



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
MONDAY 13 JULY 2015**

# City of Launceston

COUNCIL AGENDA

Monday 13 July 2015

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

Date: 13 July 2015

Time: 1.00 pm

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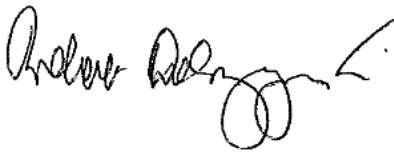
## Section 65 Certificate of Qualified Advice

### Background

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

### Declaration

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



**Robert Dobrzynski**  
General Manager

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### ORDER OF BUSINESS

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**1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES****1.1 Suspension of Standing Orders to Facilitate Swearing in of Alderman****RECOMMENDATION:**

That the Standing Orders be suspended in order to facilitate the swearing in of Karina Stojansek as an Alderman to the City of Launceston and to acknowledge her Declaration of Office.

**1.2 Declaration of Office and Robing of Alderman**

- (i) Swearing in of Alderman Stojansek
- (ii) Robing of Alderman Stojansek

**1.3 Acknowledgement of the Declaration of Office**

**FILE NO:** SF6170

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To consider the Declaration of Office made under Section 321 of the *Local Government Act 1993* and in accordance with Schedule 2 of the *Local Government (General) Regulations 2015* by the newly elected Alderman, Karina Stojansek, and as witnessed by the General Manager.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That the Declaration of Office made under Section 321 of the *Local Government Act 1993* and in accordance with Schedule 2 of the *Local Government (General) Regulations 2015* by the newly elected Alderman, Karina Stojansek, and as witnessed by the General Manager, be noted and form part of these minutes.

**1.4 Acknowledgment Statement by Alderman Stojansek**

It is customary to allow elected Aldermen a two minute period to address Council and thank the public and supporters.

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## 1.5 Resumption of Standing Orders

### **RECOMMENDATION:**

That Standing Orders be resumed to allow the facilitation of the remainder of the Ordinary Council Agenda.

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**2 DECLARATION OF PECUNIARY INTERESTS**

**3 CONFIRMATION OF MINUTES**

**RECOMMENDATION:**

1. That the Minutes of the meeting of the City of Launceston Council held on 22 June 2015 be confirmed as a true and correct record.
-



**4 DEPUTATION**

**4.1 Deputation - John Perry, Coordinator General**

**FILE NO:** SF0097

**AUTHOR:** Anthea Rooney

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To receive a deputation from John Perry, Coordinator General.

**RECOMMENDATION:**

That Council receives a deputation from John Perry, Coordinator General.

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**REPORT:**

John Perry, Coordinator General will present his deputation to the City of Launceston Council's meeting of 13 July 2015.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

N/A

**STRATEGIC DOCUMENT REFERENCE:**

N/A

**BUDGET & FINANCIAL ASPECTS:**

N/A

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4.1 Deputation - John Perry, Coordinator General...(Cont'd)

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**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**

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

Meeting Date and Item No.	Question	Answer	Officer Responsible
22/06/2015 6.1	<p><b>On 23<sup>rd</sup> Dec 2013, Tas Fitness Pty Ltd lodged a complaint with the Tasmanian Economic Regulator against the Launceston City Council alleging that the Council was contravening the National Competitive Neutrality Principles. In the Economic Regulator findings, dated March 21, 2014, they found that the complaint was justified and that LAFIT had contravened the national competition policy. This was shown in the Economic Regulators report page 22 5.1. I request that the Council provide, as recommended by the Economic Regulator, that the council be directed to....QUOTE..."review its actual income and expenses for LAFIT in 12 months' time to ensure that the pricing for each class of membership reflects the full actual cost of supplying the LAFIT facilities as a STANDALONE BUSINESS"...END OF QUOTE (question transcribed as provided).</b></p>	<p>Written response provided directly to Mr Brian Finch</p>	<p>Rod Sweetnam</p>
22/06/2015 6.2	<p><b>When the complaint to the Economic Regulator that the Launceston City Council had contravened the National Competition Policy, because...QUOTE..."Its low pricing at \$21 is not reflective of full cost attribution because the relevant wet area levy has not been fully costed"...End of QUOTE...has the council complied with the Economic Regulators request to review LAFIT's pricing for its premium pool and gym membership to ensure that it is consistent with the FULL COST ATTRIBUTION principles? (question transcribed as provided)</b></p>	<p>Written response provided directly to Mr Brian Finch</p>	<p>Rod Sweetnam</p>

<p>22/06/2015 6.3</p>	<p><b>Prior to the establishment of LAFIT, Aldermen were told that the gym at the Aquatic Centre would ease the losses being made by that facility and that there was an unmet need in the community for this service, even though there were an estimated 36 fitness industry businesses providing services in the Launceston area, believed to be the highest per head per capita in Australia.</b></p> <p><b>Are Aldermen aware that many rate paying fitness businesses in private enterprise, have closed or are struggling in the face of trying, but not being able to, match the services or the prices that LAFIT charges which means that they can't compete with the ratepayer-funded LAFIT and it is attracting their membership away from them?</b></p> <p><b>I request that council provide evidence that the Aquatic Centre is in a better financial position now compared to before the start of LAFIT. (<i>question transcribed as provided</i>)</b></p>	<p>Written response provided directly to Mr Brian Finch</p>	<p>Rod Sweetnam</p>
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**6 PUBLIC QUESTION TIME**

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to Agenda Items 7.1 and 7.2.

## **7 PLANNING AUTHORITY**

### **7.1 Amendments 5, 6, 7 & 8 to the Launceston Interim Planning Scheme 2015 to Give Effect to Dispensations**

**FILE NO:** SF6312

**AUTHOR:** Julia Allen (Town Planner)

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

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#### **DECISION STATEMENT:**

To enact the Tasmanian Planning Commission's direction to turn approved dispensations D1/2012, D5/2013, D6/2013 and D7/2013 into planning scheme amendments, and amend the scheme accordingly.

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

##### **D1/2012**

Jinglers Creek subdivision, 243 Poplar Parade, 8,10, 11, 14,16,18 and 20 Jinglers Drive, 1, 2, 3, 4, 5 and 6 Ebba Place and 2,3,4,5,6,7,8,9,10,11,12,13,14 and 16 Bevel Court:  
10 December 2012 - Item 12.5  
25 March 2013 - Item 12.3

##### **D5/2013**

Silos, 87 and 89 Lindsay Street:  
25 November 2013, Item 12.3  
25 January 2014, Item 12.2

##### **D6/2013**

269 Hobart Road  
11 November 2013, Item 12.2  
28 January 2014, Item 12.1.

##### **D7/2013**

53 Sandown Road:  
9 December 2013, Item 12.2  
24 February 2014, Item 12.2

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## **7.1 Amendments 5, 6, 7 & 8 to the Launceston Interim Planning Scheme 2015 to Give Effect to Dispensations...(Cont'd)**

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### **RECOMMENDATION:**

That Council:

1. Pursuant to Section 3(4) of Schedule 5 the *Land Use Planning and Approvals Act 1993*, prepares Amendments 5, 6, 7 and 8 to the *Launceston Interim Planning Scheme 2015* as directed by the Tasmanian Planning Commission and described in Attachment 1.
  2. In relation to the matters contained in 1 above, and in accordance with Section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Director of Development Services its functions under Section 3(4) Schedule 5 of the *Land Use Planning and Approvals Act 1993*.
- 

### **REPORT:**

During the period that the Launceston Interim Planning Scheme 2012 was in effect, several dispensations were approved, which allowed for certain local provisions to be set aside and other local provisions to apply. The dispensations did not change the interim planning scheme but operated as a separate instrument that overrides the relevant local provisions of the interim scheme. When the Launceston Interim Planning Scheme 2015 was declared in April 2015, that scheme was not modified to incorporate those dispensations.

On 1 January 2015, amendments to the *Land Use Planning and Approvals Act 1993* (the Act) were made in accordance with the *Land Use Planning and Approvals (Streamlining of Process) Act 2014* (the amending Act). The effect of the amending Act was, in part, to revoke the provisions in the Act relating to dispensations of local provisions of the interim planning scheme.

Sections 2 and 3 of Schedule 5 of the Act, as amended, provide for the Commission to direct a planning authority to turn existing dispensations from local provisions of an interim planning scheme into scheme amendments, thereby allowing those changes to be directly incorporated into the scheme.

On the 9 June 2015, Council received a direction from the Tasmanian Planning Commission to prepare amendments to give effect to the following dispensations:

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**7.1 Amendments 5, 6, 7 & 8 to the Launceston Interim Planning Scheme 2015 to Give Effect to Dispensations...(Cont'd)**

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- a) D1-2012 - Jinglers Creek subdivision, rezone 243 Poplar Parade, 8,10, 11, 14,16,18 and 20 Jinglers Drive, 1, 2, 3, 4, 5 and 6 Ebba Place and 2,3,4,5,6,7,8,9,10,11,12,13,14 and 16 Bevel Court to Low Density Residential.
- b) D5-2013 - 269 Hobart Road, rezone to Commercial.
- c) D6-2013 - 87 and 89-91 Lindsay Street rezone to Particular Purpose
- d) D7-2013 - 53 Sandown Road rezone area defined as Lot 1 sd.02.90.006 to General Residential

Pursuant to Section 3(4) of the Act, the Council is required to prepare the amendments and send those to the Commission. Once the Commission is satisfied, it must approve the amendments and direct the planning authority to give notice of the amendment.

The process requires that the public be notified of the approved amendment. No submissions will be possible although it should be noted all the dispensations have already gone through a thorough public consultation process at the time they were assessed.

The direction will impact several properties, however it will be to their benefit. The dispensation is not directly 'tied' to the scheme, so it can be easily missed and create confusion for those not familiar with that instrument. The amendment will resolve that confusion by incorporating the changes allowed by those dispensations directly into the interim scheme.

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

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**7.1 Amendments 5, 6, 7 & 8 to the Launceston Interim Planning Scheme 2015 to Give Effect to Dispensations...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015  
Northern Regional Land Use Strategy  
Greater Launceston Plan  
North Bank Land Use Study  
Launceston Open Space Strategy  
Launceston Residential Strategy  
Launceston Strategic Tourism Plan  
Launceston Flood Risk Management Deed

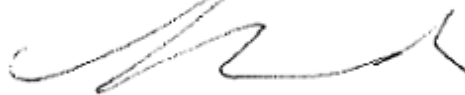
**BUDGET & FINANCIAL ASPECTS:**

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.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Letter from Tasmanian Planning Commission to give effect to dispensations
  2. Amendments 5, 6, 7 and 8
-



Attachment 1 - Letter from Tasmanian Planning Commission (Pages = 2)

## TASMANIAN PLANNING COMMISSION

Our ref: DOC/15/42611  
Officer: Mitchell Clark  
Phone: (03) 616 56822  
Email: enquiry@planning.tas.gov.au

9 June 2015

Mr R Jamieson  
Manager Planning Services  
Launceston City Council  
PO Box 396  
LAUNCESTION TAS 7025

Dear Mr Jamieson

### **Launceston Interim Planning Scheme 2015 Amendments required to give effect to dispensations**

On 1 January 2015, amendments to the *Land Use Planning and Approvals Act 1993* (the Act) were made in accordance with the *Land Use Planning and Approvals (Streamlining of Process) Act 2014* (the amending Act). The effect of the amending Act was, in part, to revoke the provisions in the Act relating to dispensations of local provisions of interim planning schemes.

Sections 2 and 3 of Schedule 5 of the Act, as amended, provide for the Commission to direct a planning authority to turn existing dispensations from local provisions of an interim planning scheme into scheme amendments.

Pursuant to s.3(4)(a) of Schedule 5 of the Act, I give notice that the Commission has:

1. Formed the view that, with the exception of the dispensation for the block bound by Elizabeth, York, Bathurst and Wellington St, Launceston (LAU D3-2013), it is appropriate for amendments to be prepared to give effect to dispensations from the Launceston Interim Planning Scheme 2015; and
2. Directs the Launceston Council to prepare amendments for the following dispensations:
  - (a) LAU D1-2012: rezone part of 163 Poplar Parade, Kings Meadows (folio of the Register, volume 164558 folio 1) from Particular Purpose Zone 1 - Techno Park and Open Space zone to Low Density Residential zone;
  - (b) LAU D5-2013: rezone 269 Hobart Road, Youngtown, (folio of the Register, volume 26116 folio 8) from Inner Residential zone to Commercial zone;
  - (c) LAU D6-2013: rezone land known as 87 Lindsay Street (folio of the register volume 202442 folio 1) and 89 Lindsay Street, Invermay (folios of the Register, volume 166993 folio 1, volume 50795 folio 2 and volume 239540 folio 1) from Open Space zone to Particular Purpose zone; and

- (d) LAU D7-2013: rezone land described as 53 Sandown Road, Norwood (folio of the Register, volume 36271 folio 1) and defined as Lot 1 of sd.02.90.006 from Rural Resource zone to General Residential zone.

Note that pursuant to s.3(4) of Schedule 5 of the Act, a Planning Authority must prepare a draft amendment to the satisfaction of the Commission as soon as possible after receiving a direction from the Commission.

If the Commission is satisfied with the draft amendment, the Commission must approve the amendment of the interim planning scheme and direct the Planning Authority to give notice of the amendment, and the day on which the amendment comes into effect, in accordance with the directions of the Commission.

The amendment comes into effect on the day specified in the notice.

With regard to amendment 2(c) above, required for dispensation LAU D6-2013, I advise that, although it will be a matter for the Planning Authority to determine the name of the new Particular Purpose zone and to draft the provisions of that zone in terms that best reflect the intent of dispensation, the Commission's Planning Officer, Mr Mitchell Clark, is able to assist.

If you wish to discuss this matter further, please do not hesitate to contact Mr Clark, quoting the above reference.

Yours sincerely



Marietta Wong  
**ACTING DIRECTOR ASSESSMENTS**

Cc:

## COUNCIL AGENDA

Monday 13 July 2015

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign**

**FILE NO:** DA0214/2015

**AUTHOR:** Jacqui Tyson (Town Planner)

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

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### **DECISION STATEMENT:**

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

### **PLANNING APPLICATION INFORMATION:**

Applicant:	I 4 Design
Property:	27 Leslie Street, South Launceston
Zoning:	General Residential
Receipt Date:	6/05/2015
Validity Date:	6/05/2015
Further Information Request:	13/05/2015
Further Information Received:	27/05/2015
Deemed Approval:	20/07/2015
Representations:	5

### **PREVIOUS COUNCIL CONSIDERATION:**

D120/92 Extension to existing motor body works & joinery (Light Industry)

D378/93 Extensions to existing premises for use as panel beating establishment

### **RECOMMENDATION:**

It is recommended that in accordance with Section 51 and Section 57 of the Land Use Planning and Approvals Act 1993 and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0214/2015 Food services - cafe, Residential - multiple dwellings; construction and use of 11 dwellings (7 within the existing building) and Signage - cafe signs at 27-29 Leslie Street, South Launceston in accordance with the endorsed plans and subject to the following conditions.

#### **1. ENDORSED PLANS & DOCUMENTS**

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

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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- a. Site development plan, Prepared by i4 Design, Drawing No. 2014:16 - 2/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- b. Elevations stage 1, Prepared by i4 Design, Drawing No. 2014:16 - 7/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- c. Manager's residence #11, Prepared by i4 Design, Drawing No. 2014:16 - 6/13, 27-29 Leslie Street, South Launceston, Dated 06/05/2015.
- d. Ground floor plan - stage 1 - existing building, Prepared by i4 Design, Drawing No. 2014:16 - 5/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- e. Stage 2 - #7 townhouse plan, Prepared by i4 Design, Drawing No. 2014:16 - 9/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- f. Stage 2 - #7 elevations, Prepared by i4 Design, Drawing No. 2014:16 - 10/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- h. Stage 2 - #8-#10 townhouse ground floor, Prepared by i4 Design, Drawing No. 2014:16 - 11/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- i. Stage 2 - #8-#10 townhouse upper floor, Prepared by i4 Design, Drawing No. 2014:16 - 12/13, 27-29 Leslie Street, South Launceston, Dated 06/05/2015.
- j. Stage 2 - #8-#10 townhouse elevations, Prepared by i4 Design, Drawing No. 2014:16 - 13/13, 27-29 Leslie Street, South Launceston, Dated 20/05/2015.
- k. Traffic Impact Assessment, Prepared by Pitt & Sherry , Commercial and residential development 27-29 Leslie Street, Project No: LN14426, Revision 04, Dated 19 May 2015.

**2. CAR PARKING**

Outside of the operating hours of the cafe the car park must be available for the exclusive use of residents and their visitors. Signage must be erected within the site advising of the use arrangements for the car park.

**3. LIGHTING OF CAR PARK**

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

**4. LEGAL TITLE**

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

**5. NO STORAGE OUTSIDE BUILDING**

All goods and packaging materials must be stored inside buildings. No external storage is permitted.

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- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**
- 

## **6. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2015/00677-LCC) (attached).

## **7. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

## **8. SITE LANDSCAPING PLAN**

Prior to the commencement of works, a landscape plan must be submitted for approval by Manager Planning Services. The plan must be prepared by a suitably qualified person, must be drawn to scale and must include the following details:

- a. Major site features such as building footprints, topography, contours existing vegetation and street boundaries; and
- b. Proposed garden areas and plantings (including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity); and
- c. All proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
- e. Suitable irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas; and
- f. Screen planting on the frontage between the car park and the footpath.

