



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
MONDAY 9 FEBRUARY 2015**

# City of Launceston

COUNCIL AGENDA

Monday 9 February 2015

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

Date: 9 February 2015

Time: 1.00 pm

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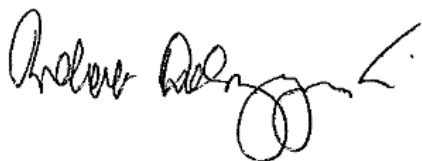
## Section 65 Certificate of Qualified Advice

### 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

<b>Item No</b>	<b>Item</b>	<b>Page No</b>
1	OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES	1
2	DECLARATION OF PECUNIARY INTERESTS	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATION	1
5	ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME	1
6	PUBLIC QUESTION TIME	1
7	PLANNING AUTHORITY	2
7.1	25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility	2
8	ANNOUNCEMENTS BY THE MAYOR	40
8.1	Mayor's Announcements	40
9	ALDERMEN'S/DELEGATES' REPORTS	41
10	QUESTIONS BY ALDERMEN	41
11	COMMITTEE REPORTS	42
11.1	Tender Review Committee Meeting - 15 December 2014	42
11.2	Cataract Gorge Advisory Committee Report 28 January 2015	44
12	COUNCIL WORKSHOPS	47
13	PETITIONS (Nil)	47
14	NOTICES OF MOTION - FOR CONSIDERATION	48
14.1	Notice of Motion - Alderman Wood - Festival of Voices	48

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<b>Item No</b>	<b>Item</b>	<b>Page No</b>
15	DEVELOPMENT SERVICES	53
15.1	Regional Land Use Strategy - Update	53
16	FACILITIES MANAGEMENT	59
16.1	Appointment of YPIPA Community Members 2015	59
17	QUEEN VICTORIA MUSEUM AND ART GALLERY (No Reports)	68
18	INFRASTRUCTURE SERVICES	69
18.1	East Tamar Men's Shed - Lease	69
19	CORPORATE SERVICES	75
19.1	Local Government Association of Tasmania General Meeting 13 February 2015	75
20	GENERAL MANAGER	91
21	URGENT BUSINESS	91
22	INFORMATION / MATTERS REQUIRING FURTHER ACTION	91
23	CLOSED COUNCIL ITEMS (No Reports)	91
24	MEETING CLOSURE	91

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**1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES**

**2 DECLARATION OF PECUNIARY INTERESTS**

**3 CONFIRMATION OF MINUTES**

**RECOMMENDATION:**

1. That the Minutes of the meeting of the Launceston City Council held on 27 January 2015 be confirmed as a true and correct record.
2. That the Minutes of the meeting of the Launceston City Council held on 27 January 2015 in closed session be confirmed as a true and correct record.

**4 DEPUTATION**

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

Nil

**6 PUBLIC QUESTION TIME**

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

**7 PLANNING AUTHORITY****7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility****FILE NO:** DA0471/2014**AUTHOR:** Chloe Lyne (Consultant Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider and determine a development application in accordance with the Section 57 of the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

Applicant:	Planning Development Services
Property:	25 Quills Road, Lalla
Zoning:	Rural Resource
Validity Date:	11/10/2014
Further Information Request:	17/10/2014
Further Information Received:	18/12/2014
Deemed approval:	20/1/2015
Extension of time	9/2/2015
Representations:	15

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

It is recommended that in accordance with Section 51 and 57 of the *Land Use Planning and Approvals Act 1993* a permit be granted for Resource Development – Intensive Animal Husbandry – development and use of egg production facility housing at 25 Quills Road, Lalla in accordance with the endorsed plans and subject to the following conditions:

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**PERMIT CONDITIONS****1. ENDORSED PLANS**

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

- a. Site Plan and Elevations, Prepared by M Van Der Molen Consulting, Drawing No: BIS0314-1-2/3, Dated 17/3/14.
- b. Construction Details, Prepared by M Van Der Molen Consulting, Drawing No: BIS0314-1-1/3, Dated 17/3/14.
- c. Engineering Details, Prepared by M Van Der Molen Consulting, Drawing No: BIS0314-1-3/3, Dated 17/3/14.
- d. Planning Submission, Prepared by Planning Development Services, Prepared by Claire Gregg, Dated 2/10/2014
- e. Correspondence from AK Consultants to Claire Gregg, PDS, Dated 1/12/2014
- f. Nutrient Management, Free Range Poultry Report, Prepared by AK Consultants, Dated 3/12/2014.
- g. Noise and Odour Assessment, Prepared by Pitt and Sherry, Dated 7/11/2014 Rev01
- h. Traffic Impact Assessment, Prepared by GHD, Dated 6/11/2014.
- i. Olson's Eggs Quality Assurance Program June 2012

**2. NUTRIENT MANAGEMENT PLAN**

The use must be carried out in accordance with the management directions provided in the recommendations section of the AK Consulting Nutrient Management, Free Range Poultry Report dated 3rd December 2014.

**3. NUMBER OF CHICKENS**

This permit allows for a maximum of 7200 chickens to be housed within the shed and free range area as shown on the endorsed plans.

**4. NOISE LEVELS**

Noise levels generated by the use must not exceed 5dB(A) above ambient noise levels at the location of sensitive uses existing at the issuing date of this permit.

**5. SPREADING OF SHED WASTE**

The waste from the shed must not be spread on the free-range area as depicted on the endorsed plans.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

**6. STORMWATER DETAILED DESIGN**

All stormwater from the shed shall be capable of being contained on-site within the free range area. There shall be no direct discharge to the two adjacent creeks within the property.

Prior to the commencement of the use, detailed design and supporting documentation of the stormwater system clearly demonstrating the capacity and capability of the absorption trench to contain all stormwater from the shed shall be submitted to Council's satisfaction.

**7. SURFACE WATER QUALITY MONITORING**

At the commencement of the use, a program of surface water quality monitoring program shall be implemented involving monthly monitoring over a period of twelve (12) months. Monitoring is to be undertaken by suitably qualified/trained personnel in surface water monitoring. Monitoring of surface water is to relate to the locations and include the parameters identified below:

<b>Monitoring site location</b>	<b>Parameter</b>	<b>Frequency</b>
Creek surface water from the two adjacent creeks immediately upstream of the free range runoff area	pH, conductivity, total solids, E.coli, total phosphorus, total nitrogen.	Monthly for 12 months during operation
Creek surface water from the two adjacent creeks downstream of the free range runoff area and immediately prior to the creek junction	pH, conductivity, total solids, E.coli, total phosphorus, total nitrogen.	Monthly for 12 months during operation

The monitoring results shall be assessed against site specific water quality targets set by the EPA or Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality'.

Monthly results of the monitoring program are to be submitted to Council's Manager Environmental Services. Within one (1) month of the cessation of the twelve (12) month monitoring period, a report into the findings of the monitoring shall be submitted to Council's Manager Environmental Services after which time the requirements for future surface water monitoring will be reviewed.



**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**8. SOIL MONITORING**

Prior to the commencement of the use, soils are to be monitored within the free range area to establish the baseline condition. Soils are to be monitored along a transect that covers the range extent and include analysis for phosphorus, phosphorus buffering capacity and nitrogen levels.

At the commencement of the use, further soil monitoring in the same locations shall be undertaken annually for 3 years.

All soil monitoring and assessment is to be undertaken by suitably qualified/trained personnel. Within one (1) month after the undertaking of each annual soil monitoring program, the findings of the monitoring shall be submitted to Council's Manager Environmental Services after which time the requirements for future surface water monitoring will be reviewed.

Notes

**A. Other Approvals**

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

- a) Building Permit*
- b) Plumbing Permit*
- c) Occupancy Permit*

**B. Appeal Provisions**

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

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

*Any notice of appeal shall be lodged within 14 days of the date the Planning Authority serves notice of the decision on the applicant.*

**C. Permit Commencement**

*This permit does not take effect until the cessation of the 14 day appeal period (see above) or at such time as any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined.*

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**D. Lapsing of permit**

*This permit lapses after a period of two years from the date of granting the permit if the use or development has not substantially commenced within that period.*

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**REPORT:**

In accordance with the Council's Policy the assessment of this development application was outsourced to ensure an independent assessment.

**1. THE PROPOSAL**

The application is to use and develop part of the 42.27ha property for the purposes of a free range egg farm. It is proposed to construct a shed (73m x 13m) to house the chickens. The proposal is in response to increased demand for free range product and will enable the Olson's to expand their existing, established business.

Construction of the proposed shed has commenced under the terms of a building permit issued by Council however works have ceased pending the outcome of the current planning application. Planning approval is required for the use and development because the use will be located within 500 m of nearby sensitive uses and also because it will increase traffic movements in Quills Road by more than 10%. These are matters which require assessment against the relevant Scheme standards. If it were not for these issues, a planning application would not have been required for the proposed agricultural use and development.

**1.1 Shed Details**

The proposed shed will be setback 52 metres from the Quills Road boundary, 200 metres to the Lalla Road boundary and 273 metres to the western title boundary. The shed is to be constructed of 75mm Bondor panel, which has insulation and noise attenuation properties.

The shed will be well ventilated and low noise fans will circulate air on hot days. It will have automatic feeders and water points which are designed to minimise spillage. The floor of the shed is a plastic grid suspended 800mm above concrete slab. As detailed in the operational characteristics section below, this grid can be removed to enable the slab to be cleared.

Water will be provided to the shed via two 22000 Litre water tanks located at either end. Stormwater will be directed into a new 20m long by 1m wide and 500mm deep absorption trench adjacent to the shed. The shed is divided into two sections (with the division running the length of the shed – east-west) to allow management of two different age groups.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**1.2 Range Area**

The range area surrounding the proposed shed will be fenced with chicken wire fence with there effectively being two 'paddocks', one north and one south of the shed. The fencing will prevent access by the chickens to the creeks on either side of the shed. The fence will be setback 10 metres from the top of the bank of the creek.

The farm has access to a 10 mega litre dam, which will allow irrigation of the pasture in summer months.

**1.3 Operational Characteristics**

The shed will have the capacity for 7200 chickens. There will be no roosters. The chickens will have approximately 3.5ha to range within and will have free access to and from the shed for laying, feeding and watering. The chickens will be enclosed in the shed at night and let out no later than 10am.

Each management group of chickens is run for approximately 12-14 months depending on their production levels. Once they have reached their end of productive life, the entire management group is removed from the site and that side of the shed is cleaned out. The cleaning occurs with an excavator collecting the dry manure and putting it onto a spreader which then spreads the manure across the balance of the 283 ha property which is within separate titles and therefore not part of this application. The spreading of bio-solids will be treated like any application of fertiliser on agricultural land. The total cleaning and reinstallation process takes approximately 2 weeks. When the new management group is installed, they are kept locked inside for a period of 8 weeks to teach them the nesting location which effectively means each range area is spelled for a 10 week period each year.

The Olson's operation has the ability to switch between free-range and barn-laid production. The ability to switch between production methods enables the owners to rest the range area and provide optimum conditions for the birds.

The chickens will be attended to twice a day and egg collection will occur in the mornings. Any broken eggs or deceased birds will be removed from the site at that time. Egg cleaning and sorting will not occur on this site.

