacity assessment.

Comment

An audit that identified the local government priority for improvements would be useful.

Area: Opportunities to remove restrictions and/or duplication of regulatory functions.

Comment

Potentially useful process.

18.1 Local Government Role Assessment (Interim Report)...(Cont'd)

Area: Delivery models to optimise council's resourcing and management of regulatory functions.

Comment

It would be preferable to focus on the outcomes and the consequences (actions) if these can't be delivered than to focus on the delivery models.

Collaboration Working Group

Area: Cooperation and collaboration at an inter-council or regional level to improve planning and the delivery of services.

Comment

Cooperation and collaboration are a means to an end. The working group is about collaboration. The focus needs to be on the outcomes ie determining the appropriate quality of the plans and the level of the service first and the means second.

Area: Flexible models to support councils to act as the central coordinating focus of a range of health and well-being activities.

Comment

There needs to be clarification of 'a range of health and well-being activities' so that the service delivery and financial implications are considered.

Area: Options for collaborative delivery of State and Local Government services or infrastructure.

Comment

Worthwhile objective, in some instances it may be more appropriate for one party to have the total responsibility than for two to be involved.

Economic Development Working Group

Area: Support Councils to develop action plans with the Tasmanian Government.

Comment

The development of actions plans that help to coordinate and prioritise activities could be useful.

Area: Identify opportunities for joint projects and seek funding from the Australian Government.

18.1 Local Government Role Assessment (Interim Report)...(Cont'd)

Comment

Worthwhile objective, process to deliver meaningful (shared) outcomes will be a challenge.

Area: Options to promote regional and/or industry based collaboration.

Comment

Worthwhile objective.

Area: Audit regional strategies to identify priority projects.

Comment

Worthwhile objective.

2. That the Economic Development Working Group be tasked with developing the framework and protocols for the interaction between Councils and the particular Government Agencies (such as Foreign Affairs and Trade and Economic Development) in support of economic development initiatives.
-

REPORT:

The attached letter and report were received from the Role of Local Government Project Steering Committee on 12 December 2013 requesting feedback on the report by 24 January 2014. An extension to the timetable has been requested.

The Committee is seeking a list of issues that the four working groups (governance, legislation, collaboration and economic development) recommended in the report can be tasked with addressing.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

18.1 Local Government Role Assessment (Interim Report)...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance

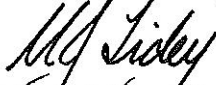
BUDGET & FINANCIAL ASPECTS:

No budget consequence at this stage of the process.

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. Local Government Role Assessment (Correspondence and Interim Report)
(distributed separately)
-

19 GENERAL MANAGER**19.1 Disposal 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 terms of exchange of land with Old Launceston Seaport Pty. Ltd. ("OLS")