Once approved by Manager Planning Services, the plan will be endorsed and will form part of the permit. The landscaping must be:

- g. Installed in accordance with the endorsed plan; and
- h. Completed within 3 months of the use commencing; and
- i. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

## **9. DRIVEWAY CONSTRUCTION**

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must;

- a) Be designed to comply with the following suite of Australian Standards: AS 2890.1 Off-street car parking, AS 2890.3 Off-street commercial vehicle facilities (*where applicable*), AS 2890.3 Bicycle parking facilities and AS 2890.6 Off-street parking for people with disabilities.
-

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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- b) Be properly constructed to such levels that they can be used in accordance with the plans,
- c) Be surfaced with a fully sealed, debris free surface of concrete, asphalt or square edged pavers,
- d) Be drained to Councils requirements,
- e) Be line-marked or otherwise delineated to indicate each car space and access lanes,
- f) Be provided with a concrete kerb of a minimum height of 150mm or such other form of barrier as the Planning Authority may approve, of sufficient height to prevent the passage of vehicles other than from approved crossovers, and to prevent vehicles causing damage to landscape areas;
- g) Have exterior lights that are installed in such positions as to effectively illuminate all pathways, car parking areas and porch areas. Such lighting must be controlled by a time clock or sensor unit and shielded to prevent direct light being emitted outside the site,
- h) Have a discreetly directional sign of not more than 0.3m<sup>2</sup> must be provided at the entrance to the site indicating the availability of off-street visitor parking.

Parking areas and access lanes must be kept available for these purposes at all times.

## **10. AMENDED PLANS REQUIRED**

Prior to the commencement of any work and/or use, amended plans must be submitted to show:

- a. The relocation of the bike parking area and the disable parking space (and associated shared space) to the south to allow the Manager's space to be relocated to be immediately adjacent the safety fence.

Once approved by the Manager Planning Services, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans

## **11. DAMAGE TO COUNCIL INFRASTRUCTURE**

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

## **12. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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The explicit permission of Council's Roads & Hydraulics Department is required prior to undertaking works where the works:

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

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

All works that involve the opening or breaking of trafficable surfaces within the road reserve must be undertaken by, or under the supervision of, a tradesman/contractor who is registered with Council as a "Registered Contractor".

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

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

**14. VEHICULAR CROSSINGS**

Before the commencement of the use, a new vehicular crossover shall be provided to service this development. An application for such work must be lodged on the approved form. All unused crossovers and driveways must be removed prior to the occupation of the development.

No work must be undertaken to construct the new vehicular crossing or to remove the existing driveway outside the property boundary without the prior approval of the works by the Council's Roads and Hydraulics Department.

The new crossing must be constructed to Council standards by a contractor to perform such work. The work must include all necessary alterations to other services including lowering/raising pit levels and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra, and Aurora etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

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- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**
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## **15. SOIL AND WATER MANAGEMENT PLAN**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites.

No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant.

The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

## **16. HOURS OF OPERATION**

Monday to Friday:	7am to 6pm
Saturday, Sunday and Public Holidays:	8am to 8pm

## **17. NO OPEN TOP COOKING**

No open stove top (hot plates) cooking is permitted in the cafe.

## **18. AMENITY**

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

## **19. EXTERIOR AND SECURITY LIGHTING PLANNING**

Exterior Lighting and Security lighting to comply with the Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting".

## **20. NOISE REPORT**

Prior to the use of the café commencing a noise report prepared by a suitably qualified person is to be submitted to council. The report should address the potential impacts of the commercial use on residential properties, including but not limited to mechanical plant and equipment such as extraction, air conditioning and refrigeration units. The recommendations of the submitted report are to be implemented to control noise emissions from the site to prevent a nuisance to the surrounding residents.

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- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**
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## **21. NO BURNING OF WASTE**

No burning of any waste materials generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (e.g. Launceston Waste Centre).

### **Notes**

#### *Building Permit Required*

*Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.*

#### *Occupancy Permit Required*

*Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2000. Section 93. A copy of this planning permit should be given to your Building Surveyor.*

#### *Plumbing Permit Required*

*Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.*

#### *Food Premises*

*All Food Businesses must be registered with council in accordance with the Food Act 2003. Food Premises must comply with the National Construction Code TAS Part H102.*

#### *Street addresses for Multiple Dwellings*

*Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:*

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

<i>Ref on plans</i>	<i>Street Address</i>
<i>Café + #11</i>	<i>1/27-29 Leslie Street</i>
<i>#1</i>	<i>2/27-29 Leslie Street</i>
<i>#2</i>	<i>3/27-29 Leslie Street</i>
<i>#3</i>	<i>4/27-29 Leslie Street</i>
<i>#4</i>	<i>5/27-29 Leslie Street</i>
<i>#5</i>	<i>6/27-29 Leslie Street</i>
<i>#6</i>	<i>7/27-29 Leslie Street</i>
<i>#7</i>	<i>8/27-29 Leslie Street</i>
<i>#8</i>	<i>9/27-29 Leslie Street</i>
<i>#9</i>	<i>10/27-29 Leslie Street</i>
<i>#10</i>	<i>11/27-29 Leslie Street</i>

*The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes*

**REPORT:**

**1. THE PROPOSAL**

The proposal is for the use and development of eleven multiple dwellings and a café at 27-29 Leslie Street, South Launceston.

The site is developed with a large warehouse building that was previously used for a panel beating workshop. It is proposed to convert this building to house the café and seven of the dwellings, including a manager's residence above the café. The other dwellings in the proposal are one detached dwelling sited to the east of the existing building and three conjoined dwellings in the south eastern portion of the site. All of the windows and glazed doors of the dwellings will be double glazed. A dilapidated shed located in the south western corner of the site will be demolished.

Dwellings #1 - #6 will be constructed within the warehouse building and will be identical. On the ground floor they will contain a single garage that includes laundry and storage and the entry leading to an open plan dining and kitchen area. The living space will open onto a courtyard on the northern side. The courtyards will be enclosed using the existing boundary parapet wall of the warehouse on the northern boundary with openings to allow additional light through and vertical gardens on the inner side of the wall for privacy. The first floor of these dwelling will contain the main living room, a bedroom and the bathroom. A balcony will be accessed from the living room.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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The loft level will contain a second bedroom. The walls of the existing building that are retained will be finished with render in a neutral colour. The new upper level will be clad in painted weatherboards and the roof will be clad in colorbond.

Dwelling #7 will be a detached unit with two levels. On the ground floor there will be a single garage with storage, a sitting room, bedroom with ensuite bathroom and a roofed patio. The upper floor contains a master bedroom suite and open plan living, dining and kitchen with a deck on the northern side. The external walls will be clad in a mix of natural timber weatherboard cladding, rendered blockwork and a feature recessed joint painted façade system. The roof will be finished in colorbond.

Dwellings #8, #9 and #10 will be two storey conjoined townhouses, constructed in a staggered arrangement. Each of the three dwellings will be provided with two car spaces, one inside a garage and one in a carport. Dwelling #8 will have the garage, entry, a sitting room, bedroom, bathroom and laundry on the ground floor. The second floor will contain the master bedroom suite, kitchen dining and living space with a deck on the northern elevation. Dwelling #9 will have the garage, entry, a sitting room, bedroom, bathroom and laundry on the ground floor. The upper floor will contain the master bedroom suite, kitchen dining and living space with a deck on the northern elevation. Dwelling #10 will have the garage, entry and master bedroom suite on the ground floor. The second floor will contain a second bedroom, bathroom and open plan living, dining and kitchen space with a deck on the western elevation. The external finishes of the new townhouses will match dwelling #7. Timber privacy screening will be used to prevent overlooking from the decks.

Dwelling #11 is the café manager's residence and will be located above the café. The dwelling is accessed via the café courtyard. The dwelling contains one bedroom, bathroom/laundry, open plan living, dining and kitchen. There will be a deck on the north western corner with privacy screens. The manager's residence is ancillary to the cafe and will be included on the same strata allotment.

The café will be housed in the front (western) section of the existing building. Pedestrian access will be via an existing ramp at the frontage. A roller door on the southern side will provide access to the storage area for deliveries. The internal fit out includes a kitchen, service area and seating area opening to a courtyard. The courtyard will be opened to the street by removing an existing window on the frontage. A sign identifying the cafe will be located on the frontage above the opening to the courtyard. It is proposed to operate the café 7 days a week. The café will serve coffee and food onsite and will also include some pre-packaged delicatessen items for sale. External plant and equipment for the café, such as air conditioning units and range hood extraction, will be located on the upper level outside the manager's quarters and behind the existing parapet. The operation of the café is discussed further in the report below.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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A parking area with six standard parking spaces, one accessible space and bicycle parking is proposed at the front of the site to the south of the existing building. The existing crossover will be retained to access the dwellings and the car park. A traffic impact assessment by Pitt & Sherry has been supplied with the application.

Landscaping will be provided around the southern and eastern boundaries of the site above a retaining wall that will be up to 1.8m high. Further landscaping will be provided between the car park and dwelling #10.

## **2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The site is located on the northern eastern side of Leslie Street between the junctions with Cridge Street and Walter Street. The site is approximately rectangular in shape with a total area of 2053m<sup>2</sup>, which is currently across two titles that will be adhered. The site is developed with a large warehouse building and a dilapidated shed that will be demolished.

The neighbouring properties are primarily used for residential purposes and are developed with a mix of single dwellings and multiple dwellings. There is a child care centre nearby to the south on Leslie Street. The commercial area around Wellington Street is around 200m away to the north east.

The subject site has previously been used for light industrial purposes including a contractor's yard and panel beaters. It has been vacant for some time and remediation has been undertaken to make the site suitable for residential purposes, including the removal of fuel tanks.

Access to the site is directly off Leslie Street via one sealed crossover. This arrangement will be retained under the proposal. Leslie Street is sealed and drained to Council standard and is landscaped with street trees on the eastern side of the road.

The site is relatively flat at the front and then rises quite steeply near the rear (north western) boundary, with a 5 metre elevation change from the frontage to the rear. The site is not located within an identified landslip area.

The site is mostly cleared of vegetation other than around the boundaries. The site is not within 100m of bushfire prone vegetation.

The site is able to be connected to reticulated services.

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- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)

### 3. PLANNING SCHEME REQUIREMENTS

#### 3.1 Zone Purpose

##### 10.0 General Residential Zone

##### 10.1.1 Zone Purpose Statements

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

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

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

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

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

##### **Consistent**

The residential component of the proposed development is consistent with the intent to accommodate a range of dwelling types at suburban densities where full infrastructure services are available. The proposed dwellings respect the existing neighbourhood character and will facilitate solar access, integrated urban landscapes and utilisation of public transport, walking and cycling networks. The establishment of a local cafe will provide an additional service to residents of the surrounding area and the operation of the cafe can be controlled to ensure that residential amenity is not impacted significantly.

##### 10.3 Use Standards

##### 10.3.1 Hours of operation

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

##### **Consistent**

The acceptable solution is satisfied.

A1 Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

Commercial delivery vehicles are generally expected to be vans, utility vehicles or short wheel base light trucks. Deliveries to the cafe will occur during business hours as there is no facility to take delivery of goods after hours, this complies with the acceptable solution.

10.3.2 Mechanical plant and equipment

**Objective:**

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

**Consistent**

The proposal demonstrates compliance with the standards.

A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

**Relies on Performance Criteria**

Some information has been provided with the application in relation to the location and design of mechanical plant and equipment; however it is considered that there is not enough information to demonstrate compliance with the acceptable solution. Further assessment against the performance criteria is necessary.

P1 Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

**Complies**

External mechanical plant and equipment will be located on the roof of the cafe outside the manager's residence. The range hood and air conditioning system will be of a capacity that is similar to domestic equipment. Given the proximity to sensitive (residential) use both on and off the site a condition has been included to require a detailed noise report to be submitted and any mitigation measures recommended in the report to be implemented before first use of the cafe.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

10.3.3 Light spill and illumination

Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
<b>Consistent</b> The acceptable solution is satisfied.
A1 The use must: (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and (b) contain direct light from external light sources within the boundaries of the site.
<b>Complies</b> The proposal does not include permanent, fixed floodlighting. External lighting will include low bollard lighting around the car park and individual sensor lights on the dwellings and cafe which will not extend outside the site.

10.3.4 External storage of goods

Objective: To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
<b>Consistent</b> The acceptable solution is satisfied.
A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.
<b>Complies</b> Goods and waste materials for the cafe will be stored inside and will not be visible from the street or public space.

10.3.5 Commercial vehicle parking

Objective: To ensure that parking of commercial vehicles does not detract from the amenity of the area.
<b>Consistent</b> The acceptable solution is satisfied.
A1 Commercial vehicles must be parked within the boundary of the site.
<b>Complies</b> The proposal will not require large commercial vehicles to be parked on the site.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**10.4 Development Standards**

10.4.1 Residential density for multiple dwellings

<p>Objective: To provide for suburban densities for multiple dwellings that: (a) make efficient use of suburban land for housing; and (b) optimise the use of infrastructure and community services.</p>
<p><b>Consistent</b> The density of the proposed development is relatively high. It is considered to be an efficient use of suburban land that optimises the use of infrastructure and community services.</p>
<p>A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m<sup>2</sup> or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.</p>
<p><b>Relies on Performance Criteria</b> The site has an area of 2053m<sup>2</sup>. The proposal is for 11 multiple dwellings including the manager's residence, which results in a site area per dwelling of 186.6m<sup>2</sup>. This does not meet the acceptable solution.</p>
<p>P1 Multiple dwellings must only have a site area per dwelling that is less than 325m<sup>2</sup>, or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: (i) the site is wholly or partially within 400m walking distance of a public transport stop; (ii) the site is wholly or partially within 400m walking distance of a business, commercial, urban mixed use, village or inner residential zone.</p>
<p><b>Complies</b> In regard to (a), the proposed density of the development is higher than that of the surrounding area, although there are existing multiple dwelling developments in the neighbourhood. With regard to (b), the provision of infill development that contributes to diversity in available housing is considered to be beneficial for the community. The site is located within 400m of a public transport stop (the nearest is on Wellington Street around 250m away) and is within 400m of the commercial strip along Wellington Street to the north east. The site is located within 1km of the Launceston General Hospital and around 2km from the central business district. There is a network of public parks and reserves nearby around Lawrence Vale Road. This is a desirable location for higher density housing with low maintenance needs.</p>



**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

10.4.2 Setbacks and building envelope for all dwellings

<p>Objective: To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> <li>(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</li> <li>(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and</li> <li>(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</li> <li>(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul>
<p><b>Consistent</b> The buildings are sited and designed to meet the applicable standards.</p>
<p>A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</li> <li>(b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</li> <li>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</li> <li>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</li> </ul>
<p><b>Relies on Performance Criteria</b> The cafe and manager's residence are located in the front of the existing warehouse, which is within 4.5m of the frontage. While the setback will not be decreased, the new part of the upper level does not comply with the acceptable solution.</p>
<p>P1 A dwelling must:</p> <ul style="list-style-type: none"> <li>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</li> <li>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</li> </ul>

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

The existing warehouse is built to the front boundary. The proposal will not alter the front setback or the building facade at ground level, other than removing a window to create an opening to the cafe courtyard. The manager's residence on the first floor will be setback further from the front boundary and the roof will follow the line of the existing gabled parapet on the frontage. There are a variety of setbacks in the area and the proposal will maintain the character of the site and the neighbourhood.

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

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

**Complies**

All garages and carports will be setback more than 5.5m from the frontage.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

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

**Relies on Performance Criteria**

The proposal does not meet the acceptable solution as it breaches the building envelope identified in diagram 10.4.2A. The carport of dwelling #8 and the wall of dwelling #7 will be within 4m of the rear boundary and development will occur within 4.5m of the frontage. The northern side of the warehouse protrudes out of the building envelope by a small amount. Further assessment against the performance criteria is necessary.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

P3 The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

**Complies**

The siting and scale of the proposed dwellings considers the topography of the site and the existing character of the area.

The proposed rear setback of 3.8m for dwelling #7 and minimum setback of 1m for dwelling #8 will not impact the adjoining neighbours to the east. There is a considerable level difference between the site and the properties behind which removes any potential for overlooking, overshadowing or significant visual impact from the proposal.

The three proposed dwellings that are sited near the southern side boundary (#8, #9 and #10) are setback between 2m and 4m. The dwelling on the adjoining property to the south of the site is set forward with the driveway adjoining the boundary of the subject site leading to a garage in the rear corner. Due to the greater depth of 27-29 Leslie Street the proposed dwellings will be nearest the garage. Overshadowing of habitable rooms will not be an issue and the private open space of 31 Leslie Street will also not be affected as it is sited on the southern side away from the subject site.

In regard to the northern boundary, the wall of the existing warehouse that is on the boundary will be retained. The wall will enclose the courtyards of the dwellings. The new upper level will have windows in the northern side, but these are setback from the boundary under the apex of the roofline. The adjoining residential building on this side is single storey and the development will have little additional impact in terms of overshadowing, overlooking or apparent bulk and size of the dwellings as they will be located within the existing warehouse building.

From the street frontage the separation of the dwellings will be compatible with the surrounding area. The central access, location of the parking area and the provision of landscaping to break up the appearance of the development from the street will assist in achieving this.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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10.4.3 Site coverage and private open space for all dwellings

Objective:

To provide:

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

**Consistent**

The proposal adequate outdoor space with solar access to meet the needs of residents and includes opportunities for landscaping.

A1 Dwellings must have:

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

**Complies**

The site is 2053m<sup>2</sup> and the floor area of the existing warehouse is 552m<sup>2</sup> and floor area of the new dwellings will total 282m<sup>2</sup>, giving site coverage of approximately 40.6%.

The driveway and car park will be sealed adding approximately 450m<sup>2</sup> of impervious surface, so more than 25% of the site will remain free from roofed buildings or impervious surfaces.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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

(a) is in one location and is at least:

(i) 24m<sup>2</sup>; or

(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and

(b) has a minimum horizontal dimension of:

(i) 4m; or

(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and

(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and

(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and

(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and

(f) has a gradient not steeper than 1 in 10; and

(g) is not used for vehicle access or parking.