**1.4 Access**

Access will be via the existing entry point to the title (CT 164145/1) from Quills Road. The proposed development is anticipated to generate an average of 4 vehicle trips per day. This would mainly be private cars however, the proposal would attract the occasional light truck movement.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**1.5 Regulation of industry**

The egg production industry is heavily regulated. The farm will be audited annually to retain its egg production licence.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is described in Certificate of Title Volume 164145, Folio 1.

The subject title has an area of 42.72 ha with the title being part of a larger land holding comprised of 7 adjoining titles with an approximate area of 283ha.

The site contains an existing dwelling which is rented out to tenants. The shed site is relatively flat and the range area is bordered by existing trees and hedges with creeks running along the eastern and western sides. Access is via an existing crossover onto Quills Road (a gravel road).

The surrounding land is zoned Rural Resource and is predominantly used for grazing purposes. The nearest settlements are Karoola, about 1km to the southwest and Lalla, a similar distance to the east. There are three houses located within a 500m radius of the proposed chicken shed, one of which is on the subject title and within the same ownership. The others are located further east along Lalla Road with separation distances as follows:

- 427 Lalla Rd – 390m from centre of the shed and 320m from the free range area fence.
- 428 Lalla Rd – 410m from the centre of the shed and 350m from the free range area fence.

There are 5 more houses within a 500m distance of the free range area fence.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Rural Resource Zone**

The subject site is contained within the Rural Resource Zone.

<b>35.1</b>	<i>Zone Purpose</i>
26.1.1.	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i>
26.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i>
26.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i>
26.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i>

**Consistent**

It is noted that Resource Development for the purpose of intensive animal husbandry on non-prime agricultural land is a permitted (no permit required) use within the Rural Resource Zone.

The proposed use of the land for a free range poultry farm is entirely in accordance with the zone purpose and indeed given its 'no permit required' status, is afforded the primary role within the zone. The nature of the free-range poultry operation means that its impacts on the environment and neighbouring residential properties (which it is noted is not the primary purpose of the zone) are similar to livestock grazing or cropping operations for which no permit is required and no attenuation buffer is set. In fact due to the licensing controls and quality assurance programs that the proponents need to meet to be able to sell their egg products, it is considered that management of the operation and its potential off-site and environmental impacts is likely to be more stringent than more traditional forms of agriculture.

For comparative purposes, the applicants have provided an equivalent stocking rate in terms of cattle and sheep being 77.0 Dry Sheep Equivalent /ha and 9.7 yearling steers/ha.

7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)

26.1.5	<i>Local Area Objectives</i>
	<p>(a) <i>Primary Industries:</i></p> <p><i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i></p> <p><i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i></p> <p><i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i></p> <p>b) <i>Tourism</i></p> <p><i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.</i></p> <p><i>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</i></p> <p>c) <i>Rural Communities</i></p> <p><i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i></p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

	<p><b>Consistent</b> It is noted that Resource Development for the purpose of intensive animal husbandry on non-prime agricultural land is a permitted (no permit required) use within the Rural Resource Zone.</p>
26.1.6	<p><i>Desired Future Character Statement</i> <i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i></p>
	<p><b>Consistent</b> It is noted that Resource Development for the purpose of intensive animal husbandry on non-prime agricultural land is a permitted (no permit required) use within the Rural Resource Zone.</p>

**3.2 Use**

**3.2.1 Use Table**

The proposed use and development meets the use class definition for 'resource development' in accordance with Clause 8.2 of the Scheme and the subcategory 'Intensive Animal Husbandry' as defined in Clause 4.1.3. The use class is categorised in the Use Table of Clause at Clause 26.2 as 'no permit required' as it is not located on prime agricultural land.

An evaluation against the use and development standards in the Zone and relevant Code provisions is required to confirm the 'no permit required' categorisation. The proposed use does not satisfy two (2) acceptable solution standards, including requirements for it to be setback >500 m from sensitive uses and to not increase traffic generation in Quills Road by >10%. Assessment against the corresponding performance criteria relevant to these issues is required. They are the only two (2) discretions which are applicable to the application.

**3.2.2 Use Standards**

The proposed use satisfies all the standards because it is categorised as 'no permit required' under the Zone provisions and will not be located on prime agricultural land.

**3.3 Development Standards**

26.4.1	<p><i>Building Location and Appearance</i> <i>Objective: To ensure that the:</i></p> <ul style="list-style-type: none"> <li>a) <i>ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and</i></li> <li>b) <i>development of buildings is unobtrusive and complements the character of the landscape.</i></li> </ul>
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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

	<p><b>Consistent</b>  <i>The proposal meets the Acceptable Solution</i></p>
A1	<p><i>Building height must not exceed:</i>            a) 8m for dwellings; or            b) 12m for other purposes.</p> <p><b>Complies</b>            The building height is approximately 4.7 m.</p>
A2	<p><i>Buildings must be set back a minimum of:</i>            a) 50m where a non sensitive use or extension to existing sensitive use buildings is proposed; or            b) 200m where a sensitive use is proposed; or            c) the same as existing for replacement of an existing dwelling.</p> <p><b>Complies</b>            The shed is setback 52 metres from Quills Road, 200 metres from Lalla Road , 272 metres to the western title boundary and 87.5 metres to the northern title boundary.</p>

The proposed use and development complies with all relevant acceptable solution requirements for the Zone.

**3.4 Overlays and Codes**

**3.4.1 Bushfire Prone Areas Code**

A Bushfire report has been included with the application which certifies that the proposed shed is exempt from the Code in accordance with Clause E1.4(g) because it will be integral to the agricultural use of the land and will not normally be occupied.

**3.4.2 Road and Railway Assets Code**

The Code applies because the development of the land intensifies the use of the access to Quills Road. The existing access point is a farm access which receives very little regular use outside of hay cutting and carting season. It is expected that the proposal will only result in an additional 4 traffic movements per day, however this will constitute a relative increase of more than 10% above the existing annual average daily traffic AADT movements. The issue triggers an assessment against performance criteria P3 in Clause E4.6.1 (see below).



**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<i>E4.1</i>	<i>Purpose of Code</i>
<i>E4.1.1</i>	<p>a) <i>ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and.</i></p> <p>b) <i>maintain opportunities for future development of road and rail infrastructure; and.</i></p> <p>c) <i>reduce amenity conflicts between roads and railways and other use or development.</i></p>
	<p><b>Consistent</b>                  The Traffic Impact Assessment demonstrates compliance with the relevant performance criteria. The proposed use and development will not compromise the safety and efficiency of the road network, opportunities for future development of road infrastructure will be preserved and any amenity conflicts will not be increase.</p>

**Use Standards**

<i>E4.6.1</i>	<p><i>Use of road or rail infrastructure</i>  <i>Objective: To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i></p>
	<p><b>Consistent</b>                  The Traffic Impact Assessment included with the application indicates that the proposed use is unlikely to significantly increase traffic generation associated with the site in absolute terms. The safety and efficiency of road infrastructure is therefore unlikely to be reduced.</p>
<i>A1</i>	<p><i>Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</i></p>
	<p><b>Not applicable</b>                  The site is not within 50 m of a Category 1 or 2 road.</p>
<i>A2</i>	<p><i>For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.</i></p>
	<p><b>Not applicable</b></p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

A3	<p><i>For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</i></p> <p><b>Does not comply</b></p>
P3	<p><i>For limited access roads and roads with a speed of more than 60km/h:</i></p> <p>a) <i>access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and</i></p> <p>b) <i>Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1,2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site access to a category 4 or 5 road is not practicable.</i></p> <p>c) <i>An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users</i></p>
	<p><b>Complies</b></p> <p>The Traffic Impact Assessment prepared has concluded that there will be no significant detrimental road safety impacts as a result of the proposal. This is because the proposed use is unlikely to significantly increase traffic generation associated with the site in absolute terms.</p>

**Development Standards**

E4.7.1	<p><i>Development on and adjacent to Existing and Future Arterial Roads and Railways</i></p> <p><i>Objective: To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:</i></p> <p>a) <i>ensure the safe and efficient operation of roads and railways; and</i></p> <p>b) <i>allow for future road and rail widening, realignment and upgrading; and</i></p> <p>c) <i>avoid undesirable interaction between roads and railways and other use or development.</i></p>
	<p><b>Not applicable.</b></p> <p>The proposed development will not be located within 50 m of a railway, a future road or railway, or a Category 1 or 2 road.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

E4.7.2	<i>Management of Road Accesses and Junctions</i> <i>Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i>
	<b>Consistent</b> The relevant acceptable solution is satisfied.
A1	<i>For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</i>
	<b>Not applicable</b>
A2	<i>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</i>
	<b>Complies</b> No new access or junction is proposed.
E4.7.3	<i>Management of Rail Level Crossings</i> <i>Objective: To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.</i>
	<b>Not applicable</b> The proposed development does not involve or affect a rail level crossing.
E4.7.4	<i>Sight Distance at Accesses, Junctions and Level Crossings</i> <i>Objective: To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</i>
	<b>Consistent</b> The relevant acceptable solution is satisfied.
A1	<i>Sight distances at:</i> a) <i>an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</i> b) <i>rail level crossings must comply with AS 1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or</i> c) <i>if the access is a temporary access, the written consent of the relevant authority has been obtained.</i>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

	<p><b>Complies</b> The TIA indicates that there will be no sight distance issues or deficiencies associated with the site.</p>
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**3.4.3 Car Parking and Sustainable Transport Code**

<i>E6.1</i>	<i>Purpose of Code</i>
<i>E6.1.1</i>	<p><i>The purpose of this provision is to:</i></p> <ul style="list-style-type: none"> <li><i>a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and</i> <ul style="list-style-type: none"> <li><i>i. ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and</i></li> <li><i>ii. ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and</i></li> <li><i>iii. ensure that parking does not adversely impact on the amenity of a locality and achieves a high level of urban design; and</i></li> <li><i>iv. ensure that the design of car and bicycle parking spaces and access meet appropriate design standards; and</i></li> <li><i>v. provide for the implementation of parking precinct plans.</i></li> </ul> </li> </ul>
	<p><b>Consistent</b> The assessment below indicates that the proposed development will comply with the relevant acceptable solutions</p>

**Use Standards**

<i>E6.6.1</i>	<p><i>Car Parking Numbers</i> <i>Objective: To ensure that an appropriate level of car parking is provided to service use.</i></p>
	<b>Consistent</b>
A1	<p><i>The number of car parking spaces:</i></p> <ul style="list-style-type: none"> <li><i>a) will not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or</i></li> <li><i>b) will 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</i></li> <li><i>c) will be in accordance with an acceptable solution contained within a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings within the General Residential Zone); or</i></li> <li><i>d) if for dwellings within the General Residential Zone, not less than 100% of the requirements of Table E6.1.</i></li> </ul>
	<p><b>Complies</b> There is no requirement for car parking set for the proposed agricultural use.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

E6.6.2	<p><i>Bicycle Parking Numbers</i>  <i>Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.</i></p>
	<p><b>Consistent</b>                  The relevant acceptable solution is satisfied.</p>
A1.1	<p><i>Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1.</i></p>
	<p><b>Complies</b>                  There is no requirement for bicycle parking set for the proposed agricultural use.</p>
A1.2	<p><i>The number of spaces must be in accordance with a parking precinct plan that has been incorporated into the planning scheme for a particular area.</i></p>
	<p><b>Not applicable</b>                  There is no relevant parking precinct plan.</p>
E6.6.3	<p><i>Taxi Drop-off and Pickup</i>  <i>Objective: To ensure that taxis can adequately access developments.</i></p>
	<p><b>Not applicable</b></p>
A1	<p><i>One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).</i></p>
	<p><b>Not applicable</b>                  No car parking spaces are required by Table E6.1.</p>
E6.6.4	<p><i>Motorbike Parking Provisions</i>  <i>Objective: To ensure that motorbikes are adequately provided for in parking considerations.</i></p>
	<p><b>Consistent</b>                  The relevant acceptable solution is satisfied.</p>
A1	<p><i>One motorbike parking space must be provided for every 50 car spaces required by Table E6.1 or part thereof.</i></p>
	<p><b>Not applicable</b>                  No car parking spaces are required by Table E6.1.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

**Development Standards**

Given no parking spaces are required to be provided under the terms of the Code provisions, the development standards are not applicable.