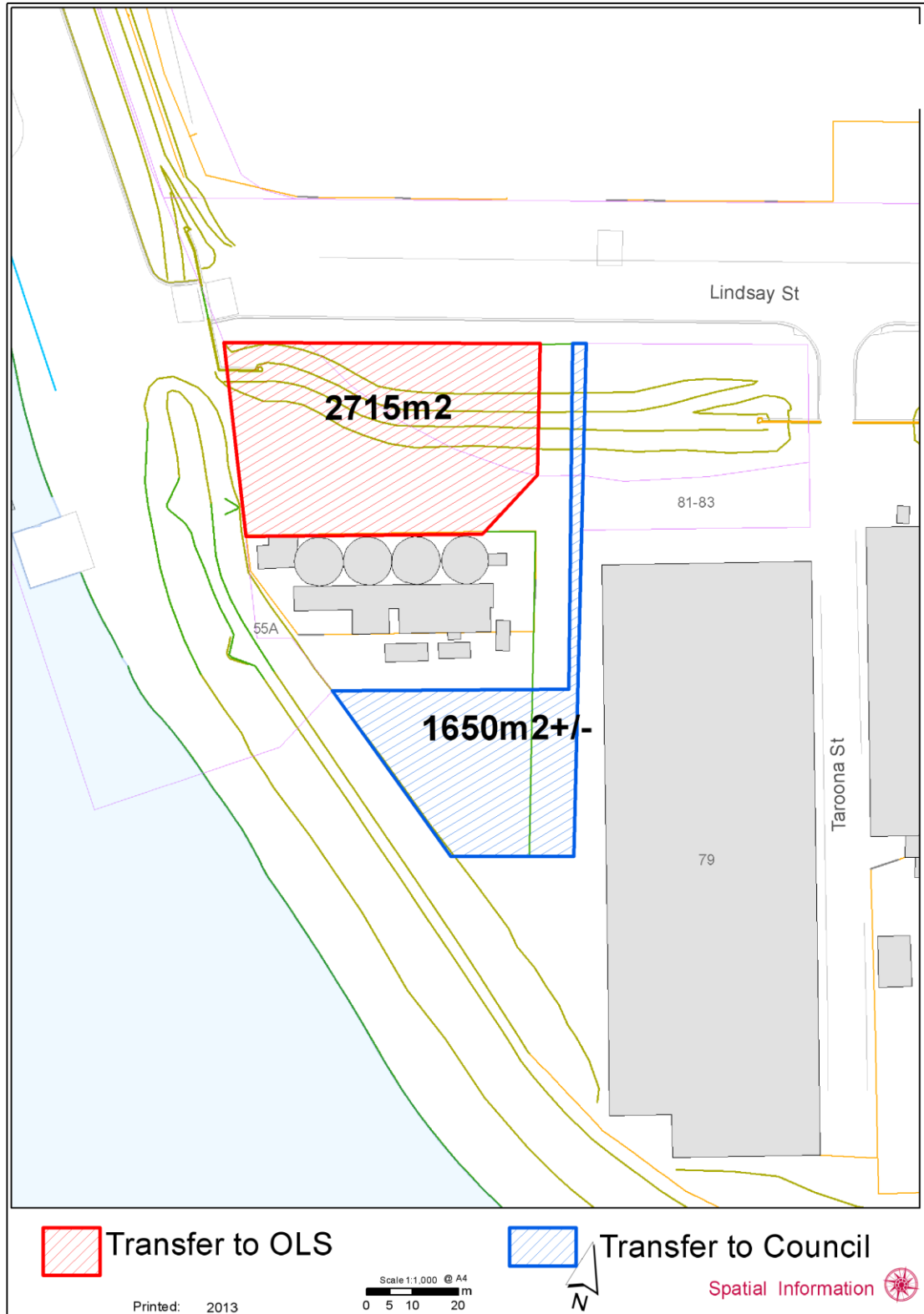
PREVIOUS COUNCIL CONSIDERATION:

General Meeting of Council of 9 December, 2013;
Strategic Planning and Policy Meeting of 3 February 2014

RECOMMENDATION:

1. That the Council determines that Council land at 89-91 Lindsay Street, Invermay, being land contained in Certificates of Title Volume 239540, folio 1 and Volume 50795, folio 2, as depicted on the map below and marked 2715m² be exchanged for nearby land currently owned by Old Launceston Seaport at Lindsay Street, Invermay, as depicted on the map below and marked 1650m² +/-.
2. That there be no monetary consideration accompanying such exchange.

An absolute majority of Council is required for a decision to dispose of Council land



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

REPORT:

At its meeting of 9 December, 2013, Council made the following decision:

1. *Council determines that the land compulsorily acquired by it on 18 April, 2008 from Tasmanian Aboriginal Child Care Centre 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 and be offered back to the TACCA.*
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, the 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.*

TACCA advised Council it had no further interest in the land.

The General Manager subsequently had several discussions with Mr Errol Stewart the principal of Old Launceston Seaport (OLS). It is the clear view of Mr Stewart that the proper and reasonable arrangement between OLS and Council is that there be an exchange of land without monetary consideration. He argues that whatever be the market value of each of the two parcels of land, absent the development by OLS, each has no monetary value, or at the least very limited value.

Prior to the Council meeting of 9 December, Council had obtained a valuation from Graeme Weatherley of Opteon Valuers. Mr Weatherley's opinion was that the land owned by Council to be transferred to OLS had a value of \$340,000.00, and that the land of OLS to be transferred to Council had a value of \$165,000.00. Importantly however, in his report Mr Weatherley says this:- ***"We are providing our valuation advice on the basis 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."***

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

The General Manager has now sought further valuation advice from Mr Weatherley, namely to provide valuation advice on the basis the Silo development did not proceed, and each parcel of land remained "as is", with open space zoning. That advice of 13 December, 2013 is an attachment. Aldermen will note that Mr Weatherley's advice is ***"We are of the view that without the Silo redevelopment proceeding and on an "as is" basis as regards use and zoning, that both Parcel A and Parcel B would have little/nominal open market value."***

Without the Silo development:

- The land of Council (the land previously owned by TACCA, would have (has) a new earthen levee built through it;
- The land of OLS would be on the river side of the new levee system and undevelopable commercially;
- The old grain silos would be on the river side of the new levee system and undevelopable commercially. Launceston Flood Authority had included in its budget an amount of \$500,000.00 to demolish and remove the silos;
- Absent any change, both parcels of land would be zoned "Open Space".

ECONOMIC IMPACT:

The economic impact of the value adding project which has given rise to consideration of this matter, namely the Silos Development, was considered in a report by the General Manager to the Council Meeting of 11 February 2013 and follows:

The development proposal received from Mr Stewart would have a positive economic impact on the City through employment and purchases associated with both the construction and operation of the hotel, restaurant and convention facility. The development would also add to the tourism product and economic yield of the City.

Advice currently to hand indicates a construction cost for the proposed Silos development of approximately \$14 million.

In a construction project there are two types of economic multipliers that can be calculated:

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

- *Primary multipliers which estimate the business-to-business effects of the development project. Utilising a commonly accepted multiplier of 0.74 for these effects is considered attributable to such projects. On the basis of a project having a construction value of \$14m, then the primary multiplier effect is $0.74 \times \$14m$, which equals approximately \$10.4m;*
- *Secondary multipliers, which estimate the subsequent effects of beneficial flows to the economy from the construction project arising from the spending of wages in the initial construction project and in the participating businesses effected in the first round of multipliers. The additional effect of second round multipliers is approximately 0.32 of the original construction value. Based on a project construction value of \$14m then the secondary multiplier effect is $0.32 \times \$14m$, which equals approximately \$4.5m.*

Thus a project with a construction value of \$14m will have total multiplier effects on the economy of approximately \$14.9m and the total impact on the economy is approximately \$28.9m arising from the construction.

In terms of the ongoing operation of the facility, it is anticipated that 40 fulltime and 10 part time positions will be employed.

Total wages are anticipated at \$2m annually. The annual turnover of the facility is estimated at approximately \$5 million.

In relation to accommodation and hospitality businesses, there are two types of economic multipliers that can be calculated during the operational (post construction) phase:

- *Primary multipliers which estimate business-to-business effects of the project in operation. Application of a multiplier of 0.4 to account for the first round multiplier effects of a new tourism precinct is appropriate. Based on a forecast annual turnover of approximately \$5m per annum, then the primary multiplier effect is $0.4 \times \$5m$ equals \$2m. That is, in a hotel type project an amount equal to about 40% of the estimated direct turnover of the hotel will be additionally generated through purchase of business supplies and services;*
-

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

- *Secondary multipliers which estimate the subsequent effects of beneficial flows to the economy from the project in operation. These will arise through the spending of wages from the initial project operation and wages from other businesses benefiting from the initial project operation. This is often termed the consumption effect and is approximately equal to 0.3 of the estimated turnover of the particular project. Once again if the project has a forecast annual turnover of \$5m per annum then the secondary multiplier effect is 0.3 multiplied by \$5m equals \$1.5m. In a hotel type project an amount equal to 30% of the estimated direct turnover of the hotel will be additionally generated through wages and subsequent expenditure effects;*
- *So, the project with a forecast annual turnover of \$5m per annum could be expected to generate a further \$2m through business-to-business effects and a further \$1.5m through wages (expenditure) effects. The total economic benefit to the economy of the hotel would therefore be approximately \$8.5m a year to the regional economy.*

The cumulative contribution of the Silos development proposal to the regional economy is therefore calculated as \$28.9 million in the first year and \$8.5 million in following years.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A

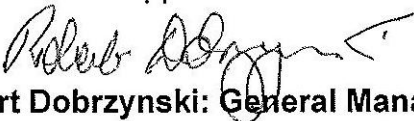
BUDGET & FINANCIAL ASPECTS:N/A

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Valuation report of Graeme Weatherley 13 December, 2013.
 2. Email Mr Errol Stewart to General Manager 11 December, 2013.
 3. Valuation report of Graeme Weatherley 27 November, 2013.
-

Attachment 1 - Valuation report of Graeme Weatherley 13 December 2013 - (total pages = 2)

Opteon.

File Reference: 4914626

Australia's Property Advisors

13 December 2013

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

Dear Robert,

Re: 89-91 and Part 87 Lindsay Streets, Inveresk

Thank you for your addendum request received 12 December 2012 which seeks supplementary advice on and pursuant to our Valuation Report - Number 4914626.

Your request is to provide valuation comment on the (exchange) value of Parcels A and B given the Silos development did not proceed and that each parcel remains "as is" with open space zoning.

The following is to be read in conjunction with our Valuation Report where appropriate.

We are of the view that without the Silo redevelopment proceeding and on an "as is" basis as regards use and zoning, that both Parcel A and Parcel B would have little / nominal open market value.

Parcel A has a large flood bank constructed across its full width towards its frontage which near or fully precludes any other use or development of the land. Parcel B would remain a flood prone parcel on the river side of the Flood Levy which could not be built on. In such circumstances, with both parcels severely encumbered, we believe that an exchange in ownership of the two parcels on an "As Is" basis at nil consideration would not be unreasonable.

We highlight that this advice is strictly provided on the basis of each parcel remaining 'As is'.

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

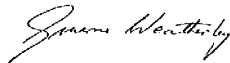
Value made visible

Liability limited by a scheme approved under Professional Standards Legislation.

89-91 & Part 87 Lindsay Street, Inveresk

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>

Attachment 2 - Email Mr Errol Stewart to General Manager 11 December 2013 - (total pages = 2)

Darryl Wright

From: Janine Walter on behalf of Robert Dobrzynski
Sent: Friday, 17 January 2014 12:24 PM
To: Darryl Wright
Subject: FW: Acquisition and Silo update.

From: Errol Stewart [mailto:errol@jmc.com.au]
Sent: Wednesday, 11 December 2013 3:27 PM
To: Robert Dobrzynski
Cc: Toni Spotswood
Subject: Acquisition and Silo update.

Hi Robert,

Further to our discussions re the land swap/acquisition of the various parcels of land surrounding the Silos. If I could just say from the outset I am not looking at any valuations when I write this as in my view the land under the current levee is not worth one dime unless the Government of the day are prepared to build a new flood levee to provide protection which they are doing specifically to allow a significant development to proceed.

This is what council have received or will receive in the future.

\$100,000 for the Silos structure via Roberts which was a derelict asset and no value to council.

1200m2 of road works to the east of the silos which will be used by council in the future. The cost was not insignificant.

Council will receive all the land South of the new flood wall approximately 1200m2 at no cost. This is river frontage land worth considerably more in my view than land under a levee.

Council will ultimately get a significant rate base from the hotel and aid the creation of significant jobs during construction and on-going.

For the above I would hope that I should get the existing land that council own under the flood levee at no cost.. This is approximately 2600m2. Remembering it was council suggestion to relocate the parking to the rear of the silos.

So in essence I see this as Council getting significant win fall for providing me some worthless land which in fairness can only be used as car park. To construct any building as you know has very significant hurdles as we are currently encountering with the cost of piling. So by any measure Council are way way in front on this transaction.

Silo Update.

Yesterday I met with Alan Leake our structural engineer. We had a long conference with the Geotechnical Engineers from Sydney who have provided us with a report as to the long term subsidence issues we will face with a new structure on the face of the Silos. In their view our new construction is likely to drop 30MM over the first ten years. Presently this is a problem as we cannot handle this settlement so we have agreed to undertake 4 bore holes to 30 metres. We have booked Stackpoles drill rig and a local Geotech Engineer to record the results for the 13th of January next year. It will takes us a week of drilling then perhaps two weeks analysis to get a further report as to how many piles we might need ,how long they should be and what settlement we might get in the future. Certainly the test piles driven by Van Eck recently which were driven to 25 metres suggest that the bottom might be further away than we think. In any event 35 metre piles might be \$15,000 each to buy and drive and we may need a 100 so it's a very significant cost and we are trying to find a solution which is less money.. One solution is to build a larger building and locate it separate to the silos and bridge it with a flexible joint. This is a consideration we are now working up.

In essence I would be hopeful we can have a solution early February and be in a position we can document so that we can provide Van Eck with a construction drawing to price in March and have them driving piles in conjunction with the levee wall construction job. The time frame for the building will depend on whether we build a 70 room Hotel or a 135 room hotel which is a consideration. The first option is 12 to 15 months. If we go to 130 rooms 18 to 20 months.

A 70 room hotel we priced at just shy of \$15 million which roughly equates to \$215,000 per room. This is over our budgetary cost for a finished price per room.

If we build a 135 room hotel for \$20 million our room price is \$150,000 per room and much easier to make the financial equation stack. The additional rooms build we have looked at and is budgeted at \$5.1 million. (\$2000m2 for 2560m2) this would give us 135 rooms. Basically all the land, car park, restaurants, conferencing, lifts stair shafts and foyers are all built to accommodate 70 rooms and they are not repeated for 130 rooms so it is a massive advantage. It's just another \$5 million so I have to convince my partners to go the extra. Maybe you can be a partner.

Still very much full steam ahead despite a bit cost with engineering.

I do need your permission to drill as most of the drilling is on your land.

I will keep you abreast on Bunning's if I get anywhere.

Let me know on the above.

Cherrs Errol

Attachment 3 - 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
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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

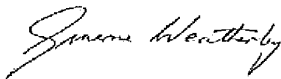
1650 sqm @ \$100 sqm	\$ 165,000
Round to	\$ 165,000

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

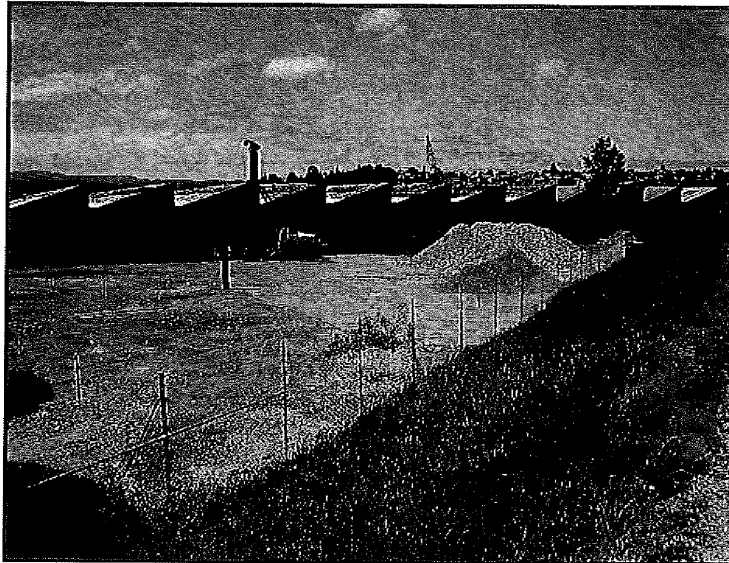


Graeme Weatherley
Certified Practising Valuer
AAPI

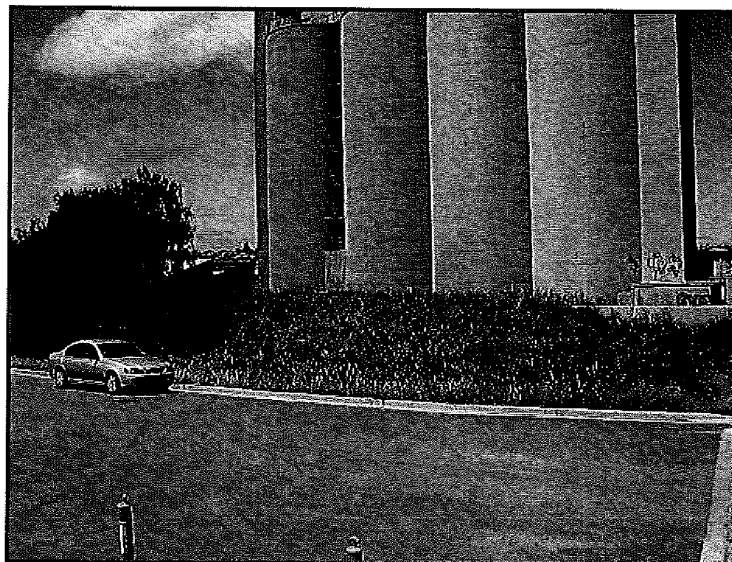
Important	<i>This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>
Pecuniary Interest	<i>We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.</i>
Third 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

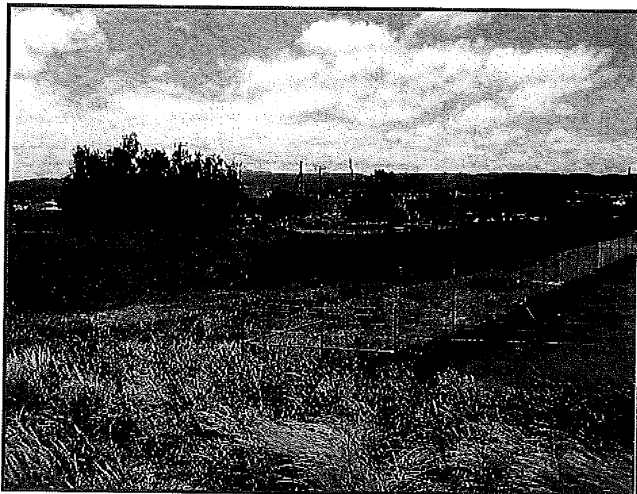


Parcel B from Levy Bank

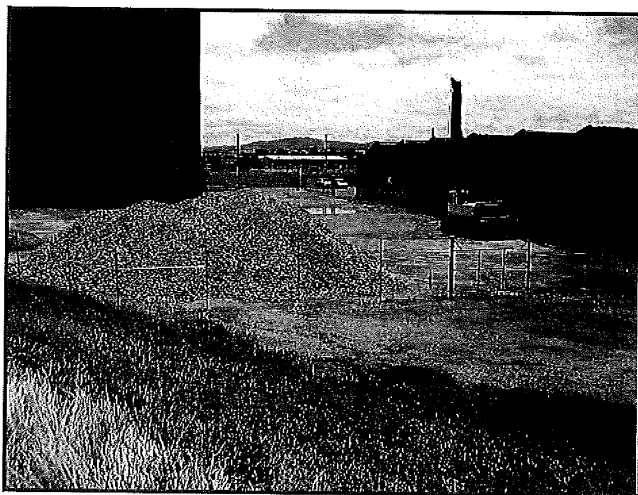


Parcel A from Lindsay Street

89-91 & Part 87 Lindsay Street, Inveresk



Parcel A from west side
Note Bunnings site beyond



Parcel B from levy bank

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:** Leisa Hilkmann (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.

No information currently in table.

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 **Killafaddy Livestock Market Expression of Interest Process**

15(2)(e) as it concerns proposals for Council to acquire land or an interest in land, or for the disposal of land.

27 **MEETING CLOSURE**