**Relies on Performance Criteria**

Dwellings #1 to #6 will each have a ground floor courtyard with an area of 13.5m<sup>2</sup> and a first floor balcony with an area of 2.7m<sup>2</sup>. The private open spaces are accessible from living areas and will receive a reasonable amount of sunlight. The ground floor courtyard has a minimum width of 3m. The total area and minimum width do not meet requirements of the acceptable solution.

Dwelling #7 will have a deck on the first floor with an area of 20.5m<sup>2</sup> and a patio underneath at ground level with an area of 22.2m<sup>2</sup>. Both areas are on the northern side and are accessible from living rooms. The retaining walls around the rear and side boundary of the site limit the patio from meeting the minimum width of 4m.

Dwellings #8, #9 and #10 will each have two outdoor space areas. Dwelling #8 will have an 18m<sup>2</sup> deck on the northern elevation of the first floor, which is accessed from the main living space. On the ground floor it will have a patio on the eastern side with an area of 23.25m<sup>2</sup>. Dwelling #9 will have an 18.5m<sup>2</sup> deck on the northern elevation of the first floor, accessed from the main living space. On the ground floor it will have a patio on the eastern side with an area of 21.8m<sup>2</sup>. Dwelling #10 will have an 18m<sup>2</sup> deck on the western elevation of the first floor, which is accessed from the main living space. On the ground floor it will have a patio on the southern side with an area of 16m<sup>2</sup>.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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Dwelling #11 will have a deck on the north western corner with an area of 9.7m<sup>2</sup>.

P2 A dwelling must have private open space that:

(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:

(i) conveniently located in relation to a living area of the dwelling; and

(ii) orientated to take advantage of sunlight.

**Complies**

Each of the proposed dwellings is provided with one or more private open space areas that are capable of serving as an extension of the dwelling for outdoor purposes. All of the decks and patios are accessed directly from living areas and nearly all are located to achieve adequate sunlight.

10.4.4 Sunlight and overshadowing for all dwellings

Objective:

To provide:

(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and

(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

**Consistent**

The acceptable solutions are satisfied.

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

**Complies**

All of the proposed dwellings have at least one window or glazed door to a living room that faces within 30 degrees of north in accordance with the standard.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):

(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):

(i) at a distance of 3m from the window; and

(ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal.

(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.

(c) That part, of a multiple dwelling, consisting of:

(i) an outbuilding with a building height no more than 2.4m; or

(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

**Complies**

The proposed multiple dwellings are separated sufficiently to comply with (a).

A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):

(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):

(i) at a distance of 3 m from the northern edge of the private open space; and

(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.

(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.

(c) That part, of a multiple dwelling, consisting of:

(i) an outbuilding with a building height no more than 2.4 m; or

(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

The proposed multiple dwellings are separated sufficiently to comply with (a).

10.4.5 Width of openings for garages and carports for all dwellings

Objective:

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

**Consistent**

The garages and carports will not dominate the primary frontage.

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

**Complies**

The garages that are within 12m of the frontage face the internal access driveway rather than the frontage.

10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

**Consistent**

The development standards are satisfied.

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

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



**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

All of the upper level balconies or decks of the proposed decks are either sited to maintain privacy or screened in accordance with this standard to ensure an adequate level of privacy.

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

(a) The window or glazed door:

(i) is to have a setback of at least 3 m from a side boundary; and

(ii) is to have a setback of at least 4 m from a rear boundary; and

(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and

(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.

(b) The window or glazed door:

(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or

(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

**Complies**

All windows to habitable room with a floor level of more than 1m are setback at least 3m from side boundary in accordance with (a) or offset from other dwellings in accordance with (b).

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

- (a) 2.5 m; or
- (b) 1 m if:
  - (i) it is separated by a screen of at least 1.7 m in height; or
  - (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

**Relies on Performance Criteria**

The shared driveway and part of the parking area is less than 2.5m from some habitable room windows. Further assessment against the performance criteria is necessary.

P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

**Complies**

The habitable rooms are adequately offset or separated by landscaping from the shared driveway and parking area in order to minimise detrimental impacts from vehicles.

10.4.8 Waste storage for multiple dwellings

Objective:

To provide for the storage of waste and recycling bins for multiple dwellings.

**Consistent**

The acceptable solution is satisfied.

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m<sup>2</sup> per dwelling and is within one of the following locations:

- (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) in a communal storage area with an impervious surface that:
  - (i) has a setback of at least 4.5m from a frontage; and
  - (ii) is at least 5.5m from any dwelling; and
  - (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

Each of the dwellings is provided with a bin storage area in accordance with the requirements.

10.4.9 Site facilities for multiple dwellings

Objective:

To provide adequate site and storage facilities for multiple dwellings.

**Consistent**

The acceptable solutions are satisfied.

A1 Each multiple dwelling must have access to 6 cubic metres of secure storage space not located between the primary frontage and the facade of a dwelling.

**Complies**

Each of the dwellings will be provided with storage in the garage or inside the dwelling.

A2 Mailboxes must be provided at the frontage.

**Complies**

Mailboxes will be provided at the frontage.

10.4.10 Common property for multiple dwellings

Objective:

To ensure that common areas are easily identified.

**Consistent**

The acceptable solutions are satisfied.

A1 Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

The site plan adequately delineates private and common areas.

10.4.12 Earthworks and retaining walls

**Objective:**

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

**Consistent**

The development standards are satisfied.

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

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

**Relies on Performance Criteria**

Site works and retaining walls over 1m will be required to level the rear of the site. Further assessment against the performance criteria is necessary.

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

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

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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**Complies**

Due to the topography of the site in relation to the surrounding area the proposed site works and retaining walls will not cause a loss of amenity to adjoining properties as they are considerably higher than the subject site. The retaining walls will not impact structures on adjoining properties and groundwater, stormwater and erosion risk can be managed.

**10.4.13 Location of car parking**

Objective:

To:

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

**Consistent**

Appropriate parking and access is provided for residents and visitors.

A1 Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.

**Relies on Performance Criteria**

Habitable rooms on the first floor of dwellings #7 to #10 will be within 1.5m of the shared driveway.

P1 Shared driveways or car parking spaces (other than for single dwellings) must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to:

- (a) the width of the driveway;
  - (b) the location of the existing dwellings and habitable rooms;
  - (c) the location of car parking spaces;
  - (d) the number of car spaces served by the driveway; and
  - (e) any noise mitigation measures including screening or landscaping.
-

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

The location of the driveway in relation to habitable room windows will not have an unreasonable impact on amenity as the windows are in the upper levels, they will be double glazed and are located to minimise impacts from headlights.

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

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

**Relies on Performance Criteria**

The shared car park is located in the frontage. Further assessment against the performance criteria is necessary.

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

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

**Complies**

The location of the proposed car park is appropriate as it will be used for the cafe as well as the dwellings, this is discussed further in the report. A condition is recommended to ensure that landscaping is provided between the car park and the frontage to screen the car park as much as possible. In regard to safety, a traffic impact assessment has been provided to demonstrate that the access and parking are appropriate. Cars will be able to turn on the site and leave in a forward direction.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

10.4.14 Development for discretionary uses

Objective:

To ensure that development for discretionary uses is compatible with the form and scale of residential development and does not unreasonably impact on the amenity of nearby sensitive uses.

**Consistent**

The cafe belongs to the *Food services* use class which is discretionary in the zone.

A1 No acceptable solution

**Relies on Performance Criteria**

P1 Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the setback of the building to a frontage;
- (b) the streetscape;
- (c) the topography of the site;
- (d) the height, bulk and form of the building;
- (e) the height, bulk and form of adjacent buildings and buildings in the surrounding area;
- (f) the setbacks to side and rear boundaries;
- (g) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (h) the degree of overshadowing and overlooking of adjoining lots;
- (i) mutual passive surveillance between the road and the building;
- (j) any existing and proposed landscaping;
- (k) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (l) the location and impacts of traffic circulation and parking; and
- (m) the character of the surrounding area.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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**Complies**

The cafe will be housed in part of the existing warehouse building. The standards in relation to new buildings are not applicable.

The operation of the cafe has been considered with respect to the amenity of residential use both on and off the site. Conditions are included in the recommendation to limit operating hours, food preparation and address noise emissions. Traffic and parking is the main issue in relation to this use and is addressed further in the assessment below.

**E4.0 Road and Railway Assets Code**

E4.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

**Consistent**

A traffic impact assessment has been completed for the proposal. The application demonstrates that the safety and efficiency of the road network will not be unreasonably impacted by the proposal.

**E4.5 Use Standards****E4.5.1 Existing road accesses and junctions**

Objective:

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

**Consistent**

The applicable standards are satisfied.

A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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**Relies on Performance Criteria**

The proposal will increase traffic to the site by more than 40 vehicle movements per day. The estimated vehicle trips per day is 125. Further assessment against the performance criteria is necessary.

P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature and efficiency of the access or the junction;
- (d) the nature and category of the road;
- (e) the speed limit and traffic flow of the road;
- (f) any alternative access to a road;
- (g) the need for the use;
- (h) any traffic impact assessment; and
- (i) any written advice received from the road authority.

**Complies**

The traffic impact assessment demonstrates that the increase in vehicle traffic to the site using the existing access point can be safely accommodated provided that the driveway width is increased slightly to 5.5m. The safety and efficiency of the road network including nearby junctions will not be compromised by the development.

**E4.6 Development Standards**

**E4.6.2 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.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Consistent**

The relevant standards are satisfied.

A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.

**Complies**

The proposal will use the existing access point to the site for both entry and exit. This complies with the standard.

**E4.6.4 Sight distance at accesses, junctions and level crossings**

Objective:

To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

**Consistent**

The acceptable standards are satisfied.

A1 Sight distances at:

- (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and
- (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.

**Complies**

The traffic impact assessment states that the sight distances from the access point meet the required distances, provided that the street tree to the right of the access is trimmed. This can be accommodated without removing the tree.

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

E6.1 The purpose of this provision is to:

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

- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Consistent**

The proposal demonstrates compliance with the required standards.

**E6.5 Use Standards**

**E6.5.1 Car parking numbers**

**Objective:**

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

**Consistent**

It is considered that the proposal provides an adequate level of parking to meet the needs of the proposed uses.

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

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

**Relies on Performance Criteria**

Table E6.1 requires parking at the following rate or the proposed use classes:

**Residential:**

*If a 1 bedroom or studio dwelling in the General Residential zone: 1 space per dwelling*

*If a 2 or more bedroom dwelling in the General Residential zone: 2 spaces per dwelling*

*Visitor parking for multiple dwellings in the General Residential zone: 1 dedicated space per 4 dwellings (rounded up to the nearest whole number)*

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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Food services:

*1 space per 15m<sup>2</sup> of floor area + 6 queuing spaces for drive-through*

The proposal includes 10 two bedroom dwellings. The required amount of parking for the residential component of the development, including three visitor spaces, is 23.

The café will have a floor area of 53m<sup>2</sup> and no drive through component, so the required number of car spaces is 4. This calculation includes parking for employees and customers. The manager's residence is ancillary to the café and will only ever be occupied by the manager or employee of the business, so separate parking for the manager's residence is not required.

The total number of parking spaces required by Table E6.1 to serve the proposal is 27. The proposal provides a total of 20 parking spaces on the site, including one accessible space.

Dwellings #8, #9 and #10 will each be provided with two parking spaces as required. Dwellings #1 to #7 will each be provided with one space. The shared car park provides the four spaces required for the café (of which the accessible space is one) plus three other spaces. The three additional spaces can be considered as the visitor parking for the residential component of the development.

This brings the overall deficit of car parking on the site to 7 spaces. Further assessment against the performance criteria is necessary.

P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
  - (b) the ability of multiple users to share spaces because of:
    - (i) variations in car parking demand over time; or
    - (ii) efficiencies gained by consolidation of car parking spaces;
  - (c) the availability and frequency of public transport within reasonable walking distance of the site;
  - (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

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(e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

(f) an assessment of the actual car parking demand determined in light of the nature of the use and development;

(g) the effect on streetscape; and

(h) the recommendations of any traffic impact assessment prepared for the proposal; or

P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:

(a) the intensity of the use and car parking required;

(b) the size of the dwelling and the number of bedrooms; and

(c) the pattern of parking in the locality; or

P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

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**Complies**

It is considered that the amount of parking is suitable to serve the needs of the proposed uses. The site is located within easy walking distance of public transport and is accessible by alternative forms of transport including walking and cycling. Bicycle parking has been catered for generously on the site.

The proposed dwellings will provide diversity in the housing market. The site is within the catchment for hospital and city workers that are less likely to require a car for daily commuting. It is reasonable to expect that buyers of the dwellings with one car space will make that choice with their parking needs in mind.

There is on street parking available in Leslie Street and the surrounding area, although it is recognised that the narrow width of these streets limits their usefulness in this regard. A condition is recommended to limit the operating hours of the café so that the car park can be shared with exclusively by residents and their visitors after hours. This should alleviate some of the impact on residents in the surrounding area.

The traffic impact assessment provided with the proposal concludes that the amount of parking provided is reasonable and safety of the road network will not be impacted.

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**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

A2 The number of accessible car parking spaces for use by persons with a disability for uses that require 6 or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

**Complies**

One accessible parking space is required for the cafe. It is provided.

**E6.5.2 Bicycle parking numbers**

**Objective:**

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

**Consistent**

The acceptable solution is satisfied.

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

**Complies**

Table E6.1 requires 1 bicycle parking space to be provided for the cafe. Residential use does not require bicycle parking. The proposal includes bicycle parking for up to 8 bicycles, in excess of the acceptable solution.

**E6.5.3 Taxi spaces**

A1 Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required.

**Relies on Performance Criteria**

The site does

**E6.6 Development Standards**

**E6.6.1 Construction of parking areas**

**Objective:**

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

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

<p><b>Consistent</b> The acceptable solution is satisfied.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) have a gradient of 10% or less;</li> <li>(b) be formed and paved;</li> <li>(c) be drained to the public stormwater system, or contain stormwater on the site;</li> <li>(d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and</li> <li>(e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</li> </ul>
<p><b>Complies</b> The car parking will be constructed to an appropriate standard to meet these requirements.</p>

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

<p><b>Objective:</b></p> <p>To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>Consistent</b> The design and layout of the car park and access have been considered in the traffic impact assessment. The acceptable solutions are satisfied.</p> <p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;</li> <li>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</li> </ul>

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

(d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are 3 or more car parking spaces; and

(e) have a vertical clearance of not less than 2.1 metres above the parking surface level.

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

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are 6 spaces or more.

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

**Complies**

The car park, access and circulation spaces will allow cars to enter and leave the site in a forward direction. The requirements of Table E6.2 and Table E6.3 in relation to access widths and parking space dimensions are satisfied.

The accessible parking space is designed and located in accordance with A1.2, A1.3 and A1.4,

**E6.6.3 Pedestrian access**

**Objective:**

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

**Consistent**

The proposal adequately provides for pedestrians.

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

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or



**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and

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

**Relies on Performance Criteria**

Pedestrian access will be provided in a shared arrangement and will not be separated from the vehicle access.

P1 Safe pedestrian access must be provided within car parks, having regard to:

(a) the characteristics of the site;

(b) the nature of the use;

(c) the number of parking spaces;

(d) the frequency of vehicle movements;

(e) the needs of persons with a disability;

(f) the location and number of footpath crossings;

(g) vehicle and pedestrian traffic safety;

(h) the location of any access ways or parking aisles; and

(i) any protective devices proposed for pedestrian safety.

**Complies**

The cafe is located at the frontage and can be safely accessed from the street or car park. The traffic impact assessment is satisfied that pedestrians can access the residential area of the development safely.

- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**
- 

## **E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area**

### **E18.0 Signs Code**

E18.1 The purpose of this provision is to:

- (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity;
- (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and
- (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

#### **Consistent**

The proposed transom sign for the cafe is appropriate for the site and will not detract from the visual amenity of the locality.

### **E18.5 Development Standards**

#### **E18.5.1 Unacceptable signage**

Objective:

To prevent unacceptable signage.

#### **Consistent**

The acceptable solution is satisfied.

A1 Signage must not be for the following sign types:

- (a) an above awning sign;
  - (b) bunting (flag and decorative elements);
  - (c) a flashing lights sign;
  - (d) a roof sign;
  - (e) a sky sign; or
  - (f) a third party sign.
-

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

**Complies**

Transom Signs are not listed.

**E18.5.2 Design and siting of signage**

Objective:

To:

- (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and
- (b) ensure that the design and siting of signs achieves the purpose of this code.

**Consistent**

The proposal meets the applicable standards.

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and
- (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.

**Relies on Performance Criteria**

Transom Signs are permitted within the General Residential Zone, provided they comply with the following:

- (a) Must not extend more than 200mm beyond the wall.*
- (b) Not extend beyond or below the level of the head of the doorway or window above which it is attached.*
- (c) Have a maximum vertical dimension of 500mm*
- (d) Not be higher than 3.6m above the ground.*

The Transom sign is indicated as being attached directly to the face of the café's Leslie Street façade and does not project more than 200mm beyond the face of the wall.

The location of the proposed sign is directly above an opening in the existing wall where previously there was a window installed. It does not extend beyond or below the level of the head of the old window. The height of the proposed sign is indicated as being 550mm therefore further assessment against the performance criteria is necessary.

At its highest point the proposed sign is approximately 3.4m above natural ground.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

P1 A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table 1 of E18.6; and
- (b) be appropriate to the natural and built environment of the locality, having regard to:
  - (i) domination of the streetscape or premises on which it is located;
  - (ii) the size and dimensions of the sign;
  - (iii) the amenity to surrounding properties;
  - (iv) the repetition of messages or information;
  - (v) the number and density of signs; and
  - (vi) the obstruction of movement of vehicles and pedestrians.