**3.4.4 Environmental Impacts and Attenuation Code**

E11.1	<i>Purpose of Code</i>
E11.1.1	<p><i>The purpose of this provision is to:</i></p> <ul style="list-style-type: none"> <li><i>a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of new sensitive land uses; or</i></li> <li><i>i) ensure the environmental impacts of new development are considered to eliminate, reduce or mitigate potential for environmental harm or environmental nuisance.</i></li> </ul>
	<p><b>Consistent</b></p> <p>The application seeks to vary the standard attenuation distance (to sensitive uses) relevant to the proposed which applies to the proposed poultry use. The attenuation distance prescribed in the Code is arbitrary and is able to be varied if a site specific study/ies are provided demonstrating the environmental harm and environmental nuisance will not be caused. Such studies have been provided which consider the relevant environmental impacts of the proposed use and demonstrate that the relevant Code standard (Clause E11.6.1 P1) will be satisfied. The application is therefore considered to be consistent with the Code Purpose.</p>

**Use Standards**

E11.6.1	<i>To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects</i>
	<p><b>Consistent</b></p> <p>Site specific assessments have been included with the application which demonstrate that the proposed use will have sufficient separation distance from sensitive uses to ameliorate adverse odour and noise impacts. Surface water and groundwater will be contained and managed on-site by an absorption trench however, based on the recommendations in the nutrient management assessment, permit conditions are recommended to require surface water and soil monitoring. This is intended to ensure that any off-site impacts are able to be mitigated.</p>
A1	<i>No Acceptable Solution.</i>

7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)

<p>P1</p>	<p><i>Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:</i></p> <ul style="list-style-type: none"> <li>a) <i>degree of encroachment; and</i> <ul style="list-style-type: none"> <li>i) <i>nature of the emitting operation being protected by the attenuation area; and</i></li> <li>ii) <i>degree of hazard or pollution that may emanate from the emitting operation; and</i></li> <li>iii) <i>the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.</i></li> </ul> </li> </ul>
	<p><b>Not applicable</b> The proposal does not involve a subdivision or subdivision for a sensitive use within an attenuation area.</p>
<p>A2</p>	<p><i>Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Major Tourism, Inner Residential, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.</i></p> <p><b>Does not comply</b> Table E11.1, when read in conjunction with A2 above, requires Poultry (intensive husbandry) to be setback 500 metres from sensitive uses. The definition of Intensive Animal Husbandry in clause 4.1.3 is: <i>'means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a cattle feedlot, broiler farm or piggery.'</i></p> <p>The proposed shed to house the chickens clearly fits within this definition as all of their food within the shed will be imported.</p> <p>There are 3 houses (i.e. sensitive uses) within a 500m radius of the centre of the shed, one of which is within the same title and ownership. The application therefore does not comply with A2.A conservative assessment of the application against this definition could also draw the conclusion that the chickens within the free range area are concentrated and confined and will be fed imported food. Therefore the environmental assessment accompanying the application has also taken into account the potential impacts on the additional 5 houses within 500m of the free range area fence.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

P3	<p><i>Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to:</i></p> <p><i>a) the degree of encroachment; and</i></p> <p style="padding-left: 20px;"><i>i) the nature of the emitting operation being protected by the attenuation area; and</i></p> <p style="padding-left: 20px;"><i>ii) the degree of hazard or pollution that may emanate from the emitting operation; and</i></p> <p style="padding-left: 20px;"><i>iii) use of land irrigated by effluent must comply with National Health and Medical Research Council Guidelines</i></p>
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**Complies**

In accordance with the requirements of P3, the application is accompanied by a number of site specific assessments addressing potential environmental issues being;

- Nutrient Management Assessment by AK Consulting;
- Noise and Odour Assessment by Pitt and Sherry

It is noted that the specific environmental issue referred to in relation to Intensive Animal Husbandry in Table E11.1 is 'odour', however the performance criteria clearly requires the potential for environmental harm and nuisance generally to be considered. It is also noted that the 500 m attenuation distance is an arbitrary distance listed in the Planning Scheme to 'alert' of potential conflicts. It does not take into consideration the scale, intensity or management of particular operations or the particular characteristics of individual sites. If a site specific study determines there will be no environmental issue, the appropriate outcome is for the attenuation distance to be relaxed. Conversely, an application is to be refused if it does not satisfy the performance criteria.

All of the environmental assessments have been independently reviewed by independent consultants with experience in the relevant areas. Whilst there were differences of opinion in terms of methodology, the overall assessments are considered satisfactory and address the relevant matters. The application is therefore considered to have satisfied the requirements in the performance criteria. Approval is recommended subject to conditions arising from the assessments.

This following summary of the assessments is broken in three (3) relevant components being odour, noise and water quality



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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**Odour**

The odour assessment was undertaken using a methodology for calculating the required site specific separation distance between poultry farms and residences developed by the NSW EPA. The assessment takes into account the number of birds and site specific terrain, vegetation and wind effects. The assessment explains that odour is the most common reason for complaints concerning poultry developments but that it can be controlled by good management practices.

The proposed operation will employ best practice design and management techniques to ensure odour is minimised. These include:

- The chicken shed is a well designed and constructed new building with good rain protection, insulation and ventilation.
- *The shed normally relies on natural ventilation incorporating a series of small fixed vents and large wall vents that are opened and closed by mechanically actuated roller curtains. Two exhaust fans are provided in the roof, but these will only operate in particularly hot weather. The fans and curtains are controlled automatically by temperatures or humidity do not occur.*
- *In the shed, the chickens are kept on a plastic gridded floor, 800mm above a concrete slab, where it dries out and remains dry. The collection area is cleaned out using a 'bobcat' loader every 12 to 14 months.*
- *The chicken manure is disposed of by spreading on pasture, where it is rapidly absorbed by the grass. Olsons own over 283 ha of pasture to facilitate this. Manure is spread immediately after removal from the chicken shed and not stockpiled on site.*
- *The chickens are provided with drinking water in the shed using a nipple and cup system that prevents water spillage onto the manure collection area.*
- *Dead birds are removed from the site immediately and disposed of offsite using arrangements at Olson's existing poultry operation at Brown Mountain.*
- *The proposed operation is a free range poultry farm. Because the chickens spend much of the day roaming across open pasture, the generation of odour within the shed is less than if they were confined there all the time. The odour generated on the free range area is negligible.*

A site specific method of calculating required separation distance has been used in the odour assessment. Site specific parameters taken into account include:

- Sensitivity to the receptors;
- The type of shed ventilation; and
- The surface roughness and topography of the land and the prevailing wind conditions.

The assessment found that for the proposed operation, the minimum separation distance to a residence is:

- 140m when the fans are off (most of the time) and
- 200m when the fans are on (in hot summer weather).

The nearest neighbours are at a distance of 390 metres (427 Lalla Rd) and 410 metres (428 Lalla Rd). Given a worst case scenario requires the separation distance to be 200m, it is considered that in respect of odour, a 390m minimum separation area is considered adequate to protect the neighbouring residences from any environmental nuisance or harm.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

**Noise**

The noise was assessed by calculating the expected combined noise levels at the nearest residences from the equipment and vehicles that will operate on the site and comparing these with the estimated ambient noise levels.

There are a number of potential noise sources from the operation being:

- Roof exhaust fans;
- Feed distribution system
- Egg collection conveyor system
- Utes
- Feed deliveries/egg deliveries
- Shed cleanout
- Chickens

The existing ambient noise levels have been estimated based on the fact the farm is located in a rural area with very light local traffic. A conservative estimate has determined that the daytime ambient noise level at the two neighbouring houses would generally be 30-35dB(A) dropping to about 25 dB(A).

The noise levels from the proposed farm at the two nearest neighbouring residences have been calculated by combining the effect of the noise sources identified above and allowing for the attenuation caused by the distance between the noise sources and the residences. The noise levels have been calculated using a worst case daytime scenario assuming all noise sources were operating at once when in fact this is unlikely to occur in typical daily operation. Usually only one or two noise sources will be active at any one time. The shed walls have an STC rating of about 41dB, which means the noise emissions passing through the walls would be reduced by 41dB.

The calculated noise levels at the two closest residences is as per the table below:

<b>Residence</b>	<b>Distance (m)</b>	<b>Calculated day noise level</b>	<b>Calculated night noise level</b>
427 Lalla Rd	390	30.2	25.0
428 Lalla Rd	410	29.7	24.6

The predicted noise levels from the farm are much less than 5dB above the ambient noise and at most times will not be perceptible at all. The site specific noise assessment has demonstrated that the noise levels generated by the operation are within the accepted 5dB above ambient and therefore will not constitute an environmental harm or nuisance.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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***Water and Soil Quality***

In terms of water quality in the adjoining creeks, it is considered that as the free range area is fenced off from the creek there will be no direct access by the chickens to the creek area. All stormwater from the shed will flow into an absorption drain and there will be no direct discharge to the creek. It is noted that traditional grazing methods (i.e. sheep and cattle) would not prevent livestock from direct access to the creek therefore this proposal is considered good practice in that regard. AK Consulting has prepared a nutrient management assessment to determine the potential impacts on surface and groundwater. The report found that: *'Mass balance calculations show that if manure deposited on the range area exceed 10-15% of total production there may be an excess of Phosphorus, which over time may lead to soil levels becoming such that binding of phosphates no longer occurs and consequently potential for offsite impacts on surface water to occur. Runoff from the site is also likely to carry manure to the watercourses.'*

Given the report was not able to be based on actual data (as the operation doesn't exist currently), a number of assumptions had to be made. Therefore to ensure impacts are mitigated, it is recommended that monitoring of the actual impacts occurs regularly. This will require operational practices to be amended if an adverse impact over time is found. Such operational practices include mowing or additional grazing (by other livestock) of the free range area to encourage new pasture growth and therefore nutrient uptake. Other operational changes that could occur include:

- Internal fencing to maximise the use of the entire range area, particularly the further extents.
- Remove manure deposited in close proximity to the shed or in concentrated areas.
- Reduce phosphates in feed sources; and
- Ensure manure from the shed is not spread to the free range area (required by permit condition).
- Apply rest periods to free range areas to reduce manure build up.

The recommended permit condition will require a surface water quality monitoring program to be implemented providing for monthly monitoring and prescribed parameters over a 12 month period. The monitoring results will be required to be assessed against site specific water quality targets set by the EPA or Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality'.

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

Other aspects to note include the following:

- There will be no dead bird or broken egg disposal on-site
- The spreading of the manure on titles associated with the subject title is no different to typical spreading of fertiliser that occurs in most farming operations.
- The shed operation is a 'dry operation' therefore the manure removed from the shed is completely dry.

It is further noted that with respect to impacts on the creeks, if this facility was not within 500m of residential uses, it would not have needed a planning permit but could still have the same potential impacts on the watercourse.

Overall, subject to permit conditions requiring monitoring and changes to operational practices if high phosphate. R.coli or nitrogen levels are found, it is considered that the operations potential for impact on groundwater and water quality are consistent with typical livestock operations (for which no permit would be required).

**3.4.5 Water Quality Code**

Assessment of the proposal against the code is exempt. Whilst the operation will be within 50m of a watercourse, Clause E9.4.1 b) provides an exemption for agriculture. It is also noted that there will be no point source of discharge directly into a watercourse from the proposed shed.

**4.0 REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Assets	No comments provided.
Environmental Health	<ul style="list-style-type: none"> <li>• Not referred (independent assessment undertaken by GHD).</li> </ul>
Heritage/Urban Design	Not applicable.
<b>EXTERNAL</b>	
TasWater	Not applicable
Heritage Tasmania	Not applicable

**5.0 REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period (excluding public holidays) from 24 December 2014 to 14th January 2015. Fifteen (15) representations were received.

7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)

ISSUE	RESPONSE
<p>Concerns about the impact the use on the water quality of Pipers River. A number of representors draw water from the creek for rural use (stock watering). One of the representors indicated they use the water for domestic purposes.</p>	<p>Firstly it should be noted that the shed itself is a 'dry' operation and there is proposed to be no direct flows from the shed into adjacent waterways.</p> <p>The free range area is fenced approximately 10m from the top of the bank of the waterways and the creeks have a 30m wide native vegetation strip along them which assists in filtering water. The chickens do not have direct access to the creek.</p> <p>It is noted that the property owner could run sheep or cattle on the property which could directly access the creek for water and put feces directly into the creek. The potential impact on the adjacent waterways is addressed in the AK Consulting report lodged with the application.</p> <p>The report recognises that if there is a buildup of phosphorus levels there could be impacts to the water quality as high phosphorus levels in water contribute to algal blooms. The movement of phosphorus into waterways is most commonly associated with soil erosion rather than movement of phosphorus through the soil. Surface flows may move manure directly into the water courses.</p> <p>Given the potential does exist for a buildup of phosphorus and runoff from the site to carry manure into watercourses, it is a recommended condition of permit that regular monitoring occurs. If elevated levels are found in the adjacent watercourses, changes to the operations can occur to remediate the issue. Such changes include the ability to change the operation to purely a barn operation for a period, internal fencing in the range area and removal of dry matter from the range area by cutting the fodder for hay or silage. This latter option encourages new pasture growth which means the nutrients are taken up by the pasture.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
<p>Should contamination of the river occur, it may impact on the 'certified organic status' of one of the representor's organic seed production business which may impact on farm income.</p>	<p>As stated above, a permit condition requiring regular monitoring to occur will ensure that if any contamination occurs, operational practices must immediately change to reduce the impact.</p> <p>The property is within a rural resource zone, within which resource development is a permitted (no permit required) use as is intensive animal husbandry. The only trigger for a permit on this application is the fact that it is within 500m of residential uses. The property owner and indeed any property owners in the area can spray pesticides on their land (in accordance with guidelines) and have livestock drink directly from the creek, all of which may impact on water quality but do not require a permit.</p> <p>The EPA would investigate and take action should any land owner be polluting a watercourse in any area.</p> <p>It is noted that the representor's property is well downstream on Pipers River and that the AK consulting report found that the impact further downstream (where the watercourse meets Pipers River) would be reduced due to the high volumes of water in the Pipers River.</p>
<p>Impact on property value for residents living in close proximity to facility.</p>	<p>This is not a relevant planning matter under the Planning Scheme.</p>

7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)

ISSUE	RESPONSE
<p>Odour impacts to nearby residents</p>	<p>The potential for odour impacts is relevant to the discretion being sought in relation to the standard 500 m attenuation distance from sensitive uses. It is the sole environmental issue referred to in relation to Intensive Animal Husbandry in Table E11.1 'Attenuation Distances'.</p> <p>It is noted that the attenuation distances set out in Table E11.1 are designed to act as a discretionary trigger. The performance criteria at P2 of E11.6.1 clearly allows for a reduced attenuation distance if a site specific study demonstrates that the degree of encroachment will mean there is no environmental nuisance or harm.</p> <p>The application is accompanied by a site specific (noise and) odour study. The study has calculated a required separation distance from this particular facility with its particular operating conditions and parameters to sensitive uses i.e residences. The study found that the minimum distance required is 140m when the fans are off and 200m when the fans are on (in hot summer weather). The nearest neighbours are at a distance of 390 metres and 410 metres and therefore substantially greater than the 200m minimum required and therefore it is appropriate that the exercise of discretion allows for the facility in its proposed location.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
<p>Objections arising generally from the location of the proposed use within the minimum recommended 500 metres attenuation distance.</p>	<p>As stated above, the 500m recommended attenuation distance is an arbitrary guide only and the distance can be reduced if a site specific study demonstrates that there will be no environmental nuisance or harm. The trigger for the attenuation area is odour, however noise and water quality have also been addressed in the studies accompanying the application. The study shows that a minimum distance of 200 metres is required with respect to odour and that noise levels from the proposed activities would be less than 5dB(A) at the nearest residences and therefore not considered intrusive. The findings of surface water assessment have been discussed above in relation to water quality issues raised in the representations.</p>
<p>One objector raises the concern that their property overlooks the shed and in prevailing n/w winds the chicken particulates would accumulate on the representors roof and contaminate water tanks potentially causing health impacts.</p>	<p>The prevailing wind direction (NW) has been taken into account by the site specific noise and odour studies. There will be no dust or 'chook particulate' emissions from the shed and the range area will be sown to pasture which will reduce any dust impacts.</p> <p>It is also noted that the site specific odour assessment which looked at the potential for odour to travel to nearby receptors, determined that a 200m buffer in the prevailing wind direction (NW) was sufficient to reduce the risk of odour. This 200m buffer is also considered sufficient to prevent dust exposure to the nearest resident (320m from free range area).</p> <p>It is further noted that this is an allowable activity within the Rural Resource Zone, the purpose of which is for rural resource operations.</p>



**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
<p>As the chicken shed will be in place for many years, the concentration of chook particulates would increase dramatically over time.</p>	<p>It is recognised there is the potential for nutrient (mostly phosphorus) build up from the site to increase nutrient levels in the creek. For that reason, a monitoring programme will be put in place to ensure that if a build-up does occur to unacceptable levels, management practices at the facility are changed to reduce the nutrient levels.</p>
<p>Concerns about odour impacts particularly as the shed will only be cleaned out every 14 months and the wet accumulated matter would cause a smell that would be a serious health matter.</p>	<p>Refer to previous responses with respect to odour and the site specific attenuation distance needing to be 200m (a minimum of 390m is provided). The shed is designed to accumulate up to 14 months of waste product from the chickens. The shed itself is a 'dry' operation with even the water supply for the chooks being via drippers which don't spill. The matter cleaned out at the end of a chicken cycle (anywhere up to 14 months) will be dry.</p>
<p>Proximity of the shed to two water courses. One representor states that the plan shows the shed is some distance from the watercourses but the already built shed is close to the watercourses.</p>	<p>The plan as submitted with the application shows the location of the shed with respect to the watercourses. The shed is partly constructed and it is considered that the plan accurately reflects its location.</p>
<p>Concern at tourists drinking contaminated water from watercourses.</p>	<p>The nearby watercourses would not be considered 'potable'; water supply although it is recognised that some land owners have domestic takes from them. As stated previously, a monitoring programme will be put in place to ensure there are no increase in nutrient and bacterial levels in the creeks from the operation.</p>
<p>Concern that the shed has already been constructed and is close to completion without a permit to build being applied for.</p>	<p>The shed has a building permit issued (BA 176/2014) and construction of the shed itself does not require a planning permit, it is the issues relevant to 'use' of the shed for intensive animal husbandry that have resulted in the need to obtain a planning permit.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

ISSUE	RESPONSE
<p>Concern that the applicant knows that a 'belated' permit will be granted and that distances and impact statements will be reduced to accommodate his already significantly developed poultry shed.</p>	<p>The application has been assessed on its merits against the relevant standards of the Interim Planning Scheme. As noted above, a planning permit is not required for construction of the shed if it were to be used for 'resource development' purposes, it is only the 'intensive animal husbandry' use that requires a planning permit. A building permit has been granted so the applicant is acting under the terms of that permit with the construction that has commenced.</p> <p>It is noted that the recommended attenuation distance outlined in Table E11.1 is a 'guide' only and triggers a requirement for a full site specific study to occur. It does not mean that the specified activity cannot occur within the attenuation distance to a sensitive use, but rather it is a trigger for a detailed site specific assessment, which in this instance has clearly demonstrated that for odour (the reason for the attenuation distance being in place) that the minimum separation distance required in the 'worst' conditions means is 200m.</p>
<p>Concern for the health and wellbeing of the children and elderly residents who live in proximity to the proposed operation. Council has a duty of care to these residents.</p>	<p>The application provides sufficient site specific studies and information to demonstrate that the proposal will not result in environmental harm and nuisance having regard to the degree of encroachment.</p>
<p>Concern that the operation will result in a 24hr a day 7 day a week odour issue that will be a health risk.</p>	<p>The site specific odour study clearly demonstrates that a 200m separation distance is appropriate to ensure no odour impacts on nearby residences.</p> <p>The closest properties are 427 Lalla Rd (at a distance of 390m from the centre of the shed and 320m from the free range area fence) and 428 Lalla Rd (at a distance of about 410m from the shed and 350m from the fence), therefore it is considered that there will be on odour impacts to nearby residences from the proposed operation.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
<p>Concern about the native wildlife such as platypus in the adjacent waterways. The operation will poison and kill the platypus food source especially in summer when the stream flow is very low.</p>	<p>The potential impact on the adjacent waterways is addressed in the AK Consulting report lodged with the application.</p> <p>The report recognises that if there is a buildup of phosphorus levels there could be impacts to the water quality as high phosphorus levels in water contribute to algal blooms. The movement of phosphorus into waterways is most commonly associated with soil erosion rather than movement of phosphorus through the soil. Surface flows may move manure directly into the water courses.</p> <p>Given the potential does exist for a buildup of phosphorus and runoff from the site to carry manure into watercourses, it is a recommended condition of permit that regular monitoring occurs and that if elevated levels are found in the adjacent watercourses, changes to the operations can occur to remediate the issue. Such changes include the ability to change the operation to purely a barn operation for a period, internal fencing in the range area and removal of dry matter from the range area by cutting the fodder for hay or silage. This last option encourages new pasture growth which means the nutrients are taken up by the pasture.</p>
<p>Concern about other animals such as white cockatoos, black cockatoos, kookaburras, ravens, crows that fly through the property in the early morning.</p>	<p>It is unclear how the operation could impact on these animals. The shed itself doesn't require planning approval, only the use of it for intensive animal husbandry.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
Concern that Council will approve the application even though it is against the Council rules because of the mistake that was made.	This assessment of the application has been undertaken by independent planning consultants outside of Council to ensure transparency. The application has been assessed on its merits against the relevant requirements of the Planning Scheme.
Disagreement with the location of the facility.	It is considered that the proposed facility meets all the relevant requirements under the Planning Scheme and there is no valid planning grounds for refusal.
Concern about run-off from the manure into the creek/Pipers River which will effect all properties down the Pipers River. These property owners have not been consulted.	<p>The impacts of run-off from manure have already been addressed above. Only the property owners with adjoining titles are required to be notified by letter of the proposed application.</p> <p>The public advertising period is the relevant consultation period in accordance with Section 57(4) of the Land Use Planning and Approvals Act 1993.</p>
There is a parasite in chicken manure, that if it gets into sheep, they die. There are many people downstream who have sheep and cattle and other animals.	<p>Majority of waste manure from the operation will be contained and managed within the shed and separate biosolids spreading operation.</p> <p>A regular monitoring program will be implemented as a permit condition to determine if there is an impact from the operation on water quality from the free range area (potential pathogens). If elevated levels of indicator bacteria are found in the adjacent watercourses, changes to the operation such as manual removal of manure, resting of the free range area or conversion to barn laid operation can be implemented as effective controls. The risk from manure runoff on pathogens and parasites may be comparable to other permitted agricultural activities.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
<p>There are people down river who pump into tanks and drink it.</p>	<p>The potential impact on the adjacent waterways is addressed in the AK Consulting report lodged with the application. The report recognises that if there is a buildup of phosphorus levels there could be impacts to the water quality as high phosphorus levels in water contribute to algal blooms. The movement of phosphorus into waterways is most commonly associated with soil erosion rather than movement of phosphorus through the soil. Surface flows may move manure directly into the water courses. Given the potential does exist for a buildup of phosphorus and runoff from the site to carry manure into watercourses, it is a recommended condition of permit that regular monitoring occurs and that if elevated levels are found in the adjacent watercourses, changes to the operations can occur to remediate the issue. Such changes include the ability to change the operation to purely a barn operation for a period, internal fencing in the range area and removal of dry matter from the range area by cutting the fodder for hay or silage. This last option encourages new pasture growth which means the nutrients are taken up by the pasture. It is noted that a condition of permit will require detailed design of the stormwater absorption trench to be submitted to Council's satisfaction prior to the commencement of the use.</p>
<p>The proposed collection of manure and dispersal over the paddocks will result in a stench that will mean the particular representor will have to vacate their premises until the stench dissipates.</p>	<p>The property owners have a large landholding over which they can spread the dry matter from the shed. This practice is normal agricultural practice and does not require a specific permit (it is only spray irrigation of liquid wastes that requires a planning permit if it is to occur within 500m of a sensitive use).</p>
<p>Concern that downstream residents will get giardia.</p>	<p>The risk of bacterial, parasitic and viral pathogens to water quality has been addressed as per representations above. If an adverse impact on water quality is identified, then changes to the operation will be required to be implemented.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

ISSUE	RESPONSE
<p>Considers that the Olson’s operation at Brown Mountain Road is vial and if they can’t manage that operation they will not be able to manage the proposed operation.</p>	<p>The planning application for this facility at the proposed location must be assessed on its merits against the relevant matters in the Planning Scheme. What does or doesn’t occur at the proponents other properties is not a relevant matter for consideration.</p>
<p>Concern about the comment in the PDS report that states ‘The Rural Resource Zone clearly gives preference to ‘agriculture’, residential use is very much a subservient use, on this basis users should set their expectations of residential amenity accordingly.’</p>	<p>It was correct for the application to state that the current Rural Resource Zone gives primacy to agriculture and resource development. The rural residential uses in the surrounding Rural Resource-zoned area were lawfully established and are legitimate uses. However, there are a is a range of more traditional agricultural uses which could establish as of right (without the need for a permit) and which would have similar impact as the current proposed use. The fact that the proposed use is required to obtain a permit means that it will be subject to a greater degree of regulation than other potential uses (not requiring a permit).</p>
<p>Concern that the shed is already (partly) constructed closer to Quills Rd and the waterways than would normally be allowed.</p>	<p>The proposed shed satisfies the required setback from Quills Road. There are no requirements for setbacks of agricultural related facilities to waterways under the Planning Scheme.</p>
<p>Concerned at the impacts of the proposed facility on the heritage values of the representor’s property and that it will destroy from their property’s tourism business</p>	<p>As the subject property and the adjoining properties are not contained within a heritage precinct or has a separate heritage listing, an assessment against the Heritage Code is not required.</p>
<p>Concerned at stocking density and the fact that the shed is of a size to house 14000 chickens.</p>	<p>The application seeks approval for 7200 chickens and as all the documentation included as the application material will form part of the endorsed permit, plus condition 2 will ensure that a maximum of 7200 chickens can be kept on site under this permit if approved.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

ISSUE	RESPONSE
<p>Representor has raised concerns around the methodology used for the odour assessment.</p>	<p>The odour assessment has been independently reviewed and we are confident that the methodology is sound and that the minimum separation distance for odour can be reduced to 200 m as stated in the Pitt and Sherry report.</p>
<p>Queries who will be responsible if the shed does give rise to environmental nuisance due to odours.</p>	<p>As Council is the permit authority, and has obligations under EMPCA, it will be the first point of call if complaints are made. Complainants may also follow the issue through with the EPA.</p>
<p>The issue of increased flies and vermin has not been addressed in the application.</p>	<p>This is not a relevant planning matter in this instance. Flies and vermin are normally associated with agricultural operations, which do not require a permit in the Rural Resource Zone.</p>
<p>Concerned that agricultural operations are exempt from assessment under the Water Quality Code E9 and whether this directly violates Council's duty under Section 20A of EMPCA.</p>	<p>The application can only be assessed against the Planning Scheme as written and it is clear that agricultural activities are exempt from assessment under the Water Quality Code if no direct discharge occurs.</p> <p><i>As per Section 20A(2) of EMPCA ' In relation to activities other than prescribed activities, a council must use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution.'</i></p> <p>However Council can only do this within the bounds of its legislative jurisdiction, in this instance the Planning Scheme. It is noted that were this operation to occur at a greater distance than 500m from residential uses, its impacts on water quality would not be controlled at all through the planning scheme. In this instance, Council does have the opportunity to put permit conditions in place requiring regular water quality monitoring.</p>

**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

<b>ISSUE</b>	<b>RESPONSE</b>
<p>The representation included correspondence from Aquatic Science providing an opinion that there are issues with potential water quality contamination as a result of the proposed facility.</p>	<p>The potential impact on the adjacent waterways is addressed in the AK Consulting report lodged with the application.</p> <p>The report recognises that if there is a buildup of phosphorus levels there could be impacts to the water quality as high phosphorus levels in water contribute to algal blooms. The movement of phosphorus into waterways is most commonly associated with soil erosion rather than movement of phosphorus through the soil. Surface flows may move manure directly into the water courses.</p> <p>Given the potential does exist for a buildup of phosphorus and runoff from the site to carry manure into watercourses, it is a recommended condition of permit that regular monitoring occurs and that if elevated levels are found in the adjacent watercourses, changes to the operations can occur to remediate the issue. Such changes include the ability to change the operation to purely a barn operation for a period, internal fencing in the range area and removal of dry matter from the range area by cutting the fodder for hay or silage. This last option encourages new pasture growth which means the nutrients are taken up by the pasture.</p>

**6.0 CONCLUSION**

The application has been assessed against all relevant provisions of the Launceston Interim Planning Scheme 2012 and all issues raised in the representations received during the public advertising period have been considered and an assessment made as to their merit with respect to valid planning matters.



**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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The main discretion this application evokes is with respect to separation distance to a sensitive use (i.e residential). A minor discretion is evoked with respect to traffic matters. The major concern in terms of the assessment of the application against the Planning Scheme and in terms of the matters raised by the representor's is potential environmental impacts in terms of odour and water quality. To that end, it is considered that the supporting environmental reports lodged with the application and prepared by suitably qualified professionals satisfactorily address these matters.

In order to ensure that once operational, the use cannot cause environmental harm, a number of permit conditions (in addition to the standard condition requiring compliance with all submitted reports and plans) have been recommended for inclusion on the permit including:

- Compliance with recommendations in the nutrient management plan;
- Maximum number of birds to be kept on the premises;
- Maximum noise levels;
- Detailed Stormwater Design to demonstrate that all stormwater from the shed will be contained on-site and no discharge into the creek will occur.
- Surface water quality monitoring;
- Soil quality monitoring.

Any breach of these permit conditions will enable Council to undertake enforcement action in accordance with Section 64 of the *Land Use Planning and Approvals Act 1993*.

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

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

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**7.1 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry - development and use of egg production facility...(Cont'd)**

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**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2012

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Locality Plan
  2. PDS Planning Submission (including attachments) (circulated separately)
  3. Representations (circulated separately)
-

Attachment 1 - 25 Quills Road, Lalla (Pages = 1)

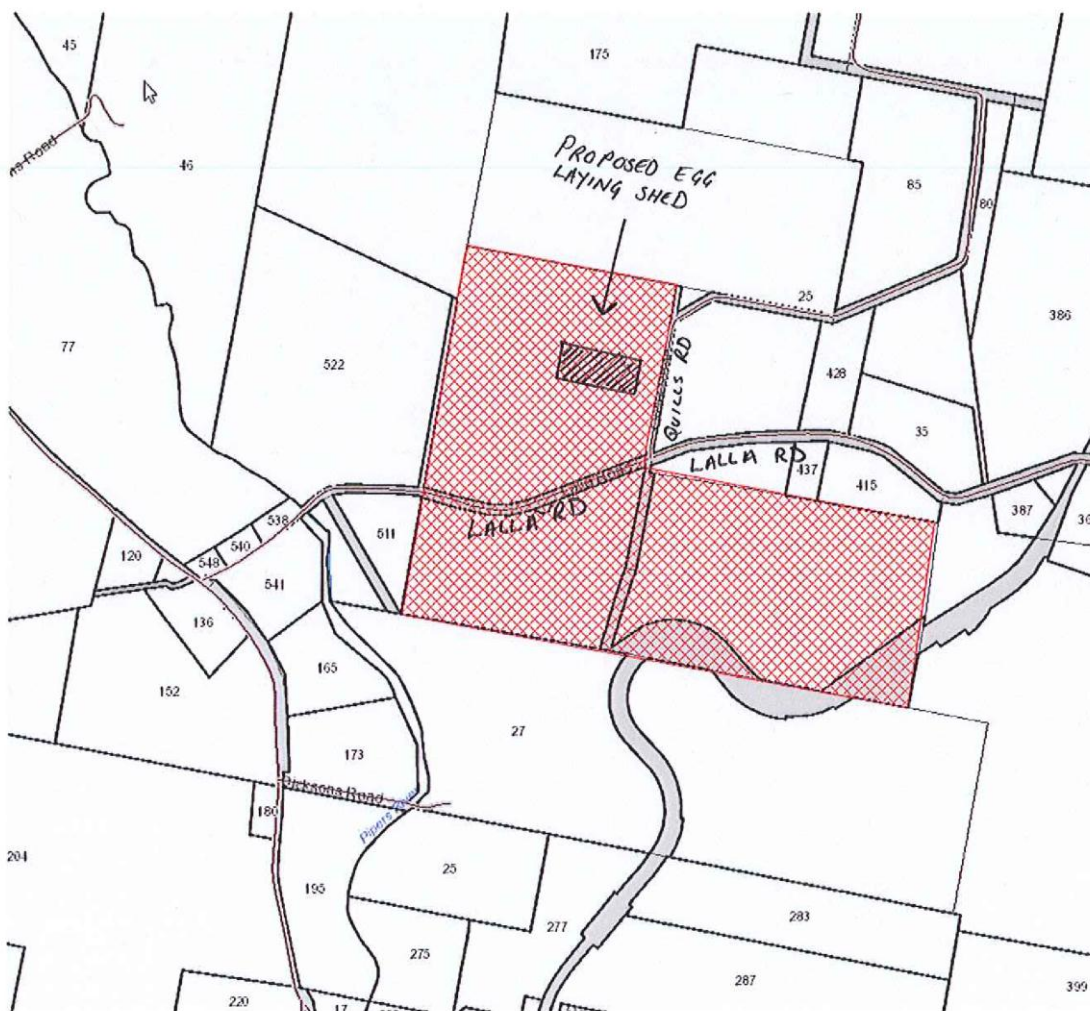


LAUNCESTON  
CITY  
COUNCIL

**Launceston City Council**  
*A Leader in Community & Government*



## **LOCALITY MAP - DA0471/2014** **25 QUILLS ROAD, LALLA**



### **Locality Map**

Scale: This Map Is Not to Scale

The Council will no longer be acting as a Planning Authority in respect of items 8 - 24.

## **8 ANNOUNCEMENTS BY THE MAYOR**

### **8.1 Mayor's Announcements**

**FILE NO:** SF2375

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#### **Wednesday 28 January 2015**

- Attended Newstead College Presentation of Awards

#### **Thursday 29 January 2015**

- Attended Launceston College Academic Awards Ceremony

#### **Friday 30 January 2015**

- Attended Ravenswood Community Mobiliser Program 'Growing Together" Project Celebration

#### **Monday 2 February 2015**

- Attended Andrew Fuller, Director Resilient Youth Australia Presentation

#### **Wednesday 4 February 2015**

- Met with Mayor Kominami from Ikeda
- Attended Southern Cross Television New Season Launch 2015

#### **Thursday 5 February 2015**

- Attended White Ribbon Breakfast
- Officiated at St Michaels Association's Board Official Opening of 20 Independent Living Units
- Attended Official Opening of the Windsor Pavilion

#### **Friday 6 February 2015**

- Officially welcomed Chinese Students visiting Tasmania at Prospect High School
-

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

**10 QUESTIONS BY ALDERMEN**

**11 COMMITTEE REPORTS****11.1 Tender Review Committee Meeting - 15 December 2014****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

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

**RECOMMENDATION:**

That Council receive the report from the Tender Review Committee meeting held on 15 December 2014.

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**REPORT:**

## 1. Centre Way Lane Upgrade - CD.024/2014

The Tender Review Committee accepted the tender submitted by Classic Landscapes Pty Ltd for the Centre Way Lane upgrade, at a cost of \$105,378.86 (excl. GST).

## 2. Paterson Street East Car Park and Public Toilets Redevelopment CD.020/2013

The Tender Review Committee accepted the tender submitted by Riedle Pty Ltd trading as Invision Developments for the Paterson Street East Car Park and Public Toilets Redevelopment, at a cost of \$237,000.00 (excl. GST).

## 3. Bridge Replacement Program - Windermere Road Bridge 670 (Saltwater Creek) and Rowleys Hill Road Bridge 657 (Turners Marsh Creek) - CD.026/2014

The Tender Review Committee accepted the tender submitted by BridgePro Engineering Pty Ltd for the Bridge Replacement Program - Windermere Road Bridge 670 and Rowleys Hill Road Bridge 657, at a combined total cost of \$324,600.00 (excl. GST).

## 4. Purchase and Removal of Scrap Metal from the Launceston Waste Centre - CD.025/2014

The Tender Review Committee accepted the tender submitted by Sims Metal Management for the Purchase and Removal of Scrap Metal from Launceston Waste Centre, for a period of 3 years with a possible extension of 12 months on satisfactory performance at a cost of \$83,846.95 (excl. GST) per annum.

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**11.1 Tender Review Committee Meeting - 15 December 2014...(Cont'd)**

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**5. Major Plant Replacement - Truck 9224**

The Tender Review Committee accepted the tender submitted by FRM Hino for the replacement of Truck 9224, at the changeover cost of \$98,424.00 (excl. GST).

**6. Launceston Waste Centre, Relocation of NERWS Trunk Water Main - CD.027/2014**

The Tender Review Committee accepted the tender submitted by Gradco Pty Ltd for the Launceston Waste Centre, Relocation of Trunk Water Main, at a cost of \$798,671.43 (excl. GST).

**7. Hill Street (York Street to Hillside Crescent) - Road Asset Upgrade - CD.028/2014**

The Tender Review Committee accepted the tender submitted by Crossroads Civil Contracting for the Hill Street Upgrade (York Street to Hillside Crescent), at a cost of \$406,456.00 (excl. GST).

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Budget 2014/2015.

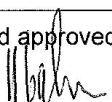
**BUDGET & FINANCIAL ASPECTS:**

The projects are funded in accordance with the approved 2014/2015 Budget.

**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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**11.2 Cataract Gorge Advisory Committee Report 28 January 2015****FILE NO:** SF0839**AUTHOR:** Andrew Smith (Manager, Parks and Recreation)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Cataract Gorge Advisory Committee.

**RECOMMENDATION:**

That Council receive the report from the Cataract Gorge Advisory Committee meeting held on 28 January 2015.

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**REPORT:**

1. Chairperson  
Alderman Janie Finlay was elected as the Cataract Gorge Advisory Committee chair.
  2. Stone Shelter Refurbishment Update  
The planning and building approval have been received. Construction will commence mid-February before ground conditions become unsuitable for vehicle access.
  3. Basin Cottage and Volunteer Report  
The Basin cottage has been open since 24 December 2014. Numbers throughout the summer season have been fabulous with many excellent and positive comments about the upgrade, general look and access to the cottage. There have been 1,492 people in the 23 days open, averaging 64.9 visitors per day with the biggest day on 6 January 2015 with 106 visitors. Currently there are 13 volunteers with the hope of conducting more interviews in the future.  
  
Tammy Edmunds is to be commended on her efforts in managing our volunteers throughout the seven months when the Basin cottage was under renovation.
  4. Reimagining Cataract Gorge Update  
An updated project plan was presented showing the current process of the project and the public consultation that is currently underway. The eight themes and potential responses from the initial workshop have been developed into a survey and posted to immediate neighbours for comment.
-



**11.2 Cataract Gorge Advisory Committee Report 28 January 2015...(Cont'd)**

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The same survey will be placed on the 'Your Voice Your Launceston' website in early February. A draft Green paper encompassing the results of the survey will be presented to a Cataract Gorge Advisory Committee meeting for comment before being presented to Council for consideration.

**5. Fire Management**

Currently reviewing the Bushfire Management Strategy and consultants has been hired to complete this. There's a new bushfire code and fire mapping however in the interim we still have our current plans.

**6. Basin Concert Update**

The Basin Concert was held successfully on New Year's Day with over 2200 people in attendance.

**7. Arrival and Orientation Signage**

The committee considered the proposed alternatives for arrival & orientation signage at the three main entrances into the Reserve and the committee supported orientation maps being installed in all three locations as part of the project.

**8. Brochures**

Cataract Gorge Reserve brochure has been reprinted with a few adjustments to get through the tourist season. After the Reimagining Project the brochure will be reviewed.

The Parks and Trails brochure is about to be printed along with the 'Native Plants of the Cataract Gorge Reserve'.

**9. Green Army**

The Green Army project is continuing to work in the Cataract Gorge and will finish in May 2015.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

N/A

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**11.2 Cataract Gorge Advisory Committee Report 28 January 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.



**Harry Galea: Director Infrastructure Services**

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**12 COUNCIL WORKSHOPS**

The following Council Workshops were held on 2 February 2015:

- General Briefing on Public Roads Responsibility
- City Heart Project - Traffic Management Session 2.

**13 PETITIONS**

**Nil**

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**14 NOTICES OF MOTION - FOR CONSIDERATION****14.1 Notice of Motion - Alderman Wood - Festival of Voices****FILE NO:** SF5547**AUTHOR:** Alderman Wood**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To consider a Notice of Motion from Alderman Wood in regards to the Festival of Voices event for 2016.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council write to the Premier seeking the Government's agreement to make the funding for the Festival of Voices event for 2016 conditional on its relocation to Launceston.

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**REPORT:**

Alderman Wood will speak to this item.

**Background information provided by Alderman Wood.**

Now in its eleventh year, Festival of Voices is held in July, this unique festival welcomes over a thousand choristers and vocalists for ten days from the mainland and overseas.

On any one day, you can attend concerts in concert halls, churches, historic buildings as well as small pubs, market halls, street corners; and be listening to choirs, ensembles, spoken word performers and solo artists singing gospel, a cappella, music theatre and cabaret.

The Festival offers a world class program of concerts, workshops and events for people of all ages and abilities, presented by internationally renowned guest artists and vocal teachers.

Central to everything is the singers who participate, who would travel to Launceston to experience all that is unique about the festival and this amazing city, an event like no other which would transform Launceston into a vibrant hub of learning, sharing and performing

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**14.1 Notice of Motion - Alderman Wood - Festival of Voices...(Cont'd)**

---

Launceston has a strong record of musical participation including singing and a strong community music program in conjunction with the university.

Launceston has some good events, however as we descend into the cooler months we tend to shut down. That's what makes this event appealing as it has historically been held in July and has built up a loyal following. The Festival of Voices is distinctly a winter event commencing with a huge public bonfire.

It would be a fantastic opportunity to put Launceston on show with our beautiful historic buildings, halls and churches and of course the magic backdrop of the Gorge.

The benefits to Launceston's economy would be vast, cost to Council minimal and Launceston is in desperate need of an event of this calibre mid-year. I believe it fits perfectly within our events calendar.

The State budget contains a good deal of funding for events such as these, however the great majority of the funding appears to benefit the South of the state. In regional equity terms alone it is entirely appropriate that we seek the relocation of a major festival for one year to the City of Launceston.

The Festival last year attracted 23,000 visitors and is funded annually by the people of Tasmania to the tune of \$350,000.

***Officer Comments - Leanne Hurst (Director Development Services):***

The organising committee for the Festival of Voices is a Hobart-based group of volunteers. To officers' knowledge, that committee has not yet been engaged on the proposal to re-locate the festival to Launceston.

Since the event stakeholders meeting convened by the Mayor in September 2014, Council officers have been working with others, including Tourism Northern Tasmania and Cityprom, to explore and pursue opportunities for the development of a winter event or events for Launceston. This is in addition to a regional group of Council officers that has been established to ensure coordination of the events calendar across the north.

Additionally, Aldermen will be aware of the proposal to develop a Peace Festival that will aim to bring together a number of locally developed and coordinated activities across Launceston as a three day event in July.

**BUDGET & FINANCIAL ASPECTS:**

N/A

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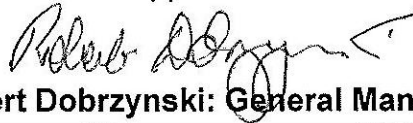
14.1 Notice of Motion - Alderman Wood - Festival of Voices...(Cont'd)

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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**

**ATTACHMENTS:**

1. Notice of Motion - Alderman Wood.
-

## LAUNCESTON CITY COUNCIL

### MEMORANDUM

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FILE NO: SF5547 / SF1017  
SW  
DATE: 28 January 2015

TO: Robert Dobrzynski                      General Manager  
c.c.      Committee Clerks

FROM: Simon Wood                              Alderman

**SUBJECT: Notice of Motion - Festival of Voices**

---

In accordance with Clause 16 (5) of the Local Government Regulations 2005 (Meeting Procedures) please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 9 February 2015.

#### **Motion**

That Council write to the Premier seeking the Government's agreement to make the funding for the Festival of Voices event for 2016 conditional on its relocation to Launceston.

#### **Background**

Now in its eleventh year, Festival of Voices is held in July, this unique festival welcomes over a thousand choristers and vocalists for ten days from the mainland and overseas.

On any one day, you can attend concerts in concert halls, churches, historic buildings as well as small pubs, market halls, street corners; and be listening to choirs, ensembles, spoken word performers and solo artists singing gospel, a cappella, music theatre and cabaret.

The Festival offers a world class program of concerts, workshops and events for people of all ages and abilities, presented by internationally renowned guest artists and vocal teachers.

Central to everything is the singers who participate, who would travel to Launceston to experience all that is unique about the festival and this amazing city, an event like no other which would transform Launceston into a vibrant hub of learning, sharing and performing

Launceston has a strong record of musical participation including singing and a strong community music program in conjunction with the university.

Launceston has some good events, however as we descend into the cooler months we tend to shut down. That's what makes this event appealing as it has historically been held in July and has built up a loyal following. The Festival of Voices is distinctly a winter event commencing with a huge public bonfire.

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## LAUNCESTON CITY COUNCIL

### MEMORANDUM

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It would be a fantastic opportunity to put Launceston on show with our beautiful historic buildings, halls and churches and of course the magic backdrop of the Gorge.

The benefits to Launceston's economy would be vast, cost to Council minimal and Launceston is in desperate need of an event of this calibre mid-year. I believe it fits perfectly within our events calendar.

The State budget contains a good deal of funding for events such as these, however the great majority of the funding appears to benefit the South of the state. In regional equity terms alone it is entirely appropriate that we seek the relocation of a major festival for one year to the City of Launceston.

The Festival last year attracted 23,000 visitors and is funded annually by the people of Tasmania to the tune of \$350,000.

#### Attachments

Nil



Alderman Simon Wood



**DIRECTORATE AGENDA ITEMS****15 DEVELOPMENT SERVICES****15.1 Regional Land Use Strategy - Update****FILE NO:** SF5038**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider Endorsement of the Revised Regional Land Use Strategy and Regional Land Use Strategy - Greater Launceston Plan 'gap analysis'.

**PREVIOUS COUNCIL CONSIDERATION:**

SPPC Meeting 2 February 2014 - Item 5.1

**RECOMMENDATION:**

That Council:

1. Endorse the final draft *Northern Tasmania Regional Land Use Strategy (NTRLUS)* of October 2014, and the *NTRLUS Review: Greater Launceston Plan Gap Analysis Advice*, dated 7 October 2014; and
  2. Advise the NTD Regional Planning Committee that this endorsement is subject to the strategic direction from this point being to incorporate the Greater Launceston Plan into the NTRLUS so that land use strategy, policies and objectives for the Greater Launceston area are integrated.
- 

**REPORT:****Northern Tasmania Regional Land Use Strategy**

The Northern Tasmania Regional Land Use Strategy (RLUS) is a joint initiative between the Tasmanian Government, Northern Tasmania Development and the eight northern Councils, originally as part of the former Government's Regional Planning Initiative.

The RLUS is the statutory regional plan for Northern Tasmania. It sets out the strategy and policy basis to facilitate and manage change, growth, and development to 2032. Across the Northern Region it will guide land use, development and infrastructure decisions made by State and local government, and by key infrastructure providers.

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**15.1 Regional Land Use Strategy - Update...(Cont'd)**

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All municipal planning schemes and policy decision making within the region will advance and implement the strategy, including its Vision, directions and objectives. The Minister for Planning has confirmed his intention to retain the Regional Land Use Strategy as an integral part of the Tasmanian planning reform agenda.

The NTD Regional Planning Committee periodically reviews the RLUS to ensure it remains up to date. The Committee prepares recommended revisions to the Minister for Planning, who is able to accept these revisions and declare a revised RLUS. The City of Launceston is represented by the General Manager and the Director of Development Services on the NTD Regional Planning Committee.

The attached revised RLUS has been edited and restructured, to ensure it is more concise and readable to a broader audience than previous versions. The revised document remains policy neutral despite some structural changes and revision of language. The key messages, strategies, directions and policies are unchanged.

**NTRLUS Review: GLP Gap Analysis Advice**

The RLUS must reflect the key strategic work undertaken in the region to ensure it remains up to date and reflective of its context.

The NTD Regional Planning Committee has overseen preparation of independent professional advice regarding a gap analysis between the RLUS and the Greater Launceston Plan (GLP). The analysis outlines the synergies and comparative differences in the key objectives of the RLUS and GLP, and prepares recommendations about future amendments to the RLUS to incorporate key land use planning objectives and strategies from the GLP.

The GLP encompasses five of the eight local government areas within the Northern Region - George Town Council, Meander Valley Council, City of Launceston, Northern Midlands Council and West Tamar Council. The strategic direction from this point will be to incorporate the GLP into the NTRLUS, so that land use strategy, policies and objectives for the Greater Launceston area are one and the same.

**ECONOMIC IMPACT:**

Consideration contained in Report.

**ENVIRONMENTAL IMPACT:**

Consideration contained in Report.

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**15.1 Regional Land Use Strategy - Update...(Cont'd)**

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**SOCIAL IMPACT:**

Consideration contained in Report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024: Strategic Area 6 - A city building its future.

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Northern Tasmania Regional Land Use Strategy.
  2. Northern Tasmania Regional Land Use Strategy - Greater Launceston Plan - Gap Analysis Advice (circulated separately.)
-

Attachment 2 - Regional Land Use Strategy Analysis (Pages = 3)



Expert Evidence | Strategic Advice | Development Approvals

### NTRLUS Review – GLP Gap Analysis Advice

Prepared for:	Northern Tasmania Development
Prepared By:	10 Consulting Group
Date:	7 October 2014
Planning Reference:	Northern Tasmania Regional Land Use Strategy Review
Subject:	Stage 3 Methodology: Gap Analysis - Greater Launceston Plan

#### Purpose

Northern Tasmania Development (NTD) has sought a 'gap analysis' of the Northern Tasmania Regional Land Use Strategy (RLUS) and the Greater Launceston Plan (GLP) to:

- Outline the synergies and comparative differences in the key objectives of the two documents; and
- Prepare recommendations about amending the RLUS to incorporate key land use planning objectives and strategies from the GLP.

#### Background

An amended version of the RLUS has now been prepared. It consolidates the document's original content and improves generally upon its overall usability and efficiency in terms of expressing the land use strategy for Northern Tasmania.

The amended iteration incorporates new commentary on the GLP at Part F. That commentary goes to articulating an overview of the land use planning objectives and strategies for the sub-region (Greater Launceston) and describing the relationship and synergies between the objectives of the RLUS and the GLP.

An extract of that commentary is as follows:

*The GLP advances a unified and holistic approach to coordinate the long-term planning and development of Launceston City and its greater urban area (the 'sub-region'). It aims to provide a consistent policy framework, which supports the RLUS and advances a vision for sustainable prosperity.*

*11 structure-planning principles underpin a 'Regional Framework Plan'. These principles broadly carry forward the planning strategies of the RLUS providing generally for the effective provision of land requirements; a structured and*

07102014 Memo - RLUS-GLP 'Gap Analysis' .docx

10 Consulting Group Pty Ltd ABN 94 082 457 188  
3/2 Yarra Street South Melbourne VIC 3205 T 03 9686 9914 F 03 9686 9915 | 10cg.com.au



*consolidated urban area; a central city focus; and an emphasis on accessibility, regional connectivity, open space and employment.*

*The GLP's Regional Framework Plan is the physical plan for the sub-region. It sets out a strategy for proposed urban development and access over the next 20 years. It fosters strong synergies with RLUS and includes initiatives to 'revitalize' and 'diversify' Launceston's inner city area and CBD. It aims to:*

- Prioritise urban consolidation and integrate planning of identified urban growth areas;*
- Articulate a hierarchy of activity centres and employment areas;*
- Develop a regional network of parks and shared pathways; and*
- Improve regional 'gateways' and connectivity.*

*The GLP will be implemented through a detailed series of projects managed at a municipal and/or agency level.*

*The GLP is concerned with a significant portion of the Northern Region as well as its Principal Activity Centre. The RLUS will need review to ensure ongoing consistency with the GLP over its life along with other developments in planning in the region.*

## **Key Synergies and Comparative Differences**

The RLUS and the GLP provide complementary land use planning strategies that will mutually advance strategic planning objectives for Northern Tasmania and the Greater Launceston Area.

The GLP's structure planning principles broadly articulate the policy and objectives of the RLUS. Particularly, the GLP, via the Regional Framework Plan and Projects Framework, details how regional planning policies will be implemented both sub-regionally and locally, in the Greater Launceston Area.

Notably, the RLUS and the GLP consistently emphasise an objective to consolidate urban growth in *Urban Growth Areas*. Both documents also articulate a hierarchy of activity centres to complement and support urban settlement and growth. Reference to the GLP is however required to appreciate the intended micro application of the RLUS's macro land use strategy and particularly, the physical and spatial relationship and location and extent of land use areas and physical and social infrastructure within the Greater Launceston area.

Further, the GLP develops upon the RLUS by setting out a Regional Framework Plan to articulate:



- The current and preferred future extent of the overall urban area (of Greater Launceston);
- The principal land use area types (including residential, activity centres, industrial areas, employment areas, open space and other);
- The network of major open spaces and proposed regional shared 'pathways';
- The inter-regional and interstate gateways;
- The existing and future main road network;
- The principal public transport corridors;
- The priority urban residential consolidation areas and the supporting residential consolidation areas; and
- The urban growth corridors and supporting growth corridors.

### **Recommendations**

Future iterations of the RLUS will be required to further integrate the GLP in the RLUS, particularly to ensure that land use policy and implementation strategy is complementary and is expressed consistently.

The GLP is significant as it is concerned with a significant portion of Northern Tasmania, including the region's Principal Activity Centre. Other areas of Northern Tasmania, not covered by the GLP are no less significant and future iterations of the RLUS will also be required to ensure that any other-subregional planning strategies are 'married' together under the RLUS.

Importantly the 'GLP gap analysis' indicates that the RLUS should reflect and/or reference:

- An Urban Growth Boundary for the Greater Launceston Area as defined by the GLP;
- Refined language for Urban Growth Areas consistent with the GLP, which discusses urban growth 'priority' and 'supporting' areas;
- A consistent description of the relevant Activities Centre Hierarchy, including the location and role of centres; and
- Key linkages and opportunities for surrounding subregional areas to integrate with the identified 'regional access network' for the Greater Launceston Area.

**16 FACILITIES MANAGEMENT****16.1 Appointment of YPIPA Community Members 2015****FILE NO:** SF3246**AUTHOR:** Robert Groenewegen (Manager Inveresk Precinct)**DIRECTOR:** Matthew Skirving (Acting Director Facilities Management)

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**DECISION STATEMENT:**

To consider the appointment of Community Members to the York Park and Inveresk Precinct Authority.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council appoint Mr Peter Daniel, Mr Darryl Cullen and Dr Jillian Koshin as Community members on the York Park and Inveresk Precinct Authority for a term concurrent with Council elections.

---

**REPORT:**

Following the Council elections in October 2014, Expressions of Interest (EOI) were sought for the appointment of Community members to the York Park and Inveresk Precinct Authority (YPIPA), in accordance with the *Controlling Authority Rules (as amended, 2006)*.

*Section 9 of the Authority Rules* sets out the process for the Appointment of Community Members to the Authority:

*Appointment of Community Members*

- 9 *The Council members on the Authority are to seek expressions of interest from potential community members and make recommendations to Council.*
- 9.1 *Council is to appoint community members.*
- 9.2 *Community members may resign with the provision of one months' notice to the Authority.*

Notices seeking submissions to the EOI process were advertised on the 25/10/2014 and the 01/11/2015 in local print media, with written submissions closing on the 12/11/2014.

---

**16.1 Appointment of YPIPA Community Members 2015...(Cont'd)**

---

Three EOI's were received from Mr. Peter Daniel, Mr. Darryl Cullen and Dr. Jillian Koshin, all of whom are existing members of YPIPA. Former Authority Member Mrs. Margo Bastow did not seek reappointment.

It is recommended that Council appoint these three Community Members to YPIPA for a four year term.

**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.



**Matthew Skirving: Acting Director Facilities Management**

**ATTACHMENTS:**

1. York Park & Inveresk Precinct Authority Controlling Authority Rules
-



**Attachment 1 - YPIPA Controlling Authority Rules (total pages = 7)**

<p style="text-align: center;"><b>YORK PARK &amp; INVERESK PRECINCT AUTHORITY</b></p> <p style="text-align: center;"><b>CONTROLLING AUTHORITY RULES</b></p>
---

**PURPOSE:**

To set out the role, responsibilities and structure of the York Park and Inveresk Precinct Authority.

**SCOPE:**

Applies to the management of the York Park and Inveresk Precinct.

**POLICY:**

A Controlling Authority under Section 29 of the Local Government Act 1993, known as the York Park and Inveresk Precinct Authority, has been established by Council.

The role of the Authority is to develop the York Park and Inveresk Precinct as a centre for art, education, tourism and recreation.

**PART 1- PRELIMINARY**

1. The York Park & Inveresk Precinct Authority is established by Launceston City Council as a controlling authority under section 29 of the Local Government Act 1993.

**Title**

2. This document is called the York Park & Inveresk Precinct Authority Controlling Authority Rules.

**Name**

3. The name of the controlling authority is the York Park & Inveresk Precinct Authority.

**Principal Objectives**

4. The principal objective of the Authority is:

“Help develop the Inveresk Precinct as an international centre for art, education, tourism and recreation.” – Launceston City Council Strategic Plan 1999-2003

**Interpretation**

5. In these rules the following words are assigned the meanings given below unless the contrary intention appears.

**Authority** means the York Park & Inveresk Precinct Authority.

**Chairperson** means the chair of the Authority.

**Community member** means duly appointed non-council representatives.

**Council** means the Launceston City Council.

**Council member** means the Aldermen appointed by Council and the Launceston City Council General Manager (or delegate).

**Members** means all members of the Authority.

**Plans** mean the operating plan, works programme and budget to be prepared annually by the Authority.

**Quorum** is a simple majority of members.

**Precinct** means all the venues and properties contained on York Park, Invermay Park, the Old Bike Track and the Inveresk Railyards. Refer plan in attachment 1.

## **PART 2 - FUNCTIONS AND POWERS**

### Functions

6. The Authority is to manage the following functions, at the Precinct, on behalf of Council.

- 6.1 Precinct promotion and marketing
- 6.2 Ground maintenance and horticultural services
- 6.3 Booking, scheduling and venue coordination
- 6.4 Liaison and communication with precinct tenants
- 6.5 Revenue generation, budgeting and cost control
- 6.6 Event attraction, management and co-ordination
- 6.7 Car parking
- 6.8 Land development and site planning
- 6.9 Lease negotiations and issue resolution
- 6.10 Site security risk management and insurance

### Powers

7. In carrying out its functions the Authority has the power to:

- 7.1 Appoint employees, contractors and consultants within Council employment policy guidelines.
- 7.2 Establish sub committees to organise events or undertake projects on behalf of the Authority
- 7.3 Set and collect fees
- 7.4 Make bookings and hire the venues
- 7.5 Seek and accept sponsorship
- 7.6 Make policies and procedures
- 7.7 Raise revenue
- 7.8 Incur expenditure within Council approved budget limits
- 7.9 Call tenders and let contracts
- 7.10 Enter into lease, license, hiring and service agreements

### Membership

8. The membership of the Authority is to include:

- Two Aldermen appointed by Council

- Launceston City Council General Manager (or delegate)
- A member nominated by the State Government
- Up to four community members with business, event and venue management experience

- 8.1 Members are to be appointed for a minimum period of two years.
- 8.2 The membership period shall be concurrent with Council elections except in the first year.
- 8.3 Council may terminate the appointment of a member at its discretion.
- 8.4 Appointment, replacement or termination does not become effective until all members are notified in writing.
- 8.5 Members are not entitled to remuneration beyond the reimbursement of out of pocket expenses.

### **Appointment of Community Members**

9. The Council members on the Authority are to seek expressions of interest from potential community members and make recommendations to Council.
- 9.1 Council is to appoint community members.
- 9.2 Community members may resign with the provision of one months notice to the Authority.

## **PART 3 - MEETINGS OF REPRESENTATIVES**

### **Convening of Meetings**

10. The Authority may, subject to these rules, hold such general meetings and sub-committee meetings as are necessary to carry out its functions.
- 10.1 A general meeting of members of the Authority is to be convened at the request of the Chairperson or 2 or more members.
- 10.3 2 days notice, in writing, of a general meeting is to be given to members unless the chairperson decides matters are urgent.
- 10.4 The notice is to specify the place, date, and time of the meeting and the business to be transacted at the meeting.

### **First General Meeting**

11. A general meeting is to be held within 28 days of the establishment of the Authority to:
- elect the chairperson
  - elect a deputy chairperson
- 11.1 The Authority is to elect a chairperson and deputy chairperson at the first general meeting following the appointment of new members resulting from Council elections.

## **PART 4 - PROCEEDINGS OF MEETINGS**

**Attendance**

12. The chairperson may invite any other person to attend and address a general meeting or to be an observer.

12.1 A general meeting is not open to the public.

**Quorum**

13 A meeting may only transact business if a quorum is present.

**Quorum not present**

14 If a meeting lacks a quorum it is to be postponed and reconvened at a later date or time.

**Chairperson and Deputy**

15 The chairperson will chair general meetings.

15.1 In the absence of the chairperson, the deputy chairperson will chair the meeting.

15.2 In the absence of both the chairperson and the deputy chairperson, the members are to choose one of their number to chair the meeting or part of the meeting.

**Conduct of Meeting**

16 The chairperson, subject to these rules, will use, where appropriate, the Local Government (Meeting Procedures) Regulations 2005 when conducting meetings.

**Voting Values**

17 A member, including the chairperson, is entitled to vote at a general meeting.

17.1 One vote equals one value.

## **PART 5 – ACCOUNTABILITY**

**Plans and Programmes**

18 The Authority is to prepare an annual operating plan and budget.

18.1 The plans are to contain the financial details of the Authority for the period covered by the plan; as well as a programme of works and activities.

18.2 The plans are to be consistent with the Launceston City Council strategic plan.

18.3 The plans are to be submitted to Launceston City Council for consideration during its budget setting process.

18.4 The plans require Council approval.

18.5 Council may require the Authority to alter the plans

**Annual Report**

19 Each year the Authority is to prepare an annual report for the preceding financial year. The report is to be presented to Council before the end of September and is to include the following information and documents:

- 19.1 The financial statements of the Authority for the financial year to which the annual report relates.
- 19.2 A copy of the opinion of the auditor in respect of the financial statement - Council's auditor will perform the auditing functions for the Authority.
- 19.3 Reports of the Chairperson of the Authority.
- 19.4 Performance targets and actions achieved.

### **Monthly Reports**

20. Monthly reports on the finances and activities of the Authority are to be prepared for consideration of the members at general meetings. These reports shall include details of;

- 20.1 Actual revenue and expenditure compared to budget.
- 20.2 Outstanding debtors including lease.
- 20.3 Incidents on the site including accidents and insurance claims.
- 20.4 Utilisation of the various venues and arrears.
- 20.5 Bookings.
- 20.6 Leasing and tenant issues including renewals.

### **Disclosure of Interests**

21. A representative, as soon as practicable after the relevant facts come to the representative's knowledge, must disclose to the Authority any of the following:

- 21.1 A direct or indirect pecuniary interest in a matter being considered, or about to be considered, by the Authority.
- 21.2 An interest of the representative in a matter that may conflict with the proper performance of the representative's duties in relation to consideration of the matter.
- 21.3 A representative who has declared an interest in a matter that is to be considered by the Authority must not be present during any deliberation of the Authority in relation to the matter or take part in any decision of the Authority in relation to the matter.
- 21.4 Provisions of the Local Government Act 1993 are to be followed for the definitions of pecuniary interest.

## **PART 6 - PROVISION OF SERVICES**

### **Council Services**

22. Council will provide the following support services to the Authority.

- 22.1 Accounting, payroll and banking.
- 22.2 Information technology and support.
- 22.3 Tender and contract administration.
- 22.4 Horticultural advice.
- 22.5 Office accommodation and administrative support Human resources.
- 22.6 Marketing.
- 22.7 Economic Development.
- 22.8 Any other Council services relevant to its functions.

23. Council will allocate the appropriate overhead charges for the provision of these services.



## **PART 7 - MISCELLANEOUS**

### **Minutes**

24. The Authority is to ensure that minutes of general meetings are properly recorded.

24.1 The minutes are to include the names of the representatives present at general meetings of the Authority.

24.2 The minutes are to include a record of resolutions and proceedings of general meetings of the Authority.

24.3 The minutes of any meeting are to be confirmed at a subsequent general meeting.

24.4 The minutes must be circulated to representatives, participating members and aldermen of Launceston City Council.

### **Notices**

25. A document is effectively given to an individual under these rules if it is:

25.1 Given to the person; or

25.2 Left at, or sent by post to, the person's postal or residential address or place of business or employment last known to the giver of the document; or

25.3 Sent by way of electronic mail or facsimile transmission to the person's electronic mail address or facsimile number.

26. A document is effectively given to a member under these rules if it is marked to the attention of the member and

26.1 Left at, or sent by post to, the member's principal office; or

26.2 Sent by way of electronic mail or facsimile transmission to the member's electronic mail address or facsimile number.

27. A notice required to be given to a member is to be given to both the member and the member's representative.

### **Alteration of rules**

28. The Authority shall recommend changes of rules to Council for approval.

### **Winding Up**

29. The Launceston City Council may wind up the Authority with the provision of one months notice.

### **Insolvency**

30. In the event of the insolