



LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 24 MARCH 2014**

LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

Monday 24 March 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 -

Date: 24 March 2014

Time: 1.00 pm

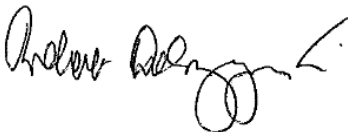
Section 65 Certificate of Qualified Advice

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 11 March 2014 be confirmed as a true and correct record.

4 DEPUTATION**5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME**

Meeting Date & Item No.	Question	Answer	Officer Responsible
11 March 2014	Question by Alderman Ball: In regards to the progress of previous NOM's, what is the progress on a proposed Energy Summit to be held in Launceston?	This question was taken on notice. The Council has received advice from Sustainable Living Tasmania that they no longer intend to run a Sustainability Expo in Northern Tasmania. As an alternative solution, discussions have been held with Tamar NRM, who have indicated a willingness to organise and run an energy summit. Tamar NRM have facilitated a sustainability group for some time and the proposed energy summit is consistent with the organisation's strategic directions. The matter will be progressed with the Tamar NRM Executive Officer and progress will be reported back to Council.	Michael Stretton
11 March 2014	Question by Alderman Ball: In regards to the progress of previous NOM's, where are we with the Duck Reach MoU	This question was taken on notice. Additional amendments to the Heads of Agreement document have been agreed with Hydro Tasmania, and the final version of the agreement is currently being reviewed by the General Manager, prior to execution. Following this, a report will be presented to Council outlining a proposed process to progress a possible redevelopment of the Duck Reach site by a third party operator.	Rod Sweetnam

Meeting Date & Item No.	Question	Answer	Officer Responsible
11 March 2014	<p>Question by Alderman Ball:</p> <p>It was agreed in a previous Notice of Motion that up to 3 meetings a year would be held outside the urban area. What is the progress of this motion?</p>	<p>This question was partially taken on notice.</p> <p>GM responded: We will look at the document trail from the time the motion was raised and present our findings in due course.</p> <p><u>Further Response</u> The history of the decision to hold Council Meetings in the community is as follows:</p> <ul style="list-style-type: none"> • The original Council decision to hold up to three meetings a year was made on 28 April 2008 • One meeting was held at Lilydale on 11 May 2009 • No further meetings were held • A discussion regarding the future of these meetings was held on 6 December 2010 • At its meeting on 31 January 2011 Council decided to hold more informal functions such as barbeques to engage the local residents • At the Council Meeting on 10 October 2011, in response to a question from Alderman Ball regarding the current status of the decision to hold Council Meetings in the community, the General Manager advised that this decision had been superseded by the more informal approach. <p>The Council has developed a Community Engagement Framework that demonstrates our commitment to building partnerships with a range of stakeholders, as well as to seeking greater community involvement in the activities and decision making process of Council.</p> <p>Alongside this, the Council has designed a Community Engagement Schedule of Activity outlining all upcoming public consultation activity (including annual consultation and various project based consultations).</p> <p>Our online engagement platform <i>Your Voice. Your Launceston.</i> has 1,270 registered participants who receive notification via email every time a new project is available for consultation. The Schedule of Activity was designed to ensure that participants receive regular notifications of engagement opportunities as well as to safeguard them from engagement overload.</p>	Michael Tidey

7 ANNOUNCEMENTS BY THE MAYOR

7.1 Mayor's Announcements

FILE NO: SF2375

Thursday 14 March

Attended official launch of Flu Smart Campaign at Caledonian Medical Service, Invermay
Attended Northern Croquet Club's Mayors Challenge

Friday 14 March

Officially opened "Airtime 360" Trampoline Park at Launceston Sports Arena
Attended NTFA 2014 Season Launch
Attended Opening night performance of the Phantom of the Opera

Saturday 15 March

Officially launched Tamar Bicycle Users Group Bike Week event

Sunday 16 March

Officiated at St Giles "Balfour Burn"
Presented trophy to winners of Launceston Regatta
Officiated at Tornadoes Season Launch

Wednesday 19 March

Officially welcomed NRM Knowledge Conference delegates

Thursday 20 March

Attended Three River Theatre performance of "God of Carnage" at Earl Arts

Friday 21 March

Officiated at Harmony Day Celebrations at UTAS

Saturday 22 March

Presented medals at Riverside Aquatic Club Annual Swim Meet
Attended Official Function for Hawthorn vs Brisbane at Aurora

8 ALDERMEN'S/DELEGATES' REPORTS

9 QUESTIONS BY ALDERMEN

10 COMMITTEE REPORTS**10.1 Street Tree Advisory Committee 12 November 2013****FILE NO:** SF5726**AUTHOR:** Andrew Smith (Manager Parks and Recreation)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Street Tree Advisory Committee.

RECOMMENDATION:

That the report from the Street Tree Advisory Committee meeting held on 12 November 2013 be received.

REPORT:

The Street Tree Advisory Committee held a meeting on the 12 November 2013 and discussed the following items:

1. Planting in LCC Car Parks

A query was raised regarding removal of trees from LCC car parks and whether they were going to be replaced. The possibilities and options for more tree planting in the following car parks were reviewed - Paterson Street East and West, Willis Street, Bathurst Street and Elizabeth Street.

2. The 2020 Vision

The 2020 Vision is a national campaign where the goal is to increase by 20% our urban green space by year 2020. LCC is involved as a free partner and their vision to inspire others is in line with Councils Tree Strategy. Their website currently features 3 LCC areas:

- Brisbane Court
- Hobblers Bridge (Carbon Offset)
- Heritage Forest (Community Garden)

The web site allows the general public to see what kinds of projects other partners are involved in across Australia. It also lists the key benefits of each project and opportunity for comments.

10.1 Street Tree Advisory Committee 12 November 2013...(Cont'd)

3. Aroma's Café (tree planting)
The business owners have requested that trees be planted outside Aroma's Café in Charles Street and scheduled planting are to occur in March 2014.
4. Anzac Grant
The anniversary is approaching in 2015 for the Anzac Grant where the Federal Government grants are currently available. LCC officers will use the Cenotaph as the main focal point with planning in the process.
5. Hobart Road (Stage 1)
The eastern side of the road between Opossum Road and Quarantine Road were completed with a total of 41 trees planted.
6. Frankland Street
The Frankland Street tree planting were completed with a total of 7 Pyrus Salicifolia 'Pendula' trees planted.

Upcoming Works:

7. - High Street (between Arthur Street to Adelaide Street)
- Henry Street (Stage 2)
- St Leonard's Road (Stage 1)
- Inveresk (round about)
8. Tamar and William Street
Update on planting project is that the estimated costs will be \$20,000 where the business owners will contribute half of the costs and 5 trees will be planted along Tamar and William Street. Scheduled works to occur in February 2014.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:N/A

10.1 Street Tree Advisory Committee 12 November 2013...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

N/A

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

10.2 Heritage Advisory Committee Report - 27 February 2014**FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Urban Designer and Heritage Planner)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider a report from the Heritage Advisory Committee's meeting held on 27 February 2014.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the report from the Heritage Advisory Committee meeting on Thursday, 27 February 2014 be received.

REPORT:

The Heritage Advisory Committee met on Thursday 27 February 2014 to discuss the following items.

- Sharland map - presentation by John Dent and Jenny Gill
- Strathroy Bridge Lighting - project and funding report by Matthew Smithies
- Committee Representation for 2014
- Involvement in consultation for the Greater Launceston Plan
- Launceston Heritage Awards for 2014
- Town Hall 150 year Anniversary Celebrations
- Heritage Precinct Project
- Historic Cultural Heritage Act Amendment
- MOU for Funding for Heritage properties (specifically National Trust) - report

Sharland Map

The Committee expressed its appreciation of the work completed towards the digitising of the 1926 Sharland map, especially by John Dent, Jenny Gill, the Council's Manager Spatial Sciences, Alex Crothers and his student cadets.

10.2 Heritage Advisory Committee Report - 27 February 2014...(Cont'd)

Committee Representation

An advertisement seeking expressions of interest for community representation on the Heritage Advisory Committee was placed in the Examiner newspaper on Saturday 1 February 2014. Submissions closed on Monday 24 February 2014 and were to be considered at this meeting, however none were received by the closing date.

It was resolved that Expressions of Interest for community representation should be advertised again at the end of 2014 in line with the new 4 year Local Government Elections. Letters will also be forwarded to member organisations requesting confirmation of their representation on the Committee at this time.

Launceston Heritage Awards

It is proposed that the Launceston Heritage Awards for 2014 be run in a similar manner to those in 2013, with the addition of a new category to encourage interest in heritage conservation in the younger Launcestonians.

The Junior Award for under 18s was proposed by the representative from the National Trust and it was suggested that it should have a theme and that a small exhibition of suitable entries be mounted for the award ceremony. The theme and prize money for this category is to be determined by a sub-committee.

It was also suggested that a new Tertiary Level Award could be given for a project focussing on the adaptive re-use of heritage buildings, specifically aimed at students from the School of Architecture and Design. To allow for inclusion in the curriculum, this would have to be submitted for consideration to the University prior to the end of this year. The Award would commence in the year 2016, to allow students from 2015 to submit work.

Town Hall 150 Year Celebrations

Current plans for the celebration of the 150th anniversary of the Town Hall include:

- Main exhibition drawings, photos, stories and any relics to be mounted in the Town Hall Reception Room.
 - Exhibition to be designed enable continued use of the Reception Room
 - Directional/promotional signs at public entries from the Customer Service Centre and the elevator lobby.
 - Youth participation to be encouraged with the invitation of school groups to attend the exhibition.
 - Exhibition opening (Formal Reception) at 5.30pm on Tuesday 15 April 2014.
 - Media launch at 10.30am on Tuesday 15 April 2014.
-

10.2 Heritage Advisory Committee Report - 27 February 2014...(Cont'd)

- Exhibition to be on display for 6-8 weeks from 15 April 2014, to be included the national Trust's Heritage Festival in May, and may possibly become an ongoing display.
- Total budget proposed from Heritage Advisory budget \$6000.

Heritage Precinct Project

The Tasmanian Planning Commission (TPC) have declined to review the documents provided and recommended that the provisions be reviewed as part of the TPC's review of the Interim Planning Scheme currently being undertaken in extensive public hearing process.

The documents have been sent to Heritage Tasmania and the Tasmanian Heritage Council to seek further feedback and formal support for the initiative to back the final submission to the Council and the TPC. An enthusiastic letter of support was received on 17 April 2014.

Any changes required by the review by the TPC will be made before taking the final precinct provisions and amendments to the Local Historic Heritage Code to the Council for approval. Pending Council approval, the provisions will be added to the planning scheme as an amendment as soon as possible. It is still intended for this to occur in mid- 2014.

Heritage Act Amendments

The changes to the Historic Cultural Heritage Act will come into effect on 1 March 2014. The key change for owners and managers of places entered on the Tasmania Heritage Register has been to improve and simplify the process when seeking approval for works. The changes create a single application, single advertisement and single permit process. Owners and developers will benefit with reduced fees, less paperwork and clearer, more consistent decisions that incorporate local council and Tasmanian Heritage Council decisions into a single permit. Heritage Tasmania and the Heritage Council are holding information sessions in Hobart on 13 March 2014 and Launceston on 14 March 2014 for planners, cultural heritage practitioners and others working in the heritage sector.

Fiona provided an update from a Council planning perspective and Ian provided a perspective from Heritage Tasmania.

ECONOMIC IMPACT:

N/A

10.2 Heritage Advisory Committee Report - 27 February 2014...(Cont'd)

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: Director Development Services

10.3 Audit Committee Meeting - 5 March 2014**FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To receive and consider a report from the Audit Committee following the meeting on 5 March 2014.

RECOMMENDATION:

That the report from the Audit Committee meeting held on 5 March 2014 be received.

REPORT:

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

6.2 Internal Audit

Details The Internal Auditors attended and discussed progress in closing out internal audit issues.
Action Resolved that the reports be noted.

9.1 - 9.3 Operations Summary

Details Reports presented on the Council's operations for the four months ended 31 January 2014. The result shows a favourable variance, the projected year end result is to be in line with budget.
Action Noted.

9.2 - 9.5 Capital Works

Details Reviewed program status, budget reallocations and adjustments.
Action Noted.

10.1 - 10.5 Financial Reports and KPI's

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

10.6 Directorate (Performance) Report - Development Services

Details The Director Corporate Services and Director Queen Victoria Museum and Art Gallery presented an overview of their directorates.
Action Noted.

13.3 Risk Management

Details The Committee was briefed on the status of the implementation of risk management across the Council.
Action Noted.

10.3 Audit Committee Meeting - 5 March 2014...(Cont'd)

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

ECONOMIC IMPACT:

No economic impact

ENVIRONMENTAL IMPACT:

No environmental impact

SOCIAL IMPACT:

No social impact

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey; Director Corporate Services

11 PETITIONS

12 PLANNING AUTHORITY

13 NOTICES OF MOTION - FOR CONSIDERATION

DIRECTORATE AGENDA ITEMS

14 DEVELOPMENT SERVICES

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review

FILE NO: SF2642

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To review Council Policy (Ref No. 18-PI-010) - Staged Development Schemes Under Strata Titles Act 1998 Policy

PREVIOUS COUNCIL CONSIDERATION:

17 March 2014 - SPPC Item 4.1

3 March 2008 - Staged Development Schemes Under Strata Titles Act 1998 Policy approved by Council

RECOMMENDATION:

That the Council approve the revised Council Policy titled: Staged Development Schemes Under the Strata Titles Act 1998 (ECM reference 3137958).

Strata and Staged Development Schemes Under Strata Titles Act 1998 Policy

PURPOSE:

To determine a Policy for the approval of a Strata or Staged Development Schemes under the *Strata Titles Act 1998*.

SCOPE:

This policy shall apply to all applications to Council for a Strata or Staged Development Scheme under the *Strata Titles Act 1998*.

PREAMBLE:

Land and particularly buildings may be divided into lots and common property by registering a strata plan with the Land Titles Office, under the *Strata Titles Act 1998* ('the Act').

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

Land and buildings can be divided vertically and horizontally but must consist of all lots upon which a development is sited. When development involves two or more lots, registration of the plan has the effect of automatically consolidating those lots i.e. there is no need to adhere the lots under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The Strata Title registration process is initiated when a developer, usually through a Land Surveyor requests the Council sign-off on the strata plan development through a process involving issuing a certificate of approval and executing the associated documentation, prior to its submission to the Land Titles Office.

Certificates of approval issued by Council are required for strata plans, amendments to strata plans, consolidation of strata plans, staged development schemes and cancellation of strata plans.

The Act requires that the following information be submitted to the Council:

- a) Plans that adequately illustrate the proposal;
- b) Prescribed documents; and
- c) Prescribed fees.

The Act further requires that:

- a) The requirements of the planning scheme are complied with;
- b) Certificates for building work must be issued under the *Building Act 2000*;
- c) Substantial compliance must be achieved with all other requirements under the *Building Act 2000*; and
- d) If the proposal related to a lot without a building that the proposal is capable of being carried into effect.

POLICY:

In determining applications for staged development schemes the Council requires that:

1. For multi storey Staged Development Schemes, each floor level must be totally completed with all relevant Certificates issued pursuant to the *Building Act 2000* and all the common areas finished for the level before the strata plan is certified for that stage.
 2. In order to consider the creation of vacant lots under the Act, the following requirements must be met:
 - i. a staged development scheme must be entered into;
 - ii. a valid planning permit must exist for the whole of the development; and
 - iii. stage 1 of the staged development scheme is to consist of:
-

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

- at least one building/multiple dwelling,
- fully serviced lots;
- completed accesses; and
- developed common property.

Where relevant, an application for a staged development must meet the following specific requirements:

Construct units in stages with the creation of the lots up front:-

- A Planning Permit for the whole of the development must be obtained.
 - A registered Land Surveyor must be engaged to prepare a Master Plan and Disclosure Statement for the development.
 - Stage 1 must consist of the completion of at least one multiple dwelling and the creation of the vacant lots and the following works will be required to the satisfaction of the Planning Authority for the vacant lots:
 - a) The single stormwater connection and vehicular crossing for the property.
 - b) All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage required for the Unit(s)
 - c) The construction of an impervious driveway, including all car parking and manoeuvring spaces within common property
 - d) All internal water, sewage, drainage, electrical and telecommunications infrastructure required to provide each strata lot being created to have connections to these services.
 - e) All boundary fencing and internal fencing for each lot created.
 - The final stage will consist of the final seal of the common property to the satisfaction of the Planning Authority.
 - The prepared Master Plan and Disclosure Statement are to be lodged with the Council for Certification.
 - The Council will execute documentation with associated certificates.
 - The Land Surveyor is to register the documentation and associated certificates with Land Titles Office. Titles are then to be issued for the development.
 - A Building Permit is to be obtained for subsequent stages. Stages are then to be completed in accordance with Planning, Building and Council's Certificate pursuant to section 37 of the Act.
 - Once the stages are completed the strata plan will be updated to depict the final building footprint.
-

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

Construct units in stages with the creation of the lots up front with an existing building on site:-

- A Planning Permit for the new development must be obtained.
- An accredited Building Surveyor must be engaged to prepare a Building Report on the existing dwelling. This Report will check for compliance with the necessary Regulations and Acts.
- A registered Land Surveyor must be engaged to begin the surveying process. You will need to discuss how you wish to stage the development and decide on lot entitlements. The Land Surveyor will prepare a Master Plan and Disclosure Statement for the development.
- Stage 1 must consist of the existing building and the creation of the vacant lots and the following works are required to be completed to the satisfaction of the Planning Authority for the vacant lots:
 - a) The single stormwater connection and vehicular crossing for the property.
 - b) All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage required for the Unit(s)
 - c) The construction of an impervious driveway, including all car parking and manoeuvring spaces within common property
 - d) All internal water, sewage, drainage, electrical and telecommunications infrastructure required to provide each strata lot being created to have connections to these services.
 - e) All boundary fencing and internal fencing for each lot created.
 - The Final Stage will consist of the final seal of the common property to the satisfaction of the Planning Authority:
 - Prepared Master Plan and Disclosure Statement are to be lodged with the Council for Certification.
 - The Council will then execute documentation with associated certificates.
 - The Land Surveyor is to register the documents and associated certificates with Land Titles Office. Titles are then to be issued for the development.
 - A Building Permit is to be obtained for subsequent stages and the relevant stages are then to be completed in accordance with Planning, Building and Council's Certificate pursuant to section 37 of the Strata Titles Act 1998.
 - Once the stages are completed, the strata plan will be updated to depict the final building footprint.

Construct units in stages with the creation of the lots up front with an existing building when completions have been issued:-

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

- A Planning Permit for the new development must be obtained.
- A registered Land Surveyor must be engaged to begin the surveying process. You will need to discuss how you wish to stage the development and decide on lot entitlements. The Land Surveyor will prepare a Master Plan and Disclosure Statement for the development.
- Stage 1 must consist of the existing building and the creation of the vacant lots and the following works will be required to the satisfaction of the Planning Authority for the vacant lots:
 - a) The single stormwater connection and vehicular crossing for the property.
 - b) All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage required for the Unit(s)
 - c) The construction of an impervious driveway, including all car parking and manoeuvring spaces within common property
 - d) All internal water, sewage, drainage, electrical and telecommunications infrastructure required to provide each strata lot being created to have connections to these services.
 - e) All boundary fencing and internal fencing for each lot created.
- The final Stage will consist of the final seal of the common property to the satisfaction of the Planning Authority:
- Prepared Master Plan and Disclosure Statement are to be lodged with the Council for Certification.
- The Council will then execute documentation with associated certificates.
- The Land Surveyor is to register the documentation and associated certificates with the Land Titles Office. Relevant titles will then be issued for the development.
- A Building Permit must be obtained for subsequent stages. The stages are then to be completed in accordance with Planning, Building and Council's Certificate pursuant to section 37 of the Strata Titles Act 1998.
- Once the stages are completed the strata plan will be updated to depict the final building footprint.

Construct a new unit behind an existing with no vacant land:-

- a Planning Permit is to be obtained for the second dwelling.
 - An accredited Building Surveyor is to be engaged to prepare a Building Report for the existing dwelling. This Report will check for compliance with the necessary Regulations and Acts.
 - Any outstanding works required by the Building Report must be completed.
 - A registered Land Surveyor must be obtained to commence the surveying process.
-

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

- Applicants will need to discuss how they wish to stage the development and decide on lot entitlements. The Land Surveyor will prepare a Master Plan and Disclosure Statement for the development.
- Any outstanding works required in stage 1 must be completed.
- The prepared Master Plan and Disclosure Statement are to be lodged with the Council for Certification.
- The Land Surveyor is to register the Master Plan and Disclosure Statement with Land Titles Office. Relevant titles are then to be issued for the development.
- A Building Permit is to be obtained for the second dwelling. The second dwelling is to be completed in accordance with the Planning, Building and Council's Certificate pursuant to section 37 of the Strata Titles Act 1998.
- The development must be completed and Plumbing and Building Completion certificates will be issued and all works signed off by relevant departments.
- The Strata Plan for stage 2 is to be lodged with Council for certification.
- The Land Surveyor is to register the strata Plan with the Land Title Office. Titles are then to be issued for the development.

3. For development not in Stages Council require the following process to be followed:

A new unit behind an existing:-

- A Planning Permit is to be obtained for the second dwelling.
- An accredited Building Surveyor is to be engaged to prepare a Building Report on the existing dwelling. This Report will check for compliance with the necessary Regulations and Acts.
- A Building Permit is to be obtained for new unit.
- Complete the new unit.
- Complete any outstanding works required by the Building Report.
- A registered Land Surveyor is to be engaged to produce a strata plan showing lot sizes, common property (if any) and unit entitlements.
- The strata plan is to be lodged with Council for Certification.
- The Council will then check compliance with the conditions issued on permit.
- Once satisfied, the Council will issue Completion and Compliance certificates.
- The Land Surveyor is to register the strata plan with Land Titles Office. Relevant titles will then be issued for the development.

Units are "new" and Building and Plumbing Completions have been issued:-

- A registered Land Surveyor is to be engaged to produce a strata plan showing lot sizes, common property (if any) and unit entitlements.
-

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

- The strata plan is to be lodged with the Council for Certification.
- The Council will then check compliance with the conditions issued on permit.
- The Land Surveyor is to register the strata plan with Land Titles Office. Relevant titles will then be issued for the development.

Units are "old" and no Building Completions have been issued:-

- An accredited Building Surveyor is to be engaged to prepare a Building Report on the existing dwellings. This Report will check for compliance with the necessary Regulations and Acts.
 - Any outstanding works required by the Building Report must be completed.
 - A registered Land Surveyor is to be engaged to produce a strata plan showing lot sizes, common property (if any) and unit entitlements.
 - The strata plan is to be lodged with the Council for Certification.
 - The Council will then check compliance with the conditions issued on permit.
 - The Land Surveyor is to register the strata plan with Land Titles Office. Relevant titles will then be issued for the development.
4. In steep or restricted sites, Council may require that bulk earthworks, construction of footings, the construction of retaining walls or drainage works be completed in the succeeding stage as part of the current stage so as to protect the amenity of a subsequent occupier of the current stage.
 5. That authority to approve a Staged Development Scheme under Part 3 of the *Strata Titles Act 1998* be delegated to the Manager Planning Services department or in her or his absence to the Director Development Services or in that person's absence to the General Manager.
 6. That Council not approve of any application for Approval of a Scheme in Principle which requires an exemption from the requirement for Certificates of Approval under Part 2 of the *Strata Titles Act 1998*.

PRINCIPLES:

Council agrees that it will not approve an application for Approval of Scheme in Principle which requires an exemption from the requirements for a certificate of approval under Part 2 of the *Strata Titles Act 1998*. Part 2 provides exemptions from Certificate of Occupancy, Completion Certificate nor Building Certificate have been issued. The building must be completed before strata titles could be issued.

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

RELATED LEGISLATION:

Land Use Planning and Approval Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

Strata Titles Act 1998

Building Act 2000

REFERENCES:

N/A

DEFINITIONS:

Manager Planning Services also means a person who may be performing the role in an acting capacity.

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval or more frequently, if dictated by operational demands and with Council's approval.

REPORT:

Land and particularly buildings may be divided into lots and common property by registering a strata plan with the Land Titles Office, under the *Strata Titles Act 1998* ('the Act').

The Strata Title registration process is initiated when a developer, usually through a Land Surveyor, requests the Council to approve a strata plan development through a process involving issuing a certificate of approval and executing the associated documentation, prior to its submission to the Land Titles Office.

The Council's decision making in respect to strata plan developments has been guided by the 'Staged Development Schemes Under Strata Titles Act 1998 Policy', ('the Policy') which has been in place in its current version since 2008 (Attachment 1). In accordance with the Council's management system the Policy has recently been reviewed and the amended Policy is included as attachment 2.

The review has identified that the Policy should be altered to reflect un-staged strata development schemes as well as staged strata development schemes. Accordingly, a new section has been added to deal with development which is not in stages and this is also reflected in the revised title of the policy - Strata and Staged Development Schemes Under the Strata Titles Act 1998 Policy.

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

The Policy was previously silent on whether lots in a strata scheme could be created without the construction of a dwelling on each lot. Upon investigation it has been clarified that under the Act at least 1 dwelling must be constructed or exist in the strata scheme prior to the creation of any lots. Accordingly, the Policy has been amended to clarify that stage 1 of a staged development scheme is to consist of:

- At least one building/multiple dwelling,
- fully serviced lots;
- completed accesses; and
- developed common property

The Policy has been further amended to provide more guidance in respect to the following specific types of strata development:

- The construction of units in stages with the creation of the lots up front;
- The construction of units in stages with the creation of lots up front (with an existing building on site);
- The construction of units in stages with the creation of the lots up front with an existing building when completions have been issued; and
- The construction of a new unit behind an existing dwelling with no vacant land;
- Un-staged strata development.

Additionally, because of a restructuring of roles within the Development Services Directorate the assessment of Strata Development Schemes is now carried out by the Planning Services Department rather than the Building Services Department. Accordingly, the Council delegation has been altered from the Manager Building Services to the Manager Planning Services.

Other than the aforementioned changes the Policy remains unaltered.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

COUNCIL AGENDA

Monday 24 March 2014

14.1 Staged Development Schemes Under the Strata Titles Act 1998 Policy Review...(Cont'd)

SOCIAL IMPACT:

N/A

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. Current Staged Development Schemes Under Strata Titles Act 1998 Policy
-

Launceston City Council
Reference No. 18-PI-010
Version: 03/03/2008 and EMC Incidental Amendment 08/12/2008
Approved By: Council

Staged Development Schemes Under Strata Titles Act 1998 Policy

PURPOSE:

To determine a Policy for the approval of Staged Development Schemes under the Strata Titles Act 1998.

SCOPE:

This policy shall apply to all applications to Council for a Staged Development Scheme under the Strata Titles Act 1998.

POLICY:

1. That for multi storey Staged Development Schemes, each floor level must be totally completed with all relevant Certificates issued pursuant to the Building Act 2000 and all the common areas finished for that level before the strata plan is certified for that stage.
2. That for Staged Development Schemes of land for multiple dwelling development, Council requires the following procedure on how the policy is to be applied:
 - a) A staged strata development scheme must comply with the construction stages approved in the planning permit for the development.
 - b) During the assessment of the planning permit application, Council must consider the effects of construction of subsequent stages of the development on preceding, completed stages.
 - c) The staged strata plan will not be approved until those sections of common areas are completed if the particular stage requires the common area for access or servicing.
 - d) Common areas include services conduits, driveways, common walls or fences, car parking, access ways and landscaping.
 - e) In steep or restricted sites, Council may require that bulk earthworks, construction of footings, the construction of retaining walls or drainage works be completed in the succeeding stage as part of the current stage so as to protect the amenity of a subsequent occupier of the current stage.
 - f) The staged strata plan must not be approved or amended in conflict with the development approval (as issued or amended by Council).
 - g) Circumstances outside of this policy will be determined by a decision of Council.

Launceston City Council
Reference No. 18-PI-010
Version: 03/03/2008 and EMC Incidental Amendment 08/12/2008
Approved By: Council

Staged Development Schemes Under Strata Titles Act 1998 Policy

3. That authority to approve a Staged Development Scheme under Part 3 of the Strata Titles Act 1998 be delegated to the Manager Planning and Building (Now Manager Building - per EMC incidental review 08/12/2008) or in her or his absence to the Group Manager, Sustainability (Now Director Development Services - per EMC incidental review 08/12/2008) or in that person's absence to the General Manager.
4. That Council not approve of any application for Approval of a Scheme in Principle which requires an exemption from the requirement for Certificates of Approval under Part 2 of the Strata Titles Act 1998.
5. That Council approval of an application for a Staged Development Scheme under the Strata Titles Act 1998 subject to it being in accordance with a permit having been issued under the Land Use Planning & Approvals Act 1993.
6. That prior to any stage being certified by Council, all certificates pursuant to the Building Act 2000 have been issued where building work has been involved.

PRINCIPLES:

Council agrees that it will not approve an application for Approval of Scheme in Principle which requires an exemption from the requirements for a certificate of approval under Part 2 of the Strata Titles Act 1998. Part 2 provides exemptions from Certificate of Occupancy, Completion Certificate nor Building Certificate have been issued. The building must be completed before strata titles could be issued.

RELATED LEGISLATION:

Land Use Planning and Approval Act 1993
Local Government (Building and Miscellaneous Provisions) Act 1993
Strata Titles Act 1998
Building Act 2000

REFERENCES:

N/A

DEFINITIONS:

Manager Planning Services also means a person who may be performing the role in an acting capacity (per EMC Incidental Amendment 08/12/2008).

Launceston City Council
Reference No. 18-PI-010
Version: 03/03/2008 and EMC Incidental Amendment 08/12/2008
Approved By: Council

Staged Development Schemes Under Strata Titles Act 1998 Policy

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
 Reference No. 18-PI-010
 Version: 03/03/2008 and EMC Incidental Amendment 08/12/2008
 Approved By: Council

**Staged Development Schemes Under
 Strata Titles Act 1998 Policy**

DOCUMENT INFORMATION:

Reference Number.	18-PI-010
Version:	03/03/2008 & EMC Incidental Amendment 08/12/2008
Review:	03/03/2013
Key Function:	Land Use and Development
System:	
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Rachael Swain
Text Search Key Words	Strata titles development schemes staged
Hard Copy Distribution	Policy Manuals: General Manager Director Corporate Services

15 FACILITY MANAGEMENT AND GOVERNANCE SERVICES

16 QUEEN VICTORIA MUSEUM AND ART GALLERY

17 INFRASTRUCTURE SERVICES**17.1 Play Space Strategy****FILE NO:** SF0854**AUTHOR:** Aaron Mullins (Recreation Planning Officer)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider the Play Space Strategy following the public consultation stage.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting Item 17.1 - 11 November 2013

Council approved four week consultation period on draft Play Space Strategy

SPPC Item 4.2 - 5 November 2013

Workshop with the consultants on the draft Play Space Strategy

RECOMMENDATION:

That Council, in respect to the Play Space Strategy, resolve to:

1. Receive the submissions made following the public consultation as listed in the report and provide a response to the submissions on 'Your Voice, Your Launceston'
 2. Adopt the 2013 Play Space Strategy without modification as tabled as Attachment 1, 2 and 3 (ECM documents 3016190, 3016555 and 3016559);
 3. Note that works in the strategy will be prioritised progressively in each annual budget and
 4. Inform the community and those lodging submissions via media release and 'Your Voice, Your Launceston' website.
-

REPORT:

Council has been working with @ Leisure Planners and Jeavons Landscape Architects (the Consultants) to develop a Play Space Strategy that provides a long term vision, framework and policy document to assist planning for play provision in Launceston.

17.1 Play Space Strategy...(Cont'd)

There are currently 69 play spaces in the City of Launceston and together they represent a major investment by Council in assets for use by the community and visitors. Such an investment needs to be managed to ensure that it meets the needs of the community and that it offers the best value of available resources. The Play Space Strategy sets out strategies, priorities, design guidelines and funding estimates for this to occur.

The draft 2013 Play Space Strategy and Locality Analysis was released for a four week public consultation process to allow the public, key stakeholders and the Council officers to provide further comment. Overall, comments received were highly supportive of the strategy and following the consultant's review of feedback the report is finalised for Council consideration and adoption. Following is the key information from the consultation process - Your Voice Your Launceston (YVYL).

The Play Space Strategy compliments the review, which is currently being undertaken, of the 2007 Open Space Strategy. Similarly to the Play Space Strategy, the Open Space Strategy review provides for future planning, provision, use, management and development of the municipalities open space including its recreational opportunities. It will develop an open space and parks facility hierarchy and classification systems that is adopted in the Play Space Strategy. The Open Space Strategy review also examines the acquisition and rationalisation of open space and considers the aspirations and recommendation outlined in the Greater Launceston Plan.

Overview of engagement depth and document downloads

Number of page views	1,685
Number of page visits	594
Respondents to forum <ul style="list-style-type: none"> • In support • Against 	14 (13) (1)
Number of downloaded documents <ul style="list-style-type: none"> • Key document downloads <ul style="list-style-type: none"> • Full version of Play Space Strategy • Full Version of Design Guidelines • Full version of Locality Analysis 	646 (25) (14) (171)

17.1 Play Space Strategy...(Cont'd)

Key messages from YVYL forum questions

As part of the public consultation process on YVYL comments were sought on four forum topics; the Play Space Strategy capturing the key issues in play spaces in the Locality Analysis, the ten (10) play space principles and the eleven (11) design guidelines developed, and the number of playgrounds currently in the municipality and the strategy's aim to have a greater diversity in play opportunities in the city's parks. Overall the forum had 14 respondents and generated 51 comments.

The responses to the locality analysis were supportive with respondent's believing that the locality analysis captured the key issues well. The key recurrent comments received were specifically in support of more natural, rugged play spaces to complement existing traditional equipment and comments in relation to signature 'flagship' play spaces that fall outside the Launceston municipality. In particular, respondents suggested those responsible for the design and implementation of future play spaces within Launceston look at play space precedents around the state and in Victoria for what could be achieved here.

Comments relating specifically to fencing some of the existing playgrounds in the municipality were also common theme. The Play Space Strategy encourages creating natural play spaces, fencing selected playgrounds and taking the pressure of our current signature play spaces (City Park and Punchbowl Reserve) by creating complimentary 'flagship' play spaces across the city. The design principles and the aim of creating increased diversity in the play spaces across the city were well supported. Of particular note, the principles of nature in play, physical development, i.e. risk, balance, and creating diverse play opportunities that extend beyond "standard plastic equipment" were well received.

One respondent noted that council should not be investing in park improvements until they are able to effectively maintain existing parks. The respondent was predominantly commenting on the length of grass in many parks and on nature strips in the city and council's ability to sustain regular maintenance.

In addition to comments received through Your Voice Your Launceston, Dr Elspeth Stevenson from the Faculty of Education at the University of Tasmania has contacted Council and is highly supportive of the strategy and guidelines contained within to improve play provision for children in Launceston.

17.1 Play Space Strategy...(Cont'd)

Response to quick poll

<p>Q. Would you prefer fewer playgrounds that are of greater diversity or the same number of play grounds with standard equipment?</p> <ul style="list-style-type: none">• Fewer playgrounds, greater diversity• Same number standard equipment• Undecided	<p>54.1% 37.3% 8.2%</p>
--	--

ECONOMIC IMPACT:

There will be a positive economic impact associated with the strategy as it will enhance the City as a place to live and in the event that a Regional Play space is developed it will be a significant Regional attraction for intrastate visitors.

ENVIRONMENTAL IMPACT:

There will be a positive environmental impact with the strategy as some play spaces will include revegetation and enhanced bio diversity.

SOCIAL IMPACT:

There will be a positive social impact with the adoption of the strategy resulting in enhanced and more diverse play opportunities. It will facilitate new and improved play spaces for the community and visitors and support Launceston's status as a 'Family Friendly City'.

STRATEGIC DOCUMENT REFERENCE:

Launceston Community Plan (2010):

- Preferred Future One: Strategy Three - Plan for green space and native vegetation areas
 - Preferred Future Three: Strategy Two - Make Launceston 'Safer by Design'
 - Preferred Future Four: Strategy Two - Protect heritage buildings, places and precincts.
 - Preferred Future Five: Strategy Three - Encourage physical activity
 - Preferred Future Seven: Strategy Four - Support existing and foster new tourism products
-

17.1 Play Space Strategy...(Cont'd)

- Preferred Future Eight: Strategy Three - Maintain quality community facilities. Strategy Four - Improve community use and access to the rivers
- Preferred Future Nine: Strategy Four - Provide appropriate services and facilities in rural areas that meet community needs and are fiscally responsible

Public Open Space Strategy (2007):

The Play Space Strategy builds on the 2007 Public open Space Strategy to provide context to existing play spaces, in relation to other available public spaces.

(This Strategy is under review)

Recreation Planning Guide 2006:

The Play Space Strategy is consistent with the principles set out in the 2006 Recreation Planning Guide.

BUDGET & FINANCIAL ASPECTS:

Parks & Recreation currently spend approximately \$69,500 per annum on general maintenance. The capital replacement funding is variable from year to year - \$490,000 is listed for Capital Works in the 2013/2014 budget.

The category areas and estimate of capital works necessary to bring play spaces within the Council area to a contemporary standard are:

- 10 High Priority Play spaces to cost in total between \$235,000 and \$625,000.
- 26 Medium Priority Play spaces to cost in total between \$695,000 and \$1,660,000.
- 33 Low Priority Play spaces to cost in total between \$595,000 and \$1,280,000.

Works will be priorities in each annual budget as funding is available.

The variation of cost reflects the wide variation of service levels to achieve good design standards as listed in the report.

The above figures do not include skate parks or a Regional Play Space and do not account for further rationalisation.

17.1 Play Space Strategy...(Cont'd)

Comments - Director Corporate Services

The Council's Strategic Financial Plan does not currently include the level of funding foreshadowed in the Play Space Strategy. With the existing demands of the Council's financial resources and the significant proportion of the Council's budget that is allocated to Recreation Services the allocation of funding to deliver the Play Space Strategy would need to be achieved through efficiencies and a review of priorities within the Recreation program.

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. Play Space Strategy (distributed separately)
 2. Play Space Strategy - Design Guidelines (distributed separately)
 3. Play Space Strategy - Locality Analysis (distributed separately)
-

17.2 Software Purchase - Asset Management Software**FILE NO:** SF0019 / SF5885**AUTHOR:** Shane Eberhardt (Manager Infrastructure Assets)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

Consider the purchase of Corporate application software for asset management.

The decision requires an absolute majority of Council pursuant to Regulation 27(h) of the Local Government (General) Regulations 2005.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council resolves:

1. That the purchase of software improvements to Council's asset management software will not be tendered and only one price obtained based on there being only one supplier which can provide software to integrate with existing software. This resolution is pursuant to Regulation 27(h)(iii) of the Local Government (General) Regulations 2005 that a satisfactory result would not be achieved due to availability of competitive or reliable tenders.
 2. Technology One be award the contract to provide software improvements to Council's existing asset management software for a fee of \$159,729 (exc GST).
-

REPORT:**Background**

The corporate information technology strategy is to deal with a primary supplier to deliver optimal outcomes in terms of overall product integration and minimisation of operational risks. The risk of different modules and applications (that are required to interface) not operating together is transferred to the supplier from the Council, which also significantly reduces Council's resources required to maintain and manage integration.

17.2 Software Purchase - Asset Management Software...(Cont'd)

A number of years ago the Council selected the Technology One Enterprise suite of corporate applications to support nearly all of the corporate systems and processes. Consistent with this strategy, various modules have been acquired over a number of years such that the range of products now in use covers:

- Financials, Purchasing;
- Human Resources and Payroll;
- Works and Assets;
- Property (DA's, BA's) Health, Parking, Customer Requests and Rating; and
- eApplications (internet based access to Property Applications).

Requirements for Asset Management Improvements

As part of the Future Directions Plan, Infrastructure Services have committed to:

1. Access to asset data in the field (e.g. particularly underground assets) by operational staff.
2. Refinement of the customer request system to allow for efficient analysis and prioritisation of requests against assets.
3. Tools to schedule and track preventative and reactive maintenance for operational crews.
4. Ability to raise infrastructure defects, undertake risks assessments/inspections and arrange for remedial works in the field.
5. Ability to track and report on preventive and reactive maintenance tasks.
6. Unit cost tracking.

The proposed software upgrades will allow the above commitments to be met.

There are no alternative suppliers given the requirement to integrate with the existing work order and asset register system.

This solution has been workshopped with Facilities Management Directorate and Corporate Services Directorate and found to be directly application for asset management for their asset portfolios.

ECONOMIC IMPACT:

Provides more accountable and efficient delivery of operational and capital works.

ENVIRONMENTAL IMPACT:

N/A

17.2 Software Purchase - Asset Management Software...(Cont'd)

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

The goal within Council's Strategic Plan (2008-2013) which is considered relevant is 2.6 - Ensure Council's assets are adequately maintained and renewed by ensuring asset plans are current.

BUDGET & FINANCIAL ASPECTS:

The asset management improvements cost is provided below:

License fee	\$98,899
Implementation, configuration and training	<u>\$60,830</u>
Total	\$159,729

The current budget is \$150,000 with an additional \$10,000 to be found within the existing capital works program.

The Local Government Act 1993 and Local Government (General) Regulation 2005 required Council to tender all contracts exceeding \$100,000. Regulation 27(h)(iii) provides an exception to this, where council resolves by absolute majority and states the reasons for the decision, that a satisfactory result would not be achieved by inviting tenders because of the unavailability of competitive or reliable tenderers.

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

17.3 Street names - Hortus Place & Olus Place**FILE NO:** SF0621; DA0503/2012**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To approve two new names for urban roads in Newnham.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council approve:

1. The name Hortus Place for the new urban road off George Town Road between Newnham Drive and 3 George Town Road Newnham, and
 2. The name Olus Place for the new urban road off Hortus Place.
-

REPORT:

Council issued a permit for the subdivision and development of single and multiple dwellings on the site of a former market garden/nursery at 1-3 George Town Road.

The developer has sought to select names for the new street which continue the connection with the former use of the land. Hortus is the Latin translation for garden while olus is the Latin translation for vegetable.

ECONOMIC IMPACT:

This decision has no economic impact.

ENVIRONMENTAL IMPACT:

This decision has no environmental impact.

17.3 Street names - Hortus Place & Olus Place...(Cont'd)

SOCIAL IMPACT:

This decision has no social impact

STRATEGIC DOCUMENT REFERENCE:

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

Goal 2.1 - Facilitate a sustainable approach to enhanced access to and within the municipality

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.

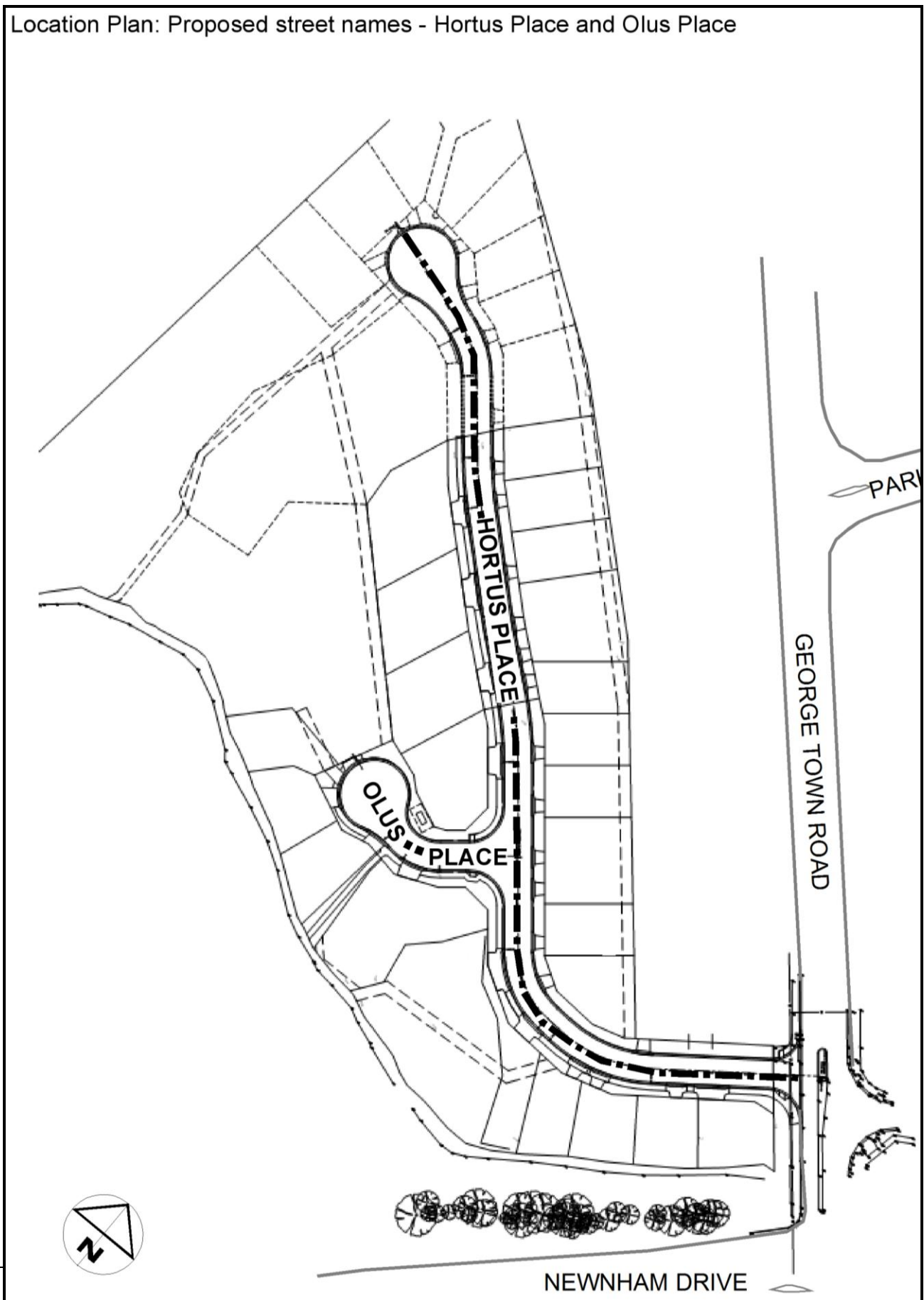


Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Location plan: Proposed road names - Hortus Place and Olus Place
-

Location Plan: Proposed street names - Hortus Place and Olus Place



17.4 Street names - Highland Rise & Bushland Grove**FILE NO:** SF0621; DA0452/2012; DA0082/2013**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To approve two new names for urban roads in Kings Meadows.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council approve:

1. The name Highland Rise for the new urban road off Southgate Drive at Kings Meadows opposite 63 Southgate Drive, and
 2. The name Bushland Grove for the new urban road off Highland Rise at Kings Meadows.
-

REPORT:

The proposed names have been submitted by the developers of the low density subdivision accessed off Southgate Drive. The proposed names have been selected to engender the 'bushland' feel created by the existing gum trees and additional native vegetation plantings.

Neighbouring council's have not advised of any duplication of the proposed names within their municipalities. The Nomenclature Board of Tasmania has advised of the existence of Highland Lakes Road on the Central Plateau, however this is not considered to cause undue confusion.

ECONOMIC IMPACT:

This decision has no economic impact.

17.4 Street names - Highland Rise & Bushland Grove...(Cont'd)

ENVIRONMENTAL IMPACT:

This decision has no environmental impact.

SOCIAL IMPACT:

This decision has no social impact.

STRATEGIC DOCUMENT REFERENCE:

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

Goal 2.1 - Facilitate a sustainable approach to enhanced access to and within the municipality.

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.

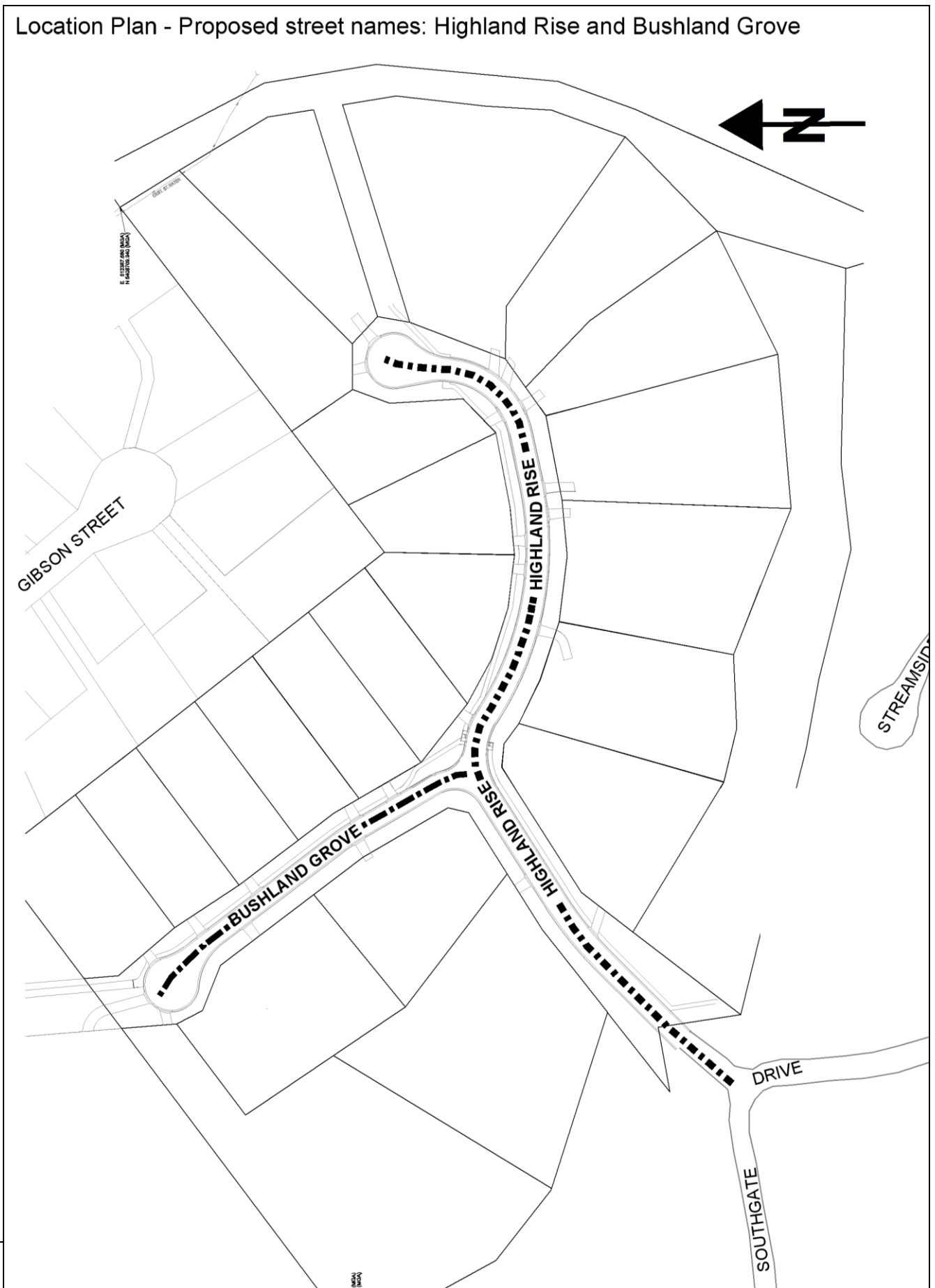


Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Location plan: Proposed road names - Highland Rise and Bushland Grove.
-

Location Plan - Proposed street names: Highland Rise and Bushland Grove



COUNCIL AGENDA

Monday 24 March 2014

18 CORPORATE SERVICES

18.1 2013/14 Budget Amendments

FILE NO: SF5899

AUTHOR: Paul Gimpl (Manager Finance)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To approve budget amendments relating to various expenditure, capital and revenue estimates and thereby amending the Operations budget to a \$1.190m deficit and the Capital budget to \$17.672m for 2013/14.

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

PREVIOUS COUNCIL CONSIDERATION:

Audit Committee - 5 March 2014 - *It was resolved that the report go to Council for a decision*

RECOMMENDATION:

That the Council:

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

a) To reallocate funding from Capital to Operations for 2013/14 in the amount of \$111,935 for required accounting treatment.

• Rosny Park Bike Barriers	6,935
• Depot Upgrades Remount Road	10,000
• Cataract Gorge Lookout No 1714	95,000
	<u>111,935</u>

b) To reallocate funding from Operations to Capital for 2013/14 in the amount of \$157,000 for required accounting treatment.

• Basin Road WLPS Extension of Off Street Parking	17,000
• High/Howick School Crossing	45,000
• Alanvale/George Town Road SW Main	65,000
• West Tamar Road Shared Pathway	30,000
	<u>157,000</u>

18.1 2013/14 Budget Amendments...(Cont'd)

c) To note that the following items in the amount of \$1,272,000 have been affected by external funding changes and affect both the Capital and Operations budgets for 2013/14.

• Silos Levee	1,500,000
• New Viewing Deck Cataract Gorge	230,000
• Windermere Road (381 - 1370) Stage 1	(495,000)
• Tennis Centre	6,000
• West Tamar Road Shared Pathway	31,000
	<u>1,272,000</u>

2. Notes the revised

a) Underlying Operating Budget Deficit	\$1.869m
b) Capital Budget	\$17.672m

REPORT:

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

The following table summarises the amendments.

	Operations \$'000	Capital \$'000
Statutory Budget	(7,095)	14,496
Adjustments at 30/09/2013	1,548	1,548
	<u>(5,547)</u>	<u>16,044</u>
Adjustments approved by Council 11/11/2013	-	267
Adjustments approved by Council 09/12/2013	3,205	50
Balance as at 09/12/2013	<u>(2,342)</u>	<u>16,361</u>
Capital to Operations	(112)	(112)
Operations to Capital	157	157
External Funding Changes	1,272	1,266
Balance at 31/01/2014	<u>(1,025)</u>	<u>17,672</u>
Less FDP items not yet processed in financials	(165)	
Operating Budget shown in financials at 31/01/2014	(1,190)	
Add back Financial Assistance Grants for 2013/14	2,036	
Deduct Capital Grants and Contributions	<u>(2,715)</u>	
Underlying Operating Budget Deficit	<u>(1,869)</u>	

18.1 2013/14 Budget Amendments...(Cont'd)

ECONOMIC IMPACT:

Not applicable to this report

ENVIRONMENTAL IMPACT:

Not applicable to this report

SOCIAL IMPACT:

Not applicable to this report

STRATEGIC DOCUMENT REFERENCE:

Not applicable to this report

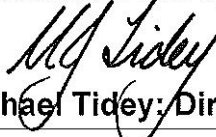
BUDGET & FINANCIAL ASPECTS:

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

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

18.2 Quarterly Financial Report to Council

FILE NO: SF5899

AUTHOR: Paul Gimpl (Manager Finance)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider Council's financial performance for the seven months ended 31 January 2014.

PREVIOUS COUNCIL CONSIDERATION:

Audit Committee 5 March 2014 - *The quarterly financial review for the period ended 31 January 2014 was noted.*

RECOMMENDATION:

That the Council adopt the financial reports for the seven months ended 31 January 2014 which discloses:

	2013/14 Actual \$'000	2013/14 Budget \$'000
Operating Summary		
Revenue	47,372	46,575
Less Expenses	52,154	53,111
Operating Surplus/(Deficit)	<u>(4,782)</u>	<u>(6,536)</u>
Add Capital Grants	2,830	2,614
Comprehensive Result Surplus/(Deficit)	<u><u>(1,952)</u></u>	<u><u>(3,922)</u></u>

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

	2013/14 Actual \$'000	2012/13 Actual \$'000
Financial Position		
Equity	<u>1,442,674</u>	<u>1,451,637</u>
Assets		
Current	57,196	64,614
Non-Current	<u>1,419,932</u>	<u>1,432,932</u>
	<u>1,477,128</u>	<u>1,497,546</u>
Liabilities		
Current	12,327	13,347
Non-Current	<u>22,127</u>	<u>32,562</u>
	<u>34,454</u>	<u>45,909</u>
Net Assets	<u>1,442,674</u>	<u>1,451,637</u>

REPORT:

Detailed annual financial reports have been reviewed in the Audit Committee meeting on 5 March 2014 with all Aldermen receiving copies of the agenda and detailed papers. The purpose of this item is for Aldermen to formally review the Council's financial position and the first quarter's performance as a Council.

This report provides an overall summary of the operations for the first seven months of the 2013/14 financial year. The key issues arising from the period ended 31 January 2014 are:

Operations

Based on the latest forecast the operating result is expected to be in line with the budget for the 2013/14 year.

The operating result for the seven months to 31 January 2014 is \$1.75m ahead of the budget. This favourable outcome is attributable to:

- Revenue
 - Rates, Fees and Revenue Grants being ahead of the budget.
 - Interest and Other Income is behind budget.
- Expenses
 - Maintenance and Provision of Services is less than the year to date budget.
 - Depreciation is more than the budget.

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

The detailed review that has just been undertaken to review the forecast year end results indicates the final position will be in line with budget as amended during the year.

Capital Works

As at 31 January 2014, 13.6 percent in value have reached practical completion and 44.0 percent in value are in progress. Another 23.2 percent by value are in preliminary design.

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

Advice from management is that programs are broadly in line with budget with some exceptions where better outcomes will be achieved by delayed completion.

Financial Position

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

At the end of 31 January 2014 the Council is in a positive operating position compared to budget.

ECONOMIC IMPACT:

No economic impact

ENVIRONMENTAL IMPACT:

No environmental impact

SOCIAL IMPACT:

No social impact

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

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance Services

5.1.4 Ensure the city is managed in a financially sustainable manner

BUDGET & FINANCIAL ASPECTS:

As per report

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. Income Statement to 31 January 2014
 2. Balance Sheet as at 31 January 2014
-

LAUNCESTON CITY COUNCIL Interim Statement of Comprehensive Income For Period ended 31 January 2014		
	2013/14 YTD Actual \$	2013/14 YTD Budget \$
REVENUES FROM ORDINARY ACTIVITIES		
Rates	29,031,633	28,594,439
Fees and Charges	10,988,501	10,509,082
Grants and Contributions		
- Revenue Purposes	3,077,089	2,721,347
Interest	1,330,485	1,569,033
Interest Committed	185,589	-
Other	2,758,826	3,181,081
	<u>47,372,124</u>	<u>46,574,982</u>
EXPENSES FROM ORDINARY ACTIVITIES		
Maintenance of Facilities and Provision of Services	37,400,500	38,334,661
Borrowing Costs	500,669	554,896
Depreciation and Amortisation	10,640,378	10,507,809
State Government Fire Levy	3,036,019	3,036,019
Rate Remissions and Abatements	577,132	678,027
	<u>52,154,698</u>	<u>53,111,411</u>
OPERATING SURPLUS / (DEFICIT)	(4,782,574)	(6,536,429)
Other Comprehensive Income		
Capital Grants	2,830,238	2,614,386
Comprehensive Result	<u>(1,952,336)</u>	<u>(3,922,043)</u>

UNAUDITED - COUNCIL USE ONLY

LAUNCESTON CITY COUNCIL INTERIM STATEMENT OF FINANCIAL POSITION As at 31 January 2014			
	YTD 2013/14	YTD 2012/13	YTD 2011/12
	\$	\$	\$
EQUITY			
Capital Reserves	153,662,206	150,070,241	136,413,132
Revenue Reserves	863,726,764	852,816,020	852,561,839
Asset Revaluation Reserves	425,562,965	442,388,835	416,303,930
Trusts and Bequests	1,674,726	1,590,011	1,504,251
Operating Surplus	(1,952,336)	2,385,778	9,151,805
TOTAL EQUITY	1,442,674,325	1,451,636,663	1,425,086,763
<i>Represented by:-</i>			
CURRENT ASSETS			
Cash at Bank and on Hand	4,490,344	3,693,873	4,809,688
Rate and Sundry Receivables	19,087,436	20,580,892	46,476,373
Less Rates not yet Recognised	(28,652,666)	(22,683,658)	(21,626,860)
Short Term Investments	61,586,493	62,332,530	38,763,846
Inventories	684,041	690,674	655,756
	<u>57,195,647</u>	<u>64,614,311</u>	<u>69,078,802</u>
NON-CURRENT ASSETS			
Deferred Receivables	229,607	230,639	234,082
Investments	262,303,000	257,388,000	255,800,000
Employee Benefits	-	-	-
Intangibles	4,410,298	4,396,412	-
Infrastructure and Other Assets	920,751,467	939,003,745	913,418,520
Museum Collection	232,237,706	231,913,206	231,913,206
	<u>1,419,932,078</u>	<u>1,432,932,002</u>	<u>1,401,365,808</u>
TOTAL ASSETS	1,477,127,725	1,497,546,313	1,470,444,611
CURRENT LIABILITIES			
Deposits and Prepayments	1,121,476	1,972,181	7,614,455
Employee Provisions	5,846,876	6,101,777	5,659,055
Interest-bearing Liabilities	2,706,541	2,572,853	2,335,882
Sundry Payables and Accruals	2,652,156	2,700,020	2,722,515
	<u>12,327,050</u>	<u>13,346,829</u>	<u>18,331,907</u>
NON-CURRENT LIABILITIES			
Employee Provisions Non Current	836,215	772,082	781,954
Superannuation Obligation	2,550,080	9,559,664	3,623,027
Interest-bearing Liabilities Non Current	8,727,000	11,500,704	11,862,104
Sundry Provisions	10,013,052	10,730,370	10,758,855
	<u>22,126,346</u>	<u>32,562,820</u>	<u>27,025,940</u>
TOTAL LIABILITIES	34,453,397	45,909,650	45,357,846
NET ASSETS	1,442,674,325	1,451,636,664	1,425,086,764

18.3 Council Standard Agenda**FILE NO:** SF0095**AUTHOR:** John Davis (Manager Corporate Strategy)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider amendments to the Council's standard or default agenda for ordinary Council meetings.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Item No. 4.5 of 17 March 2014 where Aldermen suggested changes as recommended in this Council report

RECOMMENDATION:

That the format of the Council Meeting Agenda be determined as follows:

- 1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES**
 - 2 DECLARATION OF PECUNIARY INTERESTS**
 - 3 CONFIRMAITON OF MINUTES**
 - 4 DEPUTATION**
 - 5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME**
 - 6 PUBLIC QUESTION TIME**
 - 7 PLANNING AUTHORITY**
 - 8 ANNOUNCEMENTS BY THE MAYOR**
 - 9 ALDERMEN'S/DELEGATES' REPORTS**
 - 10 QUESTIONS BY ALDERMEN**
 - 11 COMMITTEE REPORTS**
 - 12 PETITIONS**
 - 13 NOTICE OF MOTION - FOR CONSIDERATION**
-

18.3 Council Standard Agenda...(Cont'd)

DIRECTORATE AGENDA ITEMS

- 14 DEVELOPMENT SERVICES**
 - 15 FACILITIES MANAGEMENT**
 - 16 QUEEN VICTORIA MUSEUM AND ART GALLERY**
 - 17 INFRASTRUCTURE SERVICES**
 - 18 CORPORATE SERVICES**
 - 19 GENERAL MANAGER**
 - 20 URGENT BUSINESS**
 - 21 INFORMATION / MATTERS REQUIRING FURTHER ACTION**
 - 22 CLOSED COUNCIL ITEM(S)**
 - 23 MEETING CLOSE**
-

REPORT:

At the SPPC Meeting on 17 March 2014, Aldermen considered possible changes to the Council's standard or default agenda for ordinary Council meetings. These suggested changes are included in the recommendations for Council's consideration.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A

18.3 Council Standard Agenda...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey; Director Corporate Services

ATTACHMENTS:

1. Meeting regulations (distributed separately)
-

19 GENERAL MANAGER

No Reports

20 URGENT BUSINESS

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

21 WORKSHOP REPORT(S)

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 items 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:

27 **MEETING CLOSURE**