**Complies**

Transom Signs are permitted with the General Residential Zone. The scale and siting of the sign are considered to be appropriate to the surrounding built environment. The vertical dimension proposed for the Transom Sign is only 50mm greater than the acceptable solution allows and maintains a fine grain scale that is significantly in keeping with character of the surrounding residential area. There are no existing signs on the property and only one sign has been proposed. In this way no information will be repeated on the building's façade. It is not expected that a sign attached directly to the face of the wall will obstruct the movement of pedestrians or vehicles.

A2 A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.

**Relies on Performance Criteria**

The proposed transom sign is located approximately 1.6m from the northern boundary of the property. Therefore further assessment against the Performance Criteria is necessary.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

P2 A sign must not result in the unreasonable loss of amenity to adjoining residential properties, having regard to:

- (a) the topography of the site and the surrounding area;
- (b) the relative location of buildings;
- (c) any overshadowing; and
- (d) the nature and type of the sign.

**Complies**

The proposed sign is not expected to result in any loss of amenity to adjoining residential properties. The advertising sign is proposed to be attached directly to an existing wall on the building's Leslie Street façade and will likely not be visible to the adjacent properties either side of the subject site. The sign is not proposed to be illuminated and as a result of its proposed location does not have the potential to overshadow the adjoining properties.

A3 A building or tenancy must have:

- (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and
- (b) no more than 3 individual signs in total.

**Complies**

Only one sign has been proposed for the cafe as part of this application.

A4 A sign must not be illuminated.

**Complies**

The Transom Sign is not proposed to be illuminated.

- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

#### 4. REFERRALS

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Roads and Hydraulics	Conditional consent provided. Conditions recommended in relation to the following
Environmental Health	Conditional consent provided. Conditions recommended in relation to the following
Parks and Recreation	N/A
Heritage/Urban Design	<p>The Heritage and Urban Design planner provided the following comments:</p> <p>The proposed development appears to make a positive contribution to this area of South Launceston in both its use, and aesthetic streetscape qualities.</p> <p>The provision of this type of housing in this relatively dense and increasingly desirable residential area is considered to be highly beneficial for the city as a whole.</p> <p>Car reliance is low in this area and therefore the issues that often arise around car parking should be at a minimum here. The site is a 20 minute walk from the city centre and may also be considered to be well serviced by the surrounding local businesses and transport options.</p> <p>The inclusion of a small café as part of the proposal is also supported as it provides for a desirable service in walking distance of many dwellings and also for an increasingly well balanced community.</p> <p>In short, consolidation of this inner suburban residential area as proposed by DA0214/2015 is supported on urban design grounds as it is considered to stand as an example of environmentally, socially and economically sustainable development.</p> <p>However, I would recommend that a condition be placed on any permit requiring that the area between the footpath and the proposed fence to the Leslie Street frontage be planted out in order to soften the views of the proposed parking area.</p>
Building and Plumbing	N/A

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

<b>EXTERNAL</b>	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2015/00677-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**5. REPRESENTATIONS**

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, the application was advertised for a 14 day period from 30 May 2015 to 15 June 2015. Five (5) representations were received.

Of the five representations four generally support the development of the site and the establishment of a cafe. The concerns of the representors are mainly around parking and traffic safety issues. Discussions have been conducted with most of the representors in regard to the issues raised. Conditions have been recommended that address the parking concerns to some extent.

The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

ISSUE	COMMENTS
<p>Concerned about impact of proposal on parking in the street. Parking is already difficult at times in Leslie, Cridge, Walter and Bell streets already, the extra parking required by the cafe and multiple units will make this worse.</p>	<p>This matter is considered in detail in the parking assessment. Shared use of the proposed car park is expected to alleviate the issue and the proximity of the site to public transport and the city centre means it is not unreasonable to expect some mode sharing for visitors to the cafe and for future residents of the dwellings. The strategic intent for Launceston is to increase the vibrancy and activity in inner city areas, which requires an increase in density and some mixed use development in residential areas. This proposal is the type of innovative and high quality development that can contribute to the achievement of this goal.</p>
<p>Streets in the area are very narrow and cars cannot pass when there are parked cars. It would be difficult to accommodate additional vehicles without impacting residents.</p>	<p>The proposal cannot change the existing arrangement of the streets. Several site visits have been conducted at different times of the day and there is generally some parking available in Leslie Street within 300m of the site. Weekends are likely to be the most concern when residents are home and the cafe is operating. The cafe is provided with enough parking under the scheme requirements, it is the residential component that is short. It is expected that people purchasing the dwellings with less parking would choose a house in accordance with their needs, it is not unusual for people living in the city to have one car. Sharing the car park between the cafe and residential components is considered to be a reasonable compromise to limit the impact on the surrounding area.</p>
<p>Feel there should be further consideration of increased traffic and the impact on residents.</p>	<p>A traffic impact assessment has been prepared by an expert in the field. It concludes that the streets and intersections can safely accommodate the increased traffic that will result from the development.</p>



**7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**

Statement that most visitors the cafe will walk is considered inaccurate. Other cafes in residential areas of Launceston create demand for parking and traffic safety issues.	The cafe will be located within easy walking distance of many residents and public transport. Increased awareness of health needs and decreasing car usage may contribute to reduced car usage over time. Some of the other cafes in residential areas are part of multi tenancy developments, such as Abbott Street. Conditions have been recommended to restrict the cafe use and hours to reduce impacts on residential amenity.
Concerned about increased noise level for residents.	A noise report will be required to be submitted prior to use of the cafe to ensure that a nuisance is not created for surrounding residents.
Currently a problem of cars travelling too fast in Leslie Street and the problem will be exacerbated.	This is a matter for the police.
Support the development of the site and the establishment of a cafe if more parking can be provided.	Comment noted.

**6. CONCLUSION**

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

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

- 7.2 27 Leslie Street, South Launceston - Food services cafe; Residential - multiple dwellings; construction and use 11 dwellings (7 within the existing building); Signage - cafe sign...(Cont'd)**
- 

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

**BUDGET & FINANCIAL ASPECTS:**

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.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Locality Map
  2. Plans
  3. Representations
-

**8 ANNOUNCEMENTS BY THE MAYOR****8.1 Mayor's Announcements****FILE NO:** SF2375

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**Tuesday 23 June 2015**

- Attended Business Events Tasmania - End of Financial Year Event

**Wednesday 24 June 2015**

- Welcomed Consul General of the Republic of Indonesia in Melbourne, Mrs Dewi Savitri Wahab
- Attended Launceston College Opening Night Performance of 'Bring It On'.

**Thursday 25 June 2015**

- Officially opened new Officeworks
- Attended Saul Eslake Luncheon and Economic Update
- Attended Friends of the Library Launceston AGM

**Friday 26 June 2015**

- Attended Cityprom Launceston Retail Partnership Launch
- Attended UTAS Business Team Challenge Award Presentation for Years 9 and 10 Students

**Saturday 27 June 2015**

- Attended Launceston Country Club Mad Hatter Charity Ball with proceeds donated to Beyond Blue; Give Me 5 for Kids; St Giles and The Salvation Army

**Sunday 28 June 2015**

- Attended Door-of-Hope Church Service and Opening of Hope Discovery Playground

**Wednesday 1 July 2015**

- Officiated at Public Citizenship Ceremony
  - Attended LCCI Premier's Cocktail Party
-

**8.1 Mayor's Announcements...(Cont'd)**

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**Thursday 2 July 2015**

- Met with Teachers and Students from East Tamar Primary School on Town Hall Tour
- Attended Employee Recognition Event - Length of Service Milestones and Significant Achievements

**Friday 3 July 2015**

- Attended Department of Education Launch of the School Health Nurse Program with Hon Jeremy Rockliff MP, Minister for Education and Training
- Attended Prospect High School Refurbished Material, Design and Technology Classrooms/Facilities
- Attended Scotch Oakburn Festival of Peace event

**Sunday 5 July 2015**

- Attended 2015 Reserve Forces Day

**Monday 6 July 2015**

- Attended CoL Scholarship and Bursary recipients event

**Tuesday 7 July 2015**

- Attended Northern Tasmanian Football Association launch

**Wednesday 8 July 2015**

- Attended ABC Regional Event to meet the new ABC Regional Executive

**Thursday 9 July 2015**

- Attended Progress Association Morning Tea
- Officiated at Generation Netball Club's Guinness World Record Attempt

**Friday 10 July 2015**

- Officiated at opening of the Community Festival for Peace
  - Attended and presented at St Giles Writing for Peace Awards
-

**8.1 Mayor's Announcements...(Cont'd)**

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**Saturday 11 July 2015**

- Officiated at Operation Christmas Child Launch for Northern Tasmania

**Sunday 12 July 2015**

- Officially opened Tasmanian Dog Training Club
-

**9 ALDERMEN'S/DELEGATES' REPORTS**

**10 QUESTIONS BY ALDERMEN**

**11 COMMITTEE REPORTS****11.1 Pedestrian & Bike Committee Meeting - 16 June 2015****FILE NO:** SF0618**AUTHOR:** Julie Tyres (Administration Officer - Roads & Hydraulics)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider and receive a report and consider a recommendation from the Pedestrian and Bike Committee.

**RECOMMENDATION:**

That Council, in respect to a report from the Pedestrian and Bike Committee meeting held on 16 June 2015:

1. receives the report and
  2. adopts the revised Pedestrian & Bike Committee terms of reference (ECM document 3520898).
- 

**REPORT:**

The meeting of the Pedestrian and Bike Committee held on 16 June discussed the following:

1. Noted that the Launceston City Heart Project is undertaking public consultation on traffic around one-way/two-way streets.
2. Noted that progress is being made on the proposed Cycling Strategy for Northern Tasmania.
3. Noted that \$5m for bike routes on state roads is included in the State budget.

The Committee also seek that the Council amend the Committee's current terms of reference (enclosed as Attachment 1 with changes underlined) and following a presentation by the Project Manager write to Dorset Council in support of the North East Rail Trail project.

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**11.1 Pedestrian & Bike Committee Meeting - 16 June 2015...(Cont'd)**

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Director Comment:

The Council's Development Services Directorate are currently seeking details on the North East Rail Trail project from Dorset Council to allow the City of Launceston to have an informed position on the project. It is considered premature for the Council to support the Pedestrian & Bike Committee recommendation to write a letter of support at this time.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

N/A

**STRATEGIC DOCUMENT REFERENCE:**

The key directions within Council's Strategic Plan (2014-2024) which are considered relevant:

- 2.1.6 To promote active and healthy lifestyles
- 3.1.2 To improve and maintain accessibility within the City of Launceston area, including its rural areas
- 4.1.5 To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
- 8.5.1 To strategically manage our assets, facilities and services

**BUDGET & FINANCIAL ASPECTS:**N/A

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**11.1 Pedestrian & Bike Committee Meeting - 16 June 2015...(Cont'd)**

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**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. Pedestrian & Bike Committee terms of reference
-

## ATTACHMENT 1

### PEDESTRIAN AND BIKE COMMITTEE

#### DRAFT Terms of Reference

The Pedestrian and Bike Committee is a Special Committee of Council as defined in the *Local Government Act (TAS) 1993, s.24.*

#### Purpose

- The purpose of the City of Launceston's Pedestrian and Bike Committee is to ensure Launceston is a pedestrian and bicycle friendly city.
- The Committee aims to encourage increased participation in pedestrian and cycling activity by improving the quality and quantity of safe pedestrian and cycling opportunities for Launceston residents and visitors.

#### Role

- The Pedestrian and Bike Committee is a special committee of Council
- Provide a communicative/consultative link between Council and relevant stakeholders
- Advise/make recommendations to Council on the issues relating to the needs of pedestrians and cyclists in Launceston
- Comment on the development of Government policies and legislation that have implications for key stakeholders in the municipality and region
- Make recommendations for Council budgets and external funding to support programs and projects that benefit the municipality and region

#### Membership

Members of the Pedestrian and Bike Committee will include:

1. Members representing the City of Launceston
  - Two Aldermen (one to be Chairman)
  - Up to two representatives of the following Council departments:
    - Development Services
    - Infrastructure Services - Parks & Recreation
    - Infrastructure Services - Road & Hydraulics
    - Facilities Management
2. Two representatives nominated by Tamar Bicycle Users Group (TBUG)
3. One person representing pedestrians
4. Up to two community representatives considered by the Committee to have appropriate expertise & experience to contribute to the aims of the Committee and appointed by Council.

#### Meetings

The Committee will normally meet every 6 weeks. Additional meetings will be held as needed.

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## **Protocol**

Unless otherwise specified, the Meeting Procedure adopted by the City of Launceston will prevail over the workings of this Committee.

## **How the Committee will operate**

Working groups will be established as needed to address specific projects and meetings for these groups will be held when required. These working groups can include additional people from the community.

Persons wishing to place an item on the agenda may do so by contacting the minute secretary a minimum of one week prior to the next meeting. Items that miss the deadline may be raised in General Business.

For the purpose of keeping the community informed, the committee will report to the community via community events, presentations to organisations and through community representatives as appropriate.

All media communication is done through the chair or delegated officer and no committee member should speak on behalf of the City of Launceston or the Committee.

The Committee will report to Council the main items discussed at each meeting.

The Committee will make recommendations to Council on issues beyond its powers or where greater weight of representation is required.

## **Resources**

The City of Launceston will provide Officer resources to organise meetings, take minutes and distribute follow up actions to other Officers. While Officers will endeavour to carry out the wishes of the Committee these will be subject to guidance and priorities determined by Directors.

The Committee will make recommendations to the Council on budget items. This committee does not have a budget line.

## **Honorariums**

Council will not pay any honorariums or expenses to any member on the committee.

## **Review**

The Terms of Reference and Committee membership will be reviewed every two years from the date of adoption of this version.

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**11.2 Street Tree Advisory Committee Meeting - 17 June 2015****FILE NO:** SF5726**AUTHOR:** Andrew Smith (Parks and Recreation Manager)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

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

**RECOMMENDATION:**

That Council receive the report from the Street Tree Advisory Committee meeting held on 17 June 2015.

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**REPORT:**

The Street Tree Advisory Committee held a meeting on the 17 June 2015 and discussed the following items:

**1. Works Completed**

The following works have been completed:

- High Street, western side was completed in two stages (Arthur to Adelaide Street).  
There were 3 *Quercus palustris* and 7 *Phoenix canariensis* planted.
- Hobart Road, western side (Riseley Street to Munford Street).  
There were 26 *Cupressus sempervirens* planted along Hobart Road.

**2. Current Project Works**

- Adelaide Street (High Street to Hornsey Avenue)  
These will be planted by the end of June 2015 and they will be 7 *Fagus sylvatica*
  - Invermay Road  
Plantings will be along the service road (Victoria Bridge to Forster Street) as per original concept and a Norfolk Island Pine will be included in the middle of the existing round-about.
  - Charles Street  
Charles Street has a number of gaps in the Avenue which are being progressively planted.
-

**11.2 Street Tree Advisory Committee Meeting - 17 June 2015...(Cont'd)**

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**3. Future Works**

- City Heart 'CBD Tree Masterplan'
- Transend  
Council officers have initiated discussions regarding ongoing maintenance and joint strategic planning regarding trees and power lines.
- Nursery  
Update of role of nursery in regard to tree planting.
- Future projects as per Street Tree Strategy were discussed:  
Eastern Avenue; Elizabeth Street; St John Street; Gorge Link 'Stage 2'; Seaport; Lower George Street and York Street (from High Street to Tamar Street).

**ECONOMIC IMPACT:**

N/A

**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.



**Harry Galea: Director Infrastructure Services**

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**11.3 Heritage Forest Advisory Committee Meeting - 3 June 2015****FILE NO:** SF0830**AUTHOR:** Andrew Smith (Parks and Recreation Manager)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider and receive a report and consider a recommendation from the Heritage Forest Advisory Committee.

**RECOMMENDATION:**

That Council, in respect to a report from the Heritage Forest Advisory Committee meeting held on 3 June 2015:

1. receive the report and
  2. adopts the recommendation that a plaque be installed in Heritage Forest for former Alderman Annette Waddle in recognition of her service to the city's parks and Heritage Forest in particular.
- 

**REPORT:**

The Committee at its 3 June meeting discussed the following items:

1. **Community Garden Update**  
The timber for the build is currently all on site and Rotary are getting ready for a toilet block to be built in store that will eventually be moved to the site. The power and meter is connected and an application has been submitted to Tas Water for sewer connection.
  2. **Reflexology Update**  
Works on the reflexology garden have been completed for this financial year and only a seat and minor works required for completing the garden.
  3. **New Change-room Update**  
Insurance has settled on the new rebuilding of the change room and toilet facility at Churchill Park. The DA has been submitted and the objective is to have it rebuilt by next soccer season.
  4. **Paths to the native plant garden update**  
The construction of a new path to the Native Plant Garden is required and it will be listed as a project for budget consideration for 2016/2017.
-

**11.3 Heritage Forest Advisory Committee Meeting - 3 June 2015...(Cont'd)**

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**5. General Business:**

- (i) Alderman Rob Soward - there was previous agreement that a plaque be installed for former Alderman Annette Waddle. This is in recognition of her service to the city's parks and Heritage Forest in particular. Once the wording is agreed we can have a plaque produced, however there is no limitation on only having a plaque. The committee agreed.
- (ii) Lynne Mockeridge - presented a draft sign for the Tasmanian Native Plant Garden. The sign needs to adhere to the City of Launceston style guide and Planning Scheme. Interpretation Officer to liaise with the designer to complete the project. There are plans for a celebration of 10 years since the first planting. This is scheduled for Saturday the 24 October 2015, from 1pm to 4pm.
- (iii) Russ Jackson - presented a proposed self-guided buggy concept as an extension of his current lease of land and would arrange his business insurance to cover the activity. (Russ Jackson left the meeting)
- (iv) The committee discussed that a self-guided buggy concept may require an 'Expression of Interest' process or possibly an extension of the existing business based on its fit with current operations and Council policy. The applicant is to provide further details covering helmet use, code of conduct, speed and designated routes, proposal for storage, etc.
- (v) (Russ Jackson returned to the meeting) The committee agreed that with the proposal in principle, they have recommended that it be treated as an extension to the Tube Run operations.
- (vi) Andrew Smith - advised that the Alderman have agreed to fund an extension to the car park on Conway Street in the coming financial year.
- (vii) Alderman Rob Soward - wanted to acknowledge on behalf of the Heritage Forest Advisory Committee that this was Chris Moore's last meeting with the committee and his last day with City of Launceston, and in appreciation of all his hard work over the years.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**N/A

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11.3 Heritage Forest Advisory Committee Meeting - 3 June 2015...(Cont'd)

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**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.



**Harry Galea: Director Infrastructure Services**



**12 COUNCIL WORKSHOPS****12.1 Council Workshops - 6 July 2015****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To consider the Council Workshops held on 6 July 2015.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council notes the Council Workshops held on 6 July 2015.

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**REPORT:**

The following Council Workshops were held on 6 July 2015:

- National Automobile Museum of Tasmania Draft Report
- Investment Delegation to China
- Inclusion of Community Reports in the Council Agenda
- Local Government Association of Tasmania (LGAT) Meetings

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**N/A

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12.1 Council Workshops - 6 July 2015...(Cont'd)

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**STRATEGIC DOCUMENT REFERENCE:**

N/A

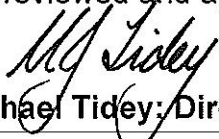
**BUDGET & FINANCIAL ASPECTS:**

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 Tidey: Director Corporate Services

13 PETITIONS

14 NOTICES OF MOTION - FOR CONSIDERATION

**DIRECTORATE AGENDA ITEMS**

**15 DEVELOPMENT SERVICES**

**15.1 Event Sponsorship (Round 1) 2015/2016**

**FILE NO:** SF6274

**AUTHOR:** Angela Walsh (Grants & Sponsorship Officer)

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

**DECISION STATEMENT:**

To respond to requests for event sponsorship received in Round 1 2015/2016 (for events 1 August - 31 December 2015).

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

1. That the following event sponsorship applications receive the recommended sponsorship amounts:

No	Request	Details	Score	Requested	Recommend	SPL	Page
1	Encore Theatre Company Inc.	'Mary Poppins' - 29 October - 7 November	99%*	\$15,000	\$15,000	3	2 - 17
2	DanceSport Tasmania	2015 Tasmanian Open DanceSport Championships - 6-8 August	96%	\$15,000	\$15,000	3	18 - 32
3	Interweave Arts Association	Remade 2015 Wearable Art Fashion Show and Ball - 7 November	87%	\$5,000	\$5,000	1	33 - 44
4	Clifford Craig Medical Research Trust	Run for Your Heart - 4 October	87%	\$5,000	\$5,000	1	45 - 56

**15.1 Event Sponsorship (Round 1) 2015/2016...(Cont'd)**

5	BOFA	The Tasmanian Breath of Fresh Air Film Festival - 4-8 November	87%	\$15,000	\$15,000	3	57 - 74
6	Make-A-Wish® Australia (Launceston Branch)	Run For A Wish Fun Run/Walk - 17 October	84%	\$5,000	\$5,000	1	75 - 85
7	The Rotary Club of Central Launceston	"Sally's Ride Tamar Valley Cycle Challenge" - 7 December	76%	\$10,000	\$7,500	2	86 - 98
8	Cycling Australia	Tour of Tasmania - Launceston Stage - 6 October	73%	\$15,000	\$11,250	3	99 - 110
9	Launceston Musical Society	Legally Blonde - 2-5 September	69%	\$5,000	\$3,750	1	111-121
10	Launceston City Cycling Club	Launceston Christmas Sports Carnival - 27 December 2015	66%	\$10,000	\$2,500	2	122-132

\*Alderman Gibson declared an interest in the application received from Encore Theatre Company Inc. and withdrew from the assessment meeting whilst voting took place.

- That the following event sponsorship applications not be funded by Council as a result of the Round 1 2015/2016 budget allocation (i.e. \$85,000) being fully expended:

No	Request	Details	Score	Requested	Recommend	Page #
11	Fusion Australia	Launceston Advent Pageant - 27 November	65%	\$5,000	\$0 Round 1 budget allocation expended	133-143
12	Down Syndrome Tasmania	Step Up For Down Syndrome - 11 October	58%	\$2,000	\$0 Round 1 budget allocation expended	144-154

**15.1 Event Sponsorship (Round 1) 2015/2016...(Cont'd)**

3. That the following event sponsorship applications not be funded by Council as they each received a score less than the recommended level for funding (i.e. < 50%)

No	Request	Details	Score	Requested	Recommend	Page #
13	Enormity Inc.	Santa Run - 6 December	34%	\$2,500	Not Supported \$0	155-165
14	A Red Letter Day (Event Management)	Global Battle of the Bands (Launceston Heat) - September	28%	\$2,500	Not Supported \$0	166-176
15	Sundown Cinema	Seaport Outdoor Cinema - November/December	27%	\$4,800	Not Supported \$0	177-187
16	Apex Club of Tamar Inc.	Childrens' Carnivale - 28 November	21%	\$5,000	Not Supported \$0	188-198

**REPORT:**

- The total requests received for Event Sponsorship Round 1 2015/2016 is \$121,800 (21% decrease from Round 1 2014/2015 i.e. \$154,650).
- The available event sponsorship budget for the 2015/2016 financial year is \$170,000 with funds generally being distributed evenly across Rounds 1 & 2 (i.e. \$85,000 per round).
- Based on the scores received the recommended allocation of funds for Round 1 2015/2016 is \$85,000.
- The normal distribution of funds (according to score) is as follows:
 

81 - 100%	=	100% of requested funds	or agreed SPL if different
61 - 80%	=	75% of requested funds	or agreed SPL if different
50- 60%	=	50% of requested funds	or agreed SPL if different
< 50%	=	No funding provided	or agreed SPL if different

## **15.1 Event Sponsorship (Round 1) 2015/2016...(Cont'd)**

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- Whilst it is acknowledged that 2 events will not receive funding (under recommendation 2), in order to maintain an even distribution of funds for Event Sponsorship for the 2015/2016 financial year, it is considered by the Assessment Panel to be a fair and equitable distribution.

All applications for funding were assessed against the sponsorship package level (SPL) unanimously agreed upon by the Assessment Panel for the particular event and using the assessment criteria (detailed below). The full details of each request are set out in a separate report which has been distributed to Aldermen together with an analysis of the events and their respective scores.

### Mandatory Criteria

- Community benefit must be the primary purpose of the event
- Event is held within the Launceston Municipal area
- Responds to at least one of the goals contained in either the City of Launceston Strategic Plan 2014-2024 or Events Strategy
- A detailed budget must be included with the application
- A risk management plan (for the event) must be included with the application
- The applicant has not received event sponsorship funding from the City of Launceston within the same financial year (excludes organisations who have received Signature & Signature Celebration Event funding) - **n/a to Round 1 applicants**

### Assessment Criteria

- Alignment with Launceston brand (only applies to SPL 2 - 4)
  - Event complements, diversifies and does not clash or conflict with the events calendar
  - Project plan for the event demonstrates planning relevant to scale of event
  - Budget for the event is realistic and includes evidence of other support? (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc)
  - Environmentally sustainable practices for the event have been adequately addressed
  - Do the aims and outcomes benefit (social and/or economic) the Launceston community and are they achievable?
-

**15.1 Event Sponsorship (Round 1) 2015/2016...(Cont'd)**

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Sponsorship Package LevelsSPL1 - up to \$5,000.00

Would typically be an event, held in the Launceston Municipal Area, that is primarily for the local community and attracting predominately local or regional audience and/or has a relatively small budget, or where a smaller contribution from LCC is sought.

SPL2 - up to \$10,000.00

Would typically be an event, held in the Launceston Municipal Area, that attracts a larger audience, including from outside the region, and/or would have a demonstrable economic benefit to the community, for example by increasing visitor numbers and accommodation bookings.

It may also include significant events that have a community benefit and that may attract additional infrastructure or venue hire costs.

SPL3 - up to \$15,000.00

Would typically be an event, held in the Launceston Municipal Area, that would have state or national appeal, attracting larger audiences and accommodation nights sold, and potentially significant exposure. It may also include significant events that have a positive economic or tourism impact and may attract additional infrastructure or venue hire costs.

SPL4 - up to \$20,000.00

Would typically be an event, held in the Launceston Municipal Area, for the region and/or state, attracting significant numbers of patrons from intra and interstate, providing demonstrable economic and tourism benefits for Launceston and the region. Sponsorship at this level would be restricted to existing proven events that are able to demonstrate attendance figures and impact on the local economy.

**ECONOMIC IMPACT:**

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community.

**ENVIRONMENTAL IMPACT:**

Approval of the recommended event sponsorship will have minimal impact on the environment.

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**15.1 Event Sponsorship (Round 1) 2015/2016...(Cont'd)**

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**SOCIAL IMPACT:**

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024 sections:

1. A creative and innovative City
2. A City where people choose to live
4. A diverse and welcoming City
7. A City that stimulates economic activity and vibrancy

**BUDGET & FINANCIAL ASPECTS:**

Available Funds	\$170,000
Amount recommended this Round	\$85,000
<b>Balance</b>	<b>\$85,000</b>
Remaining Rounds 2015/2016	1

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

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**15.2 Community Grants (Round 1) 2015/2016**

**FILE NO:** SF6288

**AUTHOR:** Angela Walsh (Grants & Sponsorship Officer)

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

**DECISION STATEMENT:**

To consider requests for Community Grants received in Round 1 2015/2016.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

The following recipients receive the recommended grant amounts.

No	Request	Details	Score	Requested	Recommend	Page #
1	Self Help Workshop Inc.	Labour Hire Promotional Strategy (July - September 2015)	94%	\$5,000	Approval \$5,000	2 - 11
2	Good Neighbour Council of Launceston Inc.	Zest for Life - Widening the Circle of Friendship (August 2015 - August 2016)	91%	\$5,000	Approval \$5,000	12 - 21
3	HeartKids Victoria / Tasmania	Outreach Family Support Program - Launceston Branch (July 2015 - June 2016)	90%	\$3,500	Approval \$3,500	22 - 32

**REPORT:**

The total requests received for Community Grants Round 1 2015/2016 (including individuals/teams/groups) is \$14,500.

Based on the assessment results, the recommended allocation of funds for Round 1 2015/2016 is \$14,500 (including \$1,000 for individuals/teams/groups).

**15.2 Community Grants (Round 1) 2015/2016...(Cont'd)**

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The Assessment Panel has assessed each application against the assessment criteria (detailed below). The full details of each request are set out in a separate report which has been distributed to Aldermen together with an analysis of the projects/activities and their respective scores.

The normal distribution of funds (according to score) is as follows:

81 - 100%	=	100% of requested funds
61 - 80%	=	75% of requested funds
50- 60%	=	50% of requested funds
< 50%	=	No funding provided

All applications have been assessed using the following criteria:

**Individual/Team/Group Applications**

Individual/team/group grants will be provided if you are a young person 18 years or under living in the Launceston Municipal area, who have been selected to represent Australia, Tasmania or Northern Tasmania.

In accordance with the Community Grants (Individual/Team/Group) Policy the following individuals/teams/groups have been approved for funding:

Patrick Munnings	\$100
Reede Beckett	\$200
Maggie Cutherbertson	\$100
World Challenge India Launceston Christian School (6 members)	\$600
<b>Total</b>	<b>\$1,000</b>

**Organisation Applications****Mandatory Requirements:**

- Community benefit must be the primary purpose of the project/activity
  - Project/activity is held within the Launceston Municipal area
  - Must respond to one or more priorities identified in the City of Launceston Strategic Plan 2014-2024
  - A detailed budget must be included with the application
  - A risk management plan (for the project/activity) must be included with the application
-

**15.2 Community Grants (Round 1) 2015/2016...(Cont'd)**

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Assessment Points

- Aims and outcomes that benefit the Launceston community and are achievable
- Project plan demonstrates good organisational planning for the project/activity
- Budget for project/activity is realistic and includes evidence of self-support (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc.)
- Merits of the project/activity for the Launceston community

**ECONOMIC IMPACT:**

Approval of the recommended grants will result in a positive economic impact to those individuals/teams/groups and organisations by providing funds that will enable them to undertake their project or activity.

**ENVIRONMENTAL IMPACT:**

Approval of the recommended grants will have minimal impact on the environment.

**SOCIAL IMPACT:**

Approval of the recommended grants will provide a number of valuable social impacts for our community. It will encourage physical activity for young people, community arts and personal development programs as well as providing educational opportunities.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024 sections:

1. A creative and innovative City
  2. A City where people choose to live
  4. A diverse and welcoming City
-

## 15.2 Community Grants (Round 1) 2015/2016...(Cont'd)

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### BUDGET & FINANCIAL ASPECTS:

Available Funds \$60,000

Amount recommended this Round

- Individuals/Teams/Groups - \$1,000
- Organisations - \$13,500 \$14,500

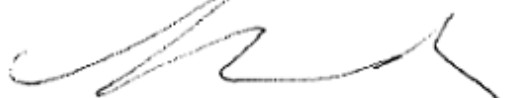
**Balance \$45,500**

Remaining Rounds 2015/2016 2

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**15.3 Funding Requests from Tourism Northern Tasmania****FILE NO:** SF4935**AUTHOR:** Eamonn Seddon (Tourism Manager)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider funding requests from Tourism Northern Tasmania that result in changes to the Council's 2015/16 Statutory Estimates that result in:

- a) The operations surplus (including \$14.136m in capital grants) being amended to \$14.180m;
- b) The capital budget being decreased to \$32.582m

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

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 9 June 2015 - Item 15.1

"That Council:

1. Considers the request for \$3,000 as a co-contribution towards Northern Tasmania Cycling strategy in the 2015/16 financial year once the financial results for 2014/15 has been determined;
2. Considers the request for \$9,000 as a co-contribution towards a regional Tourism Northern Tasmania Tourism Infrastructure Audit project in the 2015/16 financial year once the financial results for 2014/15 has been determined."

**RECOMMENDATION:**

That Council:

1. Does not approve funding of \$3,000 as a co-contribution towards the Northern Tasmania Cycling;
  2. Approves funding of \$9,000 as a co-contribution towards a regional Tourism Northern Tasmania Tourism Infrastructure Audit project;
  3. Approves the transfer of \$9,000 from the 2015/16 Tourism Capital Projects budget to the 2015/16 Tourism Operations budget in order to support the regional Tourism Infrastructure Audit as the amount is not currently budgeted in the 2015/16 budget.
- 
-

## **15.3 Funding Requests from Tourism Northern Tasmania...(Cont'd)**

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### **REPORT:**

Tourism Northern Tasmania (TNT) is the Northern Regional Tourism Organisation tasked with the delivery of priority projects and activity guided by the Northern Tasmania Destination Management Plan (DMP).

The funding request from Tourism Northern Tasmania was received at Council 19 May 2015.

### Regional Tourism Infrastructure Audit \$9,000 funding request

TNT has received State funding of \$60,000 for this \$120,000 project via the Tourism Driver Demand Infrastructure grant round for 2015. To be eligible for the grant, TNT is required to match the State funding of \$60,000 and is therefore seeking funding from other sources, including other northern councils, to enable the delivery of this project. The amount of funding that has been committed from other sources is unknown at this stage.

The project aims to identify prioritised opportunities for private and public sector tourism investment in Northern Tasmania. The project builds upon the basis of the first phase of the DMP process, which identified 'New Strength' priorities to grow industry resilience and economic return from tourism into the future.

Developing infrastructure is recognised within the DMP as a 'New Strength' priority which aligns to the Priority Four of the Tourism Industry Council of Tasmania's Tourism Directions Statement: "Contemporising our Visitor Infrastructure – Investment Attraction & Planning Reform."

The project also assists in the delivery of the Product Development Goal of the current Tourism 21strategy in that it 'supports improvements to the number and type of tourism experiences, infrastructure and events at key tourism destinations and centres within Tasmania.'

The information collected from the Audit will help identify key priorities for the region and the city. A key deliverable will be the development of a prospectus to be used to seek funding from all levels of government for key identified priority projects. The City of Launceston will also be able to utilise data collected for the municipality for potential future strategic planning opportunities.

While the \$9,000 is not currently allocated within the 2015/16 Budget, the project could be supported by transferring \$9,000 from the 2015/16 Tourism Capital Projects budget to the 2015/16 Tourism Operations budget.

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## **15.3 Funding Requests from Tourism Northern Tasmania...(Cont'd)**

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### Northern Tasmania Cycling Strategy

TNT has received State funding of \$20,000 for this \$40,000 project via the Tourism Driver Demand Infrastructure grant round for 2015. To be eligible for the grant, TNT is required to match the State funding of \$20,000 and is therefore seeking funding from other sources, including other northern councils, to enable the delivery of this project. The amount of funding that has been committed from other sources is unknown at this stage.

TNT has advised that the cycling strategy will endeavour to determine the vision, objectives and prioritised activity needed for Northern Tasmania to evolve as a world leading cycling destination. This strategy will aspire to guide; State-level policy, infrastructure needs, event attraction, marketing and industry development, as well as alignment with education, health and sports development outcomes.

A number of cycling strategies and plans that revolve around infrastructure already exist, namely:

- Tasmanian Walking and Cycling for Active Transport Strategy;
- Mountain Bike Tourism Potential in Northern Tasmania;
- Hollybank Trail Master Plan; and
- Launceston Cycling Infrastructure Strategy.

As a consequence significant infrastructure has been put in place (mountain bike trails) and funding allocated for new rail trail (Launceston - Scottsdale). The City of Launceston also financially supports cycling events around the city as part of the events funding strategy.

Considering the comprehensive nature of the existing strategic development in this area, the lateness of the request of \$3,000 which has not been budgeted for within the 2015/16 Budget, and following discussions with other Council Officers as to the value of this project to Launceston and the region, it is not recommended that the funding request of \$3,000 as a co-contribution towards the Northern Tasmania Cycling Strategy be supported.

### **ECONOMIC IMPACT:**

The Tourism Infrastructure Audit report will identify gaps within our tourism infrastructure and therefore the opportunity to attract investment to the city and region. Both the direct investment and ongoing activity will have a positive economic impact.

### **ENVIRONMENTAL IMPACT:**

N/A

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**15.3 Funding Requests from Tourism Northern Tasmania...(Cont'd)**

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**SOCIAL IMPACT:**

Consideration contained in report.

**STRATEGIC DOCUMENT REFERENCE:**

Annual Plan 2014/15

Priority Area: 7. A city that stimulates economic activity and vibrancy.

LCC Tourism Strategy

LCC Cycling Infrastructure Strategy

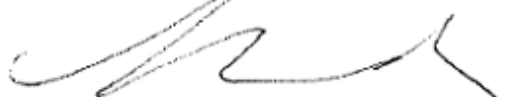
**BUDGET & FINANCIAL ASPECTS:**

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.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Letter from Tourism Northern Tasmania (funding requests)
-

Attachment 1 - Funding requests from Tourism Northern Tasmania  
(Pages = 1)

19 May 2015

**City of Launceston**  
Attn: Robert Dobrzynski  
General Manager  
PO Box 396  
Launceston  
TAS 7250



### **DMP Priority Projects Funding Request 2015/16**

Dear Robert

Tourism Northern Tasmania, as you know, is the Northern Regional Tourism Organisation tasked with the delivery of priority projects and activity guided by the Northern Tasmania Destination Management Plan (DMP).

The delivery of two 'game changer' priorities guided by the DMP have lead TNT to seek both Federal and Local government funding, endorsed by the State government. This funding in the most part has recently been secured via the Tourism Demand Driver Infrastructure (TDDI) grant program.

TNT is seeking partial funding from City of Launceston, as well as all other participating Northern councils, to enable the delivery of the two projects in question, being:

**1. Tourism Infrastructure Audit**

Total cost \$120,000 +GST – funding sought from City of Launceston **\$9,000+GST**

In brief the Audit will endeavour to identify tourism related infrastructure and developments which have State, regional or local significance, then assess each upon; market relevance, community support and environmental responsibility. The outcome being an 'infrastructure investment prospectus' to guide feasibility studies and ultimately attract funding.

**2. Northern Tasmania Cycling Strategy**

Total cost \$40,000+GST – funding sought from City of Launceston **\$3,000+GST**

In brief the cycling strategy will endeavour to determine the vision, objectives and prioritised activity needed for Northern Tasmania to evolve as a world leading cycling destination. This strategy will aspire to guide; State-level policy, infrastructure needs, event attraction, marketing and industry development, as well as alignment with education, health and sports development outcomes.

In total the funding request for City of Launceston is **\$12,000+GST**

Robert I am more than happy to meet with you and your Aldermen at a time that suits to expand upon these two DMP priority projects and the significant strategic benefits they will provide the city.

In addition I have provided attached project plans for both, as well as a summary of the DMP priorities, recently renewed by the Northern Tasmania DMP Steering Committee on 24 March 2015.

Kind regards

A handwritten signature in black ink, appearing to read "Chris Griffin".

Chris Griffin  
CEO, Tourism Northern Tasmania Inc.

**Telephone** +61 3 6380 6099 **Email** [admin@tnt.org.au](mailto:admin@tnt.org.au) **www.tnt.org.au**  
**Postal** PO Box 582, Launceston TAS 7250 Centreway Arcade, Suite 24, Level 1, 17-19 Paterson St, Launceston, TAS 7250

**15.4 Northern Youth Coordinating Committee - Terms of Reference****FILE NO:** SF0136**AUTHOR:** Tamara Clark (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider the changes proposed to the Terms of Reference of the Northern Youth Coordinating Committee.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council approves the revised Terms of Reference of the Northern Youth Coordinating Committee.

**Terms of Reference - Revised May 2015****Purpose**

- The primary purpose of City of the Northern Youth Coordinating Committee is to provide an opportunity for Federal, State and Local Government and non-government youth service providers to come together to achieve a more coordinated approach to youth issues across Northern Tasmania.
- The aim of the Northern Youth Coordinating Committee is to provide a way for services to work cooperatively on youth issues. By working together, agencies can share resources to provide the best range of appropriate services to young people.
- The Northern Youth Coordinating Committee is a Special Committee of Council as defined in the *Local Government Act (TAS) 1993*, s. 24.

**Role**

- To create a forum for networking, sharing information and discussing youth issues relevant to Northern Tasmania
  - To form member working groups for undertaking collaborative cross-agency youth projects
  - To provide representation on external committees as agreed to by members
-

**15.4 Northern Youth Coordinating Committee - Terms of Reference...(Cont'd)**

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- To provide advice to Council and City of Launceston Officers on specific matters relating to youth
- To provide advice to State and Federal Governments on specific matters relating to youth
- To provide professional development opportunities for Committee members

**Membership**

The Northern Youth Coordinating Committee will consist of the following positions:

- One Alderman who is to be the Chair
- City of Launceston Youth Development Officer who is to be the Convenor/administrator
- Other relevant City of Launceston Officers as required
- A representative of the Youth Network of Tasmania
- A representative of the Tasmanian Department of Premier and Cabinet
- West Tamar Council's Youth Development Officer or other representative
- Dorset Council's Youth Development Officer or other representative
- George Town Council's Youth Development Officer or other representative
- Northern Midland Council's Youth Development Officer or other representative
- Meander Valley Council's Youth Development Officer or other representative
- Break O'Day Council's Youth Development Officer or other representative
- Flinders Island Council's Youth Development Officer or other representative
- Individuals representing non-government youth organisations within the northern region
- Individuals representing youth-specific government organisations

The position of Chair will be for a four year period to coincide with Council Elections, subject to review. All other positions will be as nominated by the representative organisation. As this Committee is primarily a networking Committee, organisations may nominate more than one representative as member, and members do not have to attend meetings in order to retain their membership.

**Meetings**

The Committee will meet every two months (being February, May, July, September and November) on the first Thursday of the meeting month at 11am-1.00pm. The Committee may also meet in March for a special National Youth Week meeting. Other special Committee meetings will be held as required.

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**15.4 Northern Youth Coordinating Committee - Terms of Reference...(Cont'd)**

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**Meeting Notices**

Meeting Agendas, Minutes and meeting papers will be distributed to all Committee members via email. Committee members may ask the Convenor/administrator to distribute youth-specific information to the Committee by sending it to [nycc@launceston.tas.gov.au](mailto:nycc@launceston.tas.gov.au). The Convenor/administrator reserves the right not to forward any information which is not youth-specific.

**Quorum**

As this Committee is primarily a networking committee, a quorum is not required for meetings to take place.

When a decision by the Committee is required by vote, e.g. funding requests, each attending member organisation is entitled to one vote. A majority of at least 51% of voting members in attendance is necessary to approve the request. If a member organisation's representative cannot attend the meeting, they are entitled to send a proxy to the meeting or to forward their vote to the Convenor/administrator at [nycc@launceston.tas.gov.au](mailto:nycc@launceston.tas.gov.au) at least 24 hours prior to the meeting commencing.

**Protocol**

Unless otherwise specified, the Meeting Procedure adopted by Launceston City Council will prevail over the workings of this Committee.

**Resources**

Council will provide Officer resources to organise meetings, send out Agendas, take and distribute Minutes, send out meeting papers, distribute youth-specific member information, and compile Council reports.

**Committee delegations**

As provided under delegated authority from Council to determine issues relating to the following matters:

- (i) annual designated budget expenditure;
  - (ii) letters of support from the Committee in regard to service provider applications for youth program and/or activities funding; and
  - (ii) responding to industry consultations and providing advice to State and Federal Governments on specific matters relating to youth.
-

**15.4 Northern Youth Coordinating Committee - Terms of Reference...(Cont'd)**

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**Reporting**

The Convenor/administrator will compile a report for Council including items of interest and recommendations as per the Template.

**Review of Terms of Reference**

The Terms of Reference will be reviewed every four years to coincide with Council Elections, subject to review.

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**REPORT:**

Launceston City Council's Northern Youth Coordinating Committee was established in 1991. The current Terms of Reference were drafted in 2012.

Since its inception, the Committee has undergone some changes of membership due to changing roles and availability, but has remained stable with the dedicated and consistent attendance of members.

It is now timely to re-assess the role, membership and purpose of the Committee in order to ensure a strong Committee, and to provide for both stability and flexibility in its future operations.

The proposed amendments to the Terms of Reference reflect both the changes which have already been made in regard to membership and operations and those proposed for the ongoing productive operation of the Committee. The following additions and amendments have been incorporated into the revised terms of reference:

- The position of Chair will be a four year period (previously two year period)
- Under "Role" City of Launceston Officers has been added so that it now reads "To provide advice to Council and City of Launceston Officers on specific matters relating to youth"
- Under "Membership" the title has been changed from "Youth and Community Officer" to "Youth Development Officer"
- Under "Membership" A representative of the Tasmanian Youth Forum has been removed
- Under "Meetings" the time has been updated from 2.00pm-4.00pm with 11.00am-1.00pm

Under "Review of Terms of Reference" two years has been replaced with four years to coincide with Council Elections

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**15.4 Northern Youth Coordinating Committee - Terms of Reference...(Cont'd)**

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**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

A state/region that enables young people to participate in activities that they would not normally be able to engage in due to disadvantage helps to create a more inclusive community with greater social capacity and opportunities for young people to benefit directly from the social and economic advantages of the region.

**STRATEGIC DOCUMENT REFERENCE:**

The City of Launceston Strategic Plan  
4. A diverse and welcoming city

**GLP Direction:**

To develop a socially inclusive Launceston where people feel valued, their differences are respected, and their basic needs are met so they can live with dignity.

**Ten-year Goal:**

To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities.

**Key Directions:**

4. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.

**BUDGET & FINANCIAL ASPECTS:**

N/A

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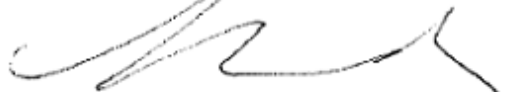
15.4 Northern Youth Coordinating Committee - Terms of Reference...(Cont'd)

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Current Terms of Reference
-



Attachment 1 - Northern Youth Coordinating Committee - Terms of Reference  
(Pages = 3)

## **NORTHERN YOUTH COORDINATING COMMITTEE** **TERMS OF REFERENCE**

### **Purpose**

- The primary purpose of Launceston City Council's Northern Youth Coordinating Committee is to provide an opportunity for Federal, State and Local Government and non-government youth service providers to come together to achieve a more coordinated approach to youth issues across Northern Tasmania.
- The aim of the Northern Youth Coordinating Committee is to provide a way for services to work cooperatively on youth issues. By working together, agencies can share resources to provide the best range of appropriate services to young people.
- The Northern Youth Coordinating Committee is a Special Committee of Council as defined in the *Local Government Act (TAS) 1993*, s. 24.

### **Role**

- To create a forum for networking, sharing information and discussing youth issues relevant to northern Tasmania
- To form member working groups for undertaking collaborative cross-agency youth projects
- To provide representation on external committees as agreed to by members
- To provide advice to Council **and City of Launceston Officers** on specific matters relating to youth
- To provide advice to State and Federal Governments on specific matters relating to youth
- To provide professional development opportunities for Committee members

### **Membership**

The Northern Youth Coordinating Committee will consist of the following positions:

- One Alderman who is to be the Chair
- **City of Launceston City Council's Youth and Community Development Officer** who is to be the Convenor/administrator
- Other relevant ~~Officers of Launceston City Council~~ **City of Launceston Officers** as required
- A representative of the Youth Network of Tasmania
- A representative of the Tasmanian Department of Premier and Cabinet
- ~~A representative of the Tasmanian Youth Forum~~

- West Tamar Council's Youth Development Officer or other representative
- Dorset Council's Youth Development Officer or other representative
- George Town Council's Youth Development Officer or other representative
- Northern Midland Council's Youth Development Officer or other representative
- Meander Valley Council's Youth Development Officer or other representative
- Break O'Day Council's Youth Development Officer or other representative
- Flinders Island Council's Youth Development Officer or other representative
- Individuals representing non-government youth organisations within the northern region
- Individuals representing youth-specific government organisations

The position of Chair will be for a ~~two~~ **four** year period to coincide with Council Elections **subject to review**. All other positions will be as nominated by the representative organisation. As this Committee is primarily a networking Committee, organisations may nominate more than one representative as member, and members do not have to attend meetings in order to retain their membership.

### **Meetings**

The Committee will meet every two months (being February, May, July, September and November) on the first Thursday of the meeting month at ~~2.00-4.00pm~~ **11am-1.00pm**. The Committee may also meet in March for a special National Youth Week meeting. Other special Committee meetings will be held as required.

### **Meeting Notices**

Meeting Agendas, Minutes and meeting papers will be distributed to all Committee members via email. Committee members may ask the Convenor/administrator to distribute youth-specific information to the Committee by sending it to [nycc@launceston.tas.gov.au](mailto:nycc@launceston.tas.gov.au) The Convenor/administrator reserves the right not to forward any information which is not youth-specific.

### **Quorum**

As this Committee is primarily a networking committee, a quorum is not required for meetings to take place.

When a decision by the Committee is required by vote, e.g. funding requests, each attending member organisation is entitled to one vote. A majority of at least 51% of voting members in attendance is necessary to approve the request. If a member organisation's representative cannot attend the

meeting, they are entitled to send a proxy to the meeting or to forward their vote to the Convenor/administrator at [nycc@launceston.tas.gov.au](mailto:nycc@launceston.tas.gov.au) at least 24 hours prior to the meeting commencing.

### **Protocol**

Unless otherwise specified, the Meeting Procedure adopted by Launceston City Council will prevail over the workings of this Committee.

### **Resources**

Council will provide Officer resources to organise meetings, send out Agendas, take and distribute Minutes, send out meeting papers, distribute youth-specific member information, and compile Council reports.

### **Committee delegations**

As provided under delegated authority from Council to determine issues relating to the following matters:

- (i) annual designated budget expenditure;
- (ii) letters of support from the Committee in regard to service provider applications for youth program and/or activities funding; and
- (ii) responding to industry consultations and providing advice to State and Federal Governments on specific matters relating to youth.

### **Reporting**

The Convenor/administrator will compile a report for Council including items of interest and recommendations as per the Template.

### **Review of Terms of Reference**

The Terms of Reference will be reviewed every ~~two~~ **four** years to coincide with Council Elections, **subject to review**.

**16 FACILITIES MANAGEMENT**

**No Reports**

**17 QUEEN VICTORIA MUSEUM AND ART GALLERY**

**No Reports**

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**18 INFRASTRUCTURE SERVICES****18.1 Bushfire Management Strategy****FILE NO:** SF0032**AUTHOR:** Andrew Smith (Parks & Recreation Manager)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider releasing the draft Bushfire Management Strategy for public comment.

**PREVIOUS COUNCIL CONSIDERATION:**

SPPC Item 4.5 - 6 July 2015

Discussion regarding the release of the draft Bushfire Management Strategy for public comment.

**RECOMMENDATION:**

That Council release the draft Bushfire Management Strategy (ECM document 3502020) for public comment for a four week period.

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**REPORT:**

Council owns and maintains approximately 400 hectares of open forest, woodland and grassland vegetation in 34 reserves. The majority of this bushland is located in Launceston's urban area. Since 1997 Council has produced 11 Fire Management Plans covering 24 Council owned or maintained reserves. These plans have guided Council's fire management in these reserves, including prescribed burning of bushland areas. Many of these plans have reached or will soon be reaching their review date.

Due to recent wildfires in Tasmania and Victoria greater importance has been placed on fire management of public land, especially fire prone land adjacent to urban development. The recent development of the Bushfire Prone Areas Code in Tasmania has placed an additional responsibility on landowners in Tasmania to ensure that development takes bushfire risk into account. Climate change has also had an impact on fire management in Tasmania with the increased incidence of extreme weather events. The recent formation of Fire Area Management Committees in Tasmania has also put a greater emphasis on a coordinated and holistic approach to fire management in Tasmania. It is important that Council's fire planning conforms to the requirements of the Tamar Fire Management Area Fire Protection Plan 2014-2015, in particular coordination with other landowners and authorities in planning for and implementing fire management activities.

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**18.1 Bushfire Management Strategy...(Cont'd)**

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With all of these changes it was considered timely to conduct a review of Council's bushfire management responsibilities. The review will deliver a dual outcome, delivering fire management prescriptions for Council's 34 reserves as well as coordinating the management of these reserves with other reserves, landowners and the community. The project will provide Council with the appropriate documentation and information that enables informed decisions on fire management planning and activities in Council owned and managed land in the Launceston municipality. The strategy will ensure Council's bushfire management activities are based on current best practice for protecting life and property, as well as maintaining and enhancing biodiversity. The strategy will address bushfire management issues that have arisen from residential and other development in bushfire prone areas, community concerns about wildfire and Council's role in bushfire management.

Council engaged a locally based company, Ground Proof Mapping to undertake the development of the strategy and Standard Operating Procedures. The draft Bushfire Management Strategy is included as Attachment 1. Individual reserve fire management plans will be produced in future phases. Consultation has also been undertaken with key internal and external stakeholders including the Tasmania Fire Service, Parks and Wildlife and the Tamar Fire Management Area Committee.

The strategy will be available for public comment for a four week period, after this any required changes will be made and the final strategy will be presented to Council for adoption.

**ECONOMIC IMPACT:**

The strategy has the potential to provide significant economic outcomes through the protection of property and valuable assets both within and external to Council's reserves.

**ENVIRONMENTAL IMPACT:**

The strategy will enhance the environment through encouraging natural regeneration of bushland areas. The impact of smoke on the environment will be minimised as part of the strategy.

**SOCIAL IMPACT:**

The project has a positive social impact by encouraging natural regeneration and ecological outcomes that will improve visitor experiences in the bushland reserves.

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**18.1 Bushfire Management Strategy...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

The key directions within Council's Strategic Plan (2014-2024) considered relevant are:

- 1.1.6 To contribute towards artistic, cultural and heritage outcomes
- 2.1.1 To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
- 2.1.3 To contribute to enhanced public health and amenity to promote a safe and secure environment
- 2.1.4 To promote Launceston's rich heritage and natural environment
- 2.1.6 To promote active and healthy lifestyles
- 5.1.3 To enhance community awareness and resilience to uncertain weather patterns
- 8.3.1 To ensure decisions are made on the basis of accurate and relevant information
- 8.5.1 To strategically manage our assets, facilities and services

**BUDGET & FINANCIAL ASPECTS:**

\$30,000 has been budgeted in the 2014-2015 financial year to produce the main Bushfire Management Strategy document and the Standard Operating Procedures.

**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. Bushfire Management Strategy (distributed electronically)
-

**19 CORPORATE SERVICES****19.1 Budget Amendments - 2014/2015 and 2015/2016****FILE NO:** SF6082**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

1. To consider changes to the Council's 2014/15 Statutory Estimates that result in:
  - a) The operating surplus (including \$2.343m in capital grants) being amended to \$2.060m; and
  - b) The capital budget being decreased to \$18.474m
2. To consider changes to the Council's 2015/16 Statutory Estimates that result in:
  - a) The operating surplus (including \$14.136m in capital grants) being amended to \$14.189m
  - b) The capital budget being increased to \$32.591m

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

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

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

1. The reallocation of funding relating to transfers from Operations to Capital in the amount of \$283,511.
  2. The reallocation of funding relating to transfers from Capital to Operations in the amount of \$331,394.
  3. The amendment of the 2014/15 budget to reflect the net result of external funds received of \$285,361.
  4. The amendment of the 2014/15 budget to reflect the net result of external grant funds not yet received that are now expected to be received in 2015/16 in the amount of \$7,940,000.
-



## 19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)

5. The amendment of the 2015/16 capital expenditure budget to reflect the net result of external grant funds not yet received that are now expected to be received in 2015/16 in the amount of \$7,940,000.

6. The adoption of the revised:

<b>a)</b>	<b>2014/15 Statutory Estimates</b>	<b>\$m</b>
i)	Underlying Operating Budget Deficit	(0.283)
ii)	Operating Budget Surplus	2.060
iii)	Capital Budget	18.474
<b>b)</b>	<b>2015/16 Statutory Estimates</b>	
i)	Underlying Operating Budget Surplus	0.053
ii)	Operating Budget Surplus	14.189
iii)	Capital Budget	32.591

### REPORT:

The amendments are changes to budget estimates that require a Council decision. The amendments relate to: a) transfers from Operations to Capital, Capital to Operations to align with the Asset Capitalisation Framework (accounting treatment requirements); and b) the timing of the expected receipt of External (Capital Grant) Funds which requires changes to the revenue and capital expenditure budgets.

#### 1. Transfer from Operations to Capital

**Project 20995 - Bikeways Program to** **\$7,120**  
**Project 23205 - Eureka Street Reserve path**

The final cost for the construction of the new shared use path through Eureka Street Reserve in Capital exceeded the original estimate and the additional funds have been agreed to be funded from the Bikeways Program in Operations.

**Project 20995 - Bikeways Program - to** **\$15,865**  
**Project 23411 - Lindsay St Bike Path**

The construction of a new shared path over a distance of 50m at Lindsay St and the associated costs meet the Capitalisation Framework Policy and as such needs to be managed as a Capital Project. Therefore, budget to be transferred from the Bikeways in Operations to the new Lindsay Street Bike Path Addition in Capital.

**19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)**

**Project 21767 - Assets Public Safety 2014/15 to  
Project 21410 - High/Talbot Intersection** **\$30,000**

Project 21410 - Original estimate was based upon a simple gravity modular block retaining wall. Detailed investigation has determined to abandon the retaining wall, reconstruct new kerb and channel against the property boundary and raise the existing fence to match the footpath level and then reseal.

**Projects 45952, 45955, 20017, 20467, 20455  
(Various ISD Operations Projects) to  
Project 23331 - ISD Minor Capital Expenditure** **\$50,000**

Acquisition of new Motion F7 Tablets for outdoor work crews to replace Lenovo devices. These devices are used for capture of asset condition and defects and allocation of reactive maintenance work in the field.

**Project 45978 - Stormwater Reticulation to  
Project 23331 - ISD Minor Capital Expenditure** **\$50,000**

Acquisition of additional Motion F7 devices and accessories for the capture of asset condition and defects and the allocation of reactive and schedule maintenance work in the field.

The two proceeding items have transferred \$100,000 to enable the effective roll out of mobile devices to improve operations.

**Project 22131- Flood Levee City & Hobart 2014/15 to  
Project 23057 - City Levee Improvement Paths** **\$85,526**

At the April 2015 LFA meeting a notice of Motion was moved to approve this budget transfers. This was unanimously supported by all Board Directors.

**Project 21767 - Assets Public Safety 2014/15 to  
Project 23477 - Wood St/Vermont Rd Roundabout** **\$45,000**

This work has been transferred from Operations as it has been identified as Capital work and is required to be carried over as the contract for works is in place and all construction work will not be completed this financial year.

**RECOMMENDATION 1** **\$283,511**

## 19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)

## 2. Transfer Capital to Operations

**Project 21403 - Connector Park Drive (KM Connector - Southgate) \$69,527**  
**Stg 1 to**  
**Project 22270 - Roads Transfers from Capital**

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

**Project 20884 - North Bank Master Plan 2014/15 to \$42,905**  
**Project 22268 - Parks Transfers from Capital Projects**

The above expenditure does not meet the requirements of the Capitalisation Framework Document. As these costs cannot be capitalised, these actuals have been moved to operations and require the matching budget amount to be transferred to the applicable operations project.

**Project 23320 - Erosion Remediation to \$47,440**  
**Project 22270 - Roads Transfers from Capital**

The above expenditure does not meet the capital threshold required under the Capitalisation Framework Document. As these costs cannot be capitalised, or the assets are not valued, these actuals have been moved to operations and require matching budget amount to be transferred to the applicable operations project.

**Project 23324 - Other Tree Projects to \$6,232**  
**Project 22268 - Parks Transfers from Capital Projects**

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

**Project 21723 - Urban Footpath Program 2014/15 to \$20,237**  
**Project 22270 - Roads Transfers from Capital**

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

**19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)**

**Project 23121 - Middle Street (Margaret - Babington) to  
Project 22270 - Roads Transfer from Capital** **\$24,558**

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

**Project 23324 - Other Tree Project to  
Project 22268 - Parks Transfers from Capital Projects** **\$79,225**

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

**Project 23192 - QVMAG Security Upgrade to  
Project 22235 - QVMAG Security Upgrade** **\$41,270**

The costs cannot be capitalised and the actual costs have been moved to operations and require a matching budget to be transferred.

**RECOMMENDATION 2** **\$331,394**

**3. External Funds Received**

**Project 23412 - Way-finding system using both static and  
Electronic Signage within Launceston's CBD and its surrounds** **\$50,000**

\$50,000 of existing capital budget is being used to match funding for a State Tourism Infrastructure grant of \$50,000, hence the transfer of \$50,000 to project number 23412.

The overall funding will be used for the implementation of the Tourism element of the City Heart Project - Wayfinding and Connectivity Strategy within Launceston City Council.

**19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)**

The overall project will commence 25 May 2015 with consultants Aspect Studios having just been appointed.

**Miscellaneous Grants, Contributions and Insurance Recovery**

<b>Project 23297 St John Street Bus Relocation</b>	<b>\$5,000</b>
<b>Project 21403 - Connector Park Drive (KM Connector - Southgate) Stg 1</b>	<b>\$7,254</b>
<b>Project 23311 - Centreway Lane Paving Works</b>	<b>\$15,000</b>
<b>Project 23344 - Churchill Park Amenities Block</b>	<b>\$208,107</b>
<b>RECOMMENDATION 3</b>	<b><u>\$285,361</u></b>

**4. External Funds Not Yet Received**

<b>Project</b>		<b>\$</b>
21502	Macquarie House Catalyst Project	3,000,000
20884	North Bank	3,000,000
23200	St Leonards Hockey	200,000
23139	Roads to Recovery - Collins Road Bridge	240,000
23303	Kings Meadows Stormwater	1,500,000
		<b>7,940,000</b>

**5. External Funds To Be Received in 2015/16**

<b>Project</b>		<b>\$</b>
21502	Macquarie House Catalyst Project	3,000,000
20884	North Bank	3,000,000
23200	St Leonards Hockey	200,000
23139	Roads to Recovery - Collins Road Bridge	240,000
23303	Kings Meadows Stormwater	1,500,000
		<b>7,940,000</b>

19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)

6. Reconciliation of Revised Statutory Estimates

	<b>Summary 2014/15 Statutory Estimates</b>	
	<b>Operations</b>	<b>Capital</b>
	<b>\$'000</b>	<b>\$'000</b>
Statutory Budget	10,081	26,245
Capital to Operations	(741)	(741)
Operations to Capital	471	471
Old L'ton Seaport Boardwalk - additional funds	-	250
External Capital Grants Funds	(48)	(48)
Balance Approved by Council 22 June 2015	9,763	26,177
Capital to Operations	(331)	(331)
Operations to Capital	283	283
External Capital Grant Funds Received	285	285
External Capital Funds Not Yet Received	(7,940)	(7,940)
Balance as at 30 June 2015	2,060	18,474
Deduct Capital Grants and Contributions	(2,343)	
<b>Underlying Operating Budget Deficit</b>	<b>(283)</b>	
<b>Summary 2015/16 Statutory Estimates</b>		
	<b>Operations</b>	<b>Capital</b>
	<b>\$'000</b>	<b>\$'000</b>
Statutory Budget	6,249	24,651
External Capital Grants Funds	7,940	7,940
Balance Approved by Council	<b>14,189</b>	<b>32,591</b>
Deduct Capital Grants and Contributions	(14,136)	
<b>Underlying Operating Budget Surplus</b>	<b>53</b>	

**ECONOMIC IMPACT:**

Not applicable to this report.

**19.1 Budget Amendments - 2014/2015 and 2015/2016...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

Not applicable to this report.

**SOCIAL IMPACT:**

Not applicable to this report.

**STRATEGIC DOCUMENT REFERENCE:**

Not applicable to this report.

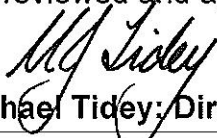
**BUDGET & FINANCIAL ASPECTS:**

Dealt with in the body of the report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Michael Tidey; Director Corporate Services**

**19.2 Local Government Association of Tasmania (LGAT) President Election****FILE NO:** SF0331**AUTHOR:** John Davis (Manager Corporate Strategy)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To consider nominating a candidate for election as President of the Local Government Association of Tasmania (LGAT).

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council consider nominating a candidate for election as President of the Local Government Association of Tasmania.

---

**REPORT:**

The Tasmanian Electoral Commission has called a by-election for President of LGAT. Nominations for candidates opened on 26 June 2015 and will close on 30 July 2015.

Members are entitled to nominate one elected member of a Member Council for the position of President.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**N/A

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**19.2 Local Government Association of Tasmania (LGAT) President Election...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

Strategic Plan 2014-2024 Goal 8: A secure, accountable and responsive organisation

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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## COUNCIL AGENDA

Monday 13 July 2015

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### **19.3 Local Government Association of Tasmania (LGAT) Annual General Meeting and General Meeting - 22 July 2015**

**FILE NO:** SF2217

**AUTHOR:** John Davis (Manager Corporate Strategy)

**DIRECTOR:** Michael Tidey (Director Corporate Services)

---

#### **DECISION STATEMENT:**

To consider the items listed for noting and decision at the Local Government Association of Tasmania (LGAT) General Meeting and Annual General Meeting scheduled for 22 July 2015.

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

Strategic Planning and Policy Committee 6 July 2015 - Workshop Item *LGAT Annual General Meeting and General Meeting 22 July 2015*.

#### **RECOMMENDATION:**

That Council adopts the motions as presented in the attached outline, with Council's view to be conveyed through the Mayor or representative to the Local Government Association of Tasmania General Meeting and Annual General Meeting to be held on 22 July 2015.

---

#### **REPORT:**

The LGAT General Meeting and Annual General Meeting will be held in Launceston on 22 July 2015. The outline of the meeting agenda items with recommendations (where applicable) for the consideration of Council is attached (refer to Attachment 1).

The full Meeting Agenda for the General Meeting and Annual General Meeting are provided at Attachments 2 and 3 and the Minutes for the LGAT General Meeting of 30 April 2015 are provided at Attachment 4.

The purpose of this report is to provide Aldermen with the opportunity to comment on these items and provide advice to the Council representative for the LGAT General Meeting and Annual General Meeting on 22 July 2015.

#### **ECONOMIC IMPACT:**

N/A

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**19.3 Local Government Association of Tasmania (LGAT) Annual General Meeting and General Meeting - 22 July 2015...(Cont'd)**

---

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

N/A

**STRATEGIC DOCUMENT REFERENCE:**

Strategic Plan 2014-2024 - Goal 8: A secure, accountable and responsive organisation

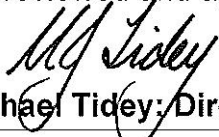
**BUDGET & FINANCIAL ASPECTS:**

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. City of Launceston Comments - LGAT Annual General Meeting and General Meeting 22 July 2015
  2. LGAT General Meeting Agenda 22 July 2015 (Separate Attachment)
  3. LGAT Annual General Meeting Agenda 22 July 2015 (Separate Attachment)
  4. LGAT General Meeting Minutes 30 April 2015 (Separate Attachment)
-

**Attachment 1 - City of Launceston Comments - LGAT Annual General Meeting and General Meeting 22 July 2015**

**Items for Noting/Decision**

**Annual General Meeting**

Item	Motion	Comment
1	President's Report	Noted
2	Minutes	Noted
3	Financial Statements	Noted
4	President and Vice President Honorariums	Supported
5	Subscriptions 1 July 2015 to 30 June 2016	Supported
6	Budget 1 July 2015 to 30 June 2016	Supported
7.1	Term of Office of President	Supported
7.2	Voting Entitlements	Oppose the motion
8	Reports from Board Representative	Supported

**General Meeting**

Item	Motion	Council
<b>6</b>	<b>Items for Noting</b>	
6.1	Policy and Legislation Update	Noted
6.2	Financial Assistance Grants (FAG's) Strategic Campaign	Noted
6.3	Elected Member Census	Noted
6.4	Planning Reform	Noted
6.5	Tasmania Local Government Workforce Report	Noted
6.6	Electricity (Street Lighting)	Noted
6.7	Community Satisfaction Survey	Noted
<b>7</b>	<b>Items for Decision</b>	
7.1	Local Government Reform	General Manager That the Council observe the discussions on this matter. Discussions and benchmarking have been

Item	Motion	Council
		sought by the Minister only at this stage
<b>8</b>	<b>Governance</b>	
8.1	Council Customer Service Charter	Director Corporate Services Support although the motion doesn't reflect the outcome sought
8.2	Administration of General Managers Roll	General Manager Council has the records to support the General Manager's Roll rather than the Commission. Not supported
8.3	Eligibility for Inclusion on General Managers Roll	Director Corporate Services Unclear as to the numbers of residents currently excluded
8.4	Compulsory Local Government Elections <ul style="list-style-type: none"> <li>• Compulsory voting</li> <li>• Replacement of postal system</li> </ul>	Director Corporate Services View on compulsory voting is for Council to determine. Not supportive of replacement of postal system, unless it was through better technology
8.5	Disclosure of Candidates Political Donations	Director Corporate Services Supported for amounts above a threshold
8.6	Elected Member Training (Meeting Procedure and Planning)	Director Corporate Services. Mandated professional development is common. Mandatory training in essential skills is reasonable
8.7	Election of Mayor & Deputy Mayor Council vote option	For Council to determine
8.8	Composition of Legislative Council (comprise Mayors)	Director Corporate Services Not supported
8.9	Constitutional Recognition	General Manager The matter has been "done to death". The cost, time involved and success rate of referendums suggests that the local government sector focus on other matters
<b>9.</b>	<b>Public Policy - General</b>	
9.1	Land Hand back and Dual Naming	General Manager A legislative process is in place. Not supported
9.2	Review of Southern Tasmania Council Authority (STCA)	General Manager Council observe the discussions only
9.3	Determination of the Roles of the Levels of Government	General Manager The Review of Federation being undertaken by the Commonwealth is a more relevant vehicle. Not supported

Item	Motion	Council
<b>10.</b>	<b>Administration</b>	
10.1	Recording of Voting at LGAT meetings	Director Corporate Services Administrative complexity outweighs any benefit. Does it serve any long term benefit after a decision has been made? Not supported
10.2	Video Conferencing at General Meetings	Director Corporate Services Should continue to investigate the technologies and look to implement where there is adequate functionality that is cost effective and robust
<b>11</b>	<b>Finance</b>	
11.1	Rates on Commercial Development in Exempt Areas	Director Corporate Services Supported. This is an important issue particularly if planned changes by the Office of the Valuer General proceed that result in the Councils not receiving tenancy valuations for these activities. Commercial activities in these areas should neither be advantaged nor disadvantaged over other such activities: Financial support should be provided through explicit decisions to provide grants or remissions rather than broad exemptions. The concerns raised have application to urban areas as well as other areas. It is very important that this issue be differentiated from the next agenda item
11.2	Payment of Rates on all State Owned Land	Director Corporate Services Not supported
11.3	Review of Financial Relationship with State Government	Director Corporate Services Not supported in general unless there is a role transfer that should be related to a funding discussion
11.4	Trails & Bikeways Funding Program	Director Corporate Services Note the State Government comment. Perhaps the discussion could be about the opportunity when State infrastructure renewal occurs for bike lanes to be included
<b>12</b>	<b>Infrastructure and Services</b>	
12.1	Responsibility for Forestry and Park and Wildlife Roads	Director Infrastructure Services Supported
<b>13</b>	<b>Planning and Development</b>	
<b>14</b>	<b>Environment</b>	
14.1	Trawlers Targeting Small Pelagic Fishers (SPF)	General Manager Supported on the basis of a scientific assessment determining further policy action

<b>Item</b>	<b>Motion</b>	<b>Council</b>
<b>15</b>	<b>Public Health &amp; Nuisance</b>	
<b>16</b>	<b>Animal Control</b>	
16.1	Dog Control Act. (Dangerous dogs)	Director Development Services Support this motion. The City of Launceston has encountered similar problems with prolonged periods of time and resources, including legal advice and representation, devoted to trying to reach resolution often with little prospect of recovering costs
<b>17</b>	<b>Community &amp; Social Development</b>	
17.1	Funding for Arts Initiatives	Supported

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## 19.4 Annual Remissions Rates and Charges - 30 June 2015

**FILE NO:** SF0523

**DIRECTOR:** Michael Tidey (Director Corporate Services)

### DECISION STATEMENT:

That Council consider the detailed Schedule of Rate Remissions for 2014/15.

### PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

### RECOMMENDATION:

Pursuant to section 129 of the *Local Government Act 1993* and in accordance with Council policies the schedule of Rates Remissions for 2014/15, totalling \$713,782.02 be approved.

Description	Penalty & Interest	General Rate	General Charge	Service Rates	Amount of Remission
General Rates Foregone on Charitable Organisations	-	117,020.88	8,829.00	35.28	<b>\$125,885.16</b>
General Rates Foregone on Manses, Presbyteries	-	3,881.89	414.00	-	<b>\$4,295.89</b>
Approved by Council - Aged Care	-	413,651.35	88,901.67	71,520.92	<b>\$574,073.94</b>
CBD Levy Foregone on Private Residences	-	514.01	-	-	<b>\$514.01</b>
Jetties and Slipways	-	429.28	1,932.00	324.00	<b>\$2,685.28</b>
Other	78.37	4,086.66	536.00	532.34	<b>\$5,233.37</b>
Interest & Penalty - Small Remissions in Accordance with Policy 23-PI-006	1,094.37	-	-	-	<b>\$1,094.37</b>
<b>Totals</b>	<b>\$1,172.74</b>	<b>\$539,584.07</b>	<b>\$100,612.67</b>	<b>\$72,412.54</b>	<b>\$713,782.02</b>

## 19.4 Annual Remissions Rates and Charges - 30 June 2015...(Cont'd)

### REPORT:

The schedule as presented is based on the application of Council's current rating remissions practices and specific remissions policies.

- a) Rating Exemptions and Remissions for Crown Lease Jetties and Slipways Policy (23-PI-008)



## COUNCIL AGENDA

Monday 13 July 2015

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- b) Property Debt (Small Charge) Remission Policy (23-PI-006)
- c) Rating Exemption for Properties Owned and Occupied by Charitable Organisations

The remissions have been based on written application as per Section 129(2) except in limited circumstances where a verbal request is considered appropriate.

The variance to budget is attributable to an offsetting variance in rate revenue due to an underestimate of the amount of the revenue and the same remission for retirement homes.

### **ECONOMIC IMPACT:**

Not applicable

### **ENVIRONMENTAL IMPACT:**

Not applicable

### **SOCIAL IMPACT:**

Not applicable

### **STRATEGIC DOCUMENT REFERENCE:**

Priority Area 5: Governance Services

5.4 Ensure the City is managed in a financially sustainable manner

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

Remission of rates and charges of:

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Total	\$713,782.02	\$598,394.00	\$115,388.02

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**19.4 Annual Remissions Rates and Charges - 30 June 2015...(Cont'd)**

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**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**

**20 GENERAL MANAGER****20.1 State Government Invitation to Participate in September 2015 Delegation to China****FILE NO:** SF0175**AUTHOR:** Bruce Williams (Economic Development Officer) and Robert Dobrzynski (General Manager)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To respond to an invitation from Hon Matthew Groom, Minister for State Growth; to participate in a State Government delegation to China to facilitate engagement with Putian City, Peoples Republic of China.

**PREVIOUS COUNCIL CONSIDERATION:**

Council 25 May 2015 - Item 15.1-

- Received Report of Council Delegation to China 24-31 March 2015.
- To seek advice from the Sister City Committee and the Economic Development Committee on an appropriate budget and resources required to implement an engagement program for the opportunities.
- Authorised the General Manager to progress engagement and liaison with Taiyuan and Putian Cities and to participate in the facilitation of joint City of Launceston, Hobart City Council and State Government initiatives with Fuzhou City and Fujian Province.

Council 23 February 2015 - Item 15.1 - decided to send a delegation from Council to Putian City, Fuzhou City and Taiyuan Sister City. The delegation was to:

- to sign a Letter of Intent for the Establishment of a Friendship Relationship between Launceston, Tasmania, Commonwealth of Australia and Putian, Fujian Province, The People's Republic of China.
- to investigate engagement opportunities according to the role and policy criteria adopted for Asian engagement

Council 8 September 2014 - Item 14.3 - adopted criteria for evaluation of proposals and approaches by international city and regions.

Council 26 May 2014 - Item 13.2 - decided to develop a strategy to guide co-ordination and engagement with opportunities in China/Asia.

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**20.1 State Government Invitation to Participate in September 2015 Delegation to China...(Cont'd)**

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**RECOMMENDATION:**

1. That the Council accepts the invitation from the Minister for State Growth Matthew Groom, MP to participate in his trade and investment delegation to China in September 2015.
  2. That the Council will be represented on the delegation by the Mayor and Deputy Mayor, General Manager and Economic Development Officer.
  3. That within two months of returning from the delegation, the Council convene a public event to disseminate information on opportunities for trade, investment and cultural exchange resulting from the delegation.
  4. That the Council collaborate with the Commonwealth Department of Foreign Affairs and Trade, State Department of State Growth, City of Hobart and potential exporters to China to co-ordinate capitalising on trade and investment opportunities from the delegation, relating to the City of Launceston and northern Tasmania.
  5. That the Council publicly invites representations from businesses seeking to provide information to be used by the delegation in pursuing business matching opportunities, which may promote further engagement.
- 

**REPORT:**

On 25 May 2015, Aldermen unanimously supported the report from our recent delegation to China.

As a follow up to the recommendations from that meeting, a draft agenda item has been prepared and is pending consideration to bring to Council by a joint meeting of the Sister City Committee and Economic Development Committee.

The State Government is now seeking engagement in a follow up delegation to China which it is undertaking from 4 September through until 11 September, 2015. The delegation will visit Hong Kong, Haikou, Fujian, Shanghai and Beijing. This delegation will include opportunities for business matching, showcasing Tasmanian produce and a visit to Fujian Province and Putian City.

Hobart City has also been invited to participate in this delegation and this matter is on the Agenda for their Council meeting on 13 July 2015.

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## **20.1 State Government Invitation to Participate in September 2015 Delegation to China...(Cont'd)**

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In March our sister City in Taiyuan invited us to return for a longer delegation of three or more days to explore opportunities as part of our existing Sister City relationship and part of celebration of the 25 year anniversary of the Sister City relationship.

As a result of the March delegation to Putian City and Taiyuan City, meetings have already been facilitated by Council in early June between Launceston College, Breath of Fresh Air Festival, Tas Dance and a local exported into China with Vivian Zhao, our Senior Business Development Manager in Shanghai. These meetings explored the development of proposals for engagement. There is an opportunity to develop and finalise business proposals from these companies and organisations for presentation in Fujian and Putian as part of the delegation proposed by State Government in September 2015.

There is also an opportunity for Council to facilitate and or receive proposals from locals businesses to explore with Chinese counterparts during the proposed Mission.

The visit of the Chinese President Xi Jinping in November 2014, and subsequent State Government initiatives and our delegation to Fujian Province and to our Sister City in Taiyuan in March have resulted in an unprecedented interest in Tasmanian investment from China and a real influx of tourists.

As an example, the Examiner Newspaper reported on 30 June 2015 that there has been a year on year 4% state wide increase in tourism numbers to record levels of 1.103 million and northern tourism increased 7%. Tourism Tasmania reports that for Tasmania's largest source markets, the following changes to visitor numbers to the State were recorded: China, up 61 per cent; United Kingdom, up 6 per cent; the USA, up 3 per cent; New Zealand, up 14 per cent; Hong Kong, up 5 per cent. The total expenditure by international holiday visitors has increased by 16 per cent to \$144 million.

It is unusual for Council to consider two overseas missions to one country within a year. Nevertheless, there is a clear momentum from the Tasmanian and Australian Governments to develop opportunity with China. This is a time where due consideration can be given to capitalize on this, to maintain momentum and to build and cement the relationships that have been established and more clearly define the long term opportunities.

Given the state of the local economy, it is also important the Launceston City plays a facilitation, intelligence gathering and engagement role which ensures the local business community is positioned for opportunity and to make sure the Council is represented at the table as the State Government rolls out its reform agenda.

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**20.1 State Government Invitation to Participate in September 2015 Delegation to China...(Cont'd)**

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If Aldermen wished to accept the invitation from the Minister, it is proposed that a decision be made in Council to authorise the General Manager to:

1. Accept the invitation from Hon Minister Groom for the City Of Launceston to participate in the State Government delegation to China 4 -11 September 2015, by sending a delegation of the Mayor, one other Alderman and a Council officer.
2. Arrange for participation in the business matching opportunities as appropriate for the City of Launceston and its business community and to present proposals for further engagement as appropriate.
3. Arrange for the delegation to further explore and develop opportunities with Putian City in accordance to the recently signed letter of intent, for the establishment of friendship relationship between Launceston Tasmania, the Commonwealth of Australia, and Putian, Fujian Province, the People's Republic of China. This letter commits Council to:
  - a. make joint efforts to formally establish a friendship relationship in the future
  - b. promote contacts and friendly exchanges in fields such as:
    - i. Education
    - ii. Science and Technology
    - iii. Culture
    - iv. Public Health, Sports and Tourism

**ECONOMIC IMPACT:**

There is a significant business opportunity for the Launceston community and local business owners to develop and grow business relationships with China.

There are many opportunities to grow the economy by engagement with China. Some of this potential is identified in the paper. The full impact would require further analysis and realistically the opportunity will need time and investment to develop.

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

There is an opportunity to broaden the cultural awareness of the community through engagement with Asia. This has special significance to increasing awareness in the tourism sector and the engagement of the community with Asian visitors.

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**20.1 State Government Invitation to Participate in September 2015 Delegation to China...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

Annual Plan 2014/15

Priority Area: 7. A city that stimulates economic activity and vibrancy.

**BUDGET & FINANCIAL ASPECTS:**

The 2015/16 budget from the Economic Development Budget for Asia Engagement is \$20,000.

The 2015/16 budget from the Economic Development Budget for Operations is \$50,000. This funding is not currently allocated to a specific project activity. The Economic Development budget also has \$20,000 budgeted for consultancy work, and \$20,000 for investment attraction.

It is estimated that a delegation would cost approximately \$25,000- \$30,000 (depending upon final details of the number of delegates and program). This costing is based on the delegation recently undertaken to China in March 2015. Provision has been made in the 2015/16 budget to support Asian engagement (\$20,000) and an additional \$10,000 could be allocated from the Economic Development general operations budget. This would leave \$40,000 In Economic Development operations and \$20,000 budgeted for consultancy work, and \$20,000 for investment attraction to implement economic initiatives that will arise from finalising the Launceston City Economic Development Strategy.

**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. Letter from Hon Minister Groom requesting participation in the trade and investment delegation to China September 2015
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Minister for State Growth

Level 10 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7739
Email Minister.Groom@dpac.tas.gov.au
Web www.stategrowth.tas.gov.au www.dpipwe.tas.gov.au www.skills.tas.gov.au



Alderman Albert van Zetten
Mayor of Launceston
Town Hall
18-28 St John Street
LAUNCESTON TAS 7250

17 JUN 2015

Dear Mayor Albert

I write to invite you to join my trade and investment delegation to China in September 2015.

Tasmania has a special opportunity in 2015 to leverage President Xi Jinping's visit and your attendance would bring strategic cohesion to our China engagement.

An Expression of Interest process, coordinated by the Department of State Growth (department), is currently underway to select delegates from China-ready organisations in the key economic growth sectors of international education, tourism infrastructure, agrifood and the Antarctic sector.

The delegation of 20-30 representatives will travel to Hong Kong for business matching opportunities on Friday 4 September to Saturday 5 September, then on to Haikou, Fujian, Shanghai and Beijing, concluding on Friday 11 September 2015. We would be delighted to support your engagement with Putian.

The Savour Tasmania-China dinner will be staged in Shanghai on Wednesday, 9 September 2015 and your attendance at the dinner would also be particularly welcomed.

Could you please indicate your availability to participate to Mr Mark Bowles, General Manager, Trade and International Relations, at Mark.Bowles@stategrowth.tas.gov.au or telephone 03 6165 5177.

Yours sincerely

[Handwritten signature of Matthew Groom]

Matthew Groom MP
Minister for State Growth

Administrative tracking table with fields: FILE No. SF0797/SF0175, EO, CD, Box, RCVD 19 JUN 2015 LCC, Action Officer A VAN ZETTEN, Noted, Replied.



**21 URGENT BUSINESS**

Pursuant to regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2005*

Nil

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22 INFORMATION / MATTERS REQUIRING FURTHER ACTION

INFORMATION / MATTERS REQUIRING FURTHER ACTION				
<i>As at: 13 July 2015</i>				
Meeting Item No	Outstanding Items	Action Requested	Director	Officer Comment
13/04/12 14.1	Duck Reach Redevelopment	Recommendation 3: On finalization of the business case analysis outlined in the report, and identification of potential third party development opportunities, Council review the redevelopment options for the Duck Reach site based on a future report	Rod Sweetnam	<p>The project was workshopped in October 2014. Officers are awaiting confirmation from Hydro Tasmania they will release scoping information to respondents of an expression of interest process to be advertised by Council - due December 2015</p> <p>Hydro Tasmania have now provided confirmation of the process for EOI participants to access their project scoping and feasibility documentation relating to the redevelopment potential of the Duck Reach site. This information will be incorporated into Council's Expression of Interest documentation in preparation for advertising in June 2015.</p> <p>Expressions of interest advertised on 4 July 2015.</p>

27/04/15 14.2	Notice of Motion - Alderman D H McKenzie - Appointment of a Queen Victoria Museum and Art Gallery (QVMAG) Committee	That Council appoints a Committee to review the strategic direction of the QVMAG with the express view of reporting back to Council with recommendations on its future direction	Richard Mulvaney	The Committee will present its report after 3 August 2015.
11/05/2015 14.1	Notice of Motion - Deputy Mayor Alderman R I Soward - Introduction of a Trial Community Reports Category at Council Meetings	Include a Community Reports Category in Council Meetings	Michael Tidey	Processes and attendance criteria to be determined. Target date is 22 June 2015. Briefed Aldermen on 6 July 2015 regarding procedures.
25/05/2015 14.2	Notice of Motion - Alderman D W Alexander - Implementation of the Placespeak Community Consultation Platform for the Launceston City Council	Investigate the Placespeak community consultation platform for use within the City of Launceston	General Manager	Investigation of Placespeak, along with other community consultation platforms, will be undertaken towards the end of the year.
22/06/2015 14.1	Notice of Motion - Alderman E K Williams - Changes to Federal Arts Funding	The City of Launceston approach both the State and Federal Governments regarding the impact of federal Arts funding changes	General Manager	Letters forwarded to Commonwealth Minister for Arts The Honourable George Brandis QC and the Tasmanian State Minister for Arts Dr Vanessa Goodwin MLC.

**23 CLOSED COUNCIL****23.1 Annual Remissions Rates and Charges - 30 June 2015****RECOMMENDATION:**

That this item is CONFIDENTIAL and will be considered within Closed Council pursuant to the authority contained within regulations 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

- (g) information of a personal and confidential natures provided to the council on the condition it is kept confidential.

**23.2 Request for Rates Relief****RECOMMENDATION:**

That this item is CONFIDENTIAL and will be considered within Closed Council pursuant to the authority contained within regulations 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

- (g) information of a personal and confidential natures provided to the council on the condition it is kept confidential.

**23.3 Report from the General Manager's Contract and Performance Review Committee****RECOMMENDATION:**

This item is **CONFIDENTIAL** in accordance with regulation 15(2) (a) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

- (a) personnel matters, including complaints against an employee of the council and industrial relations matters.

The meeting now moves into Closed Council.

**24 MEETING CLOSURE**

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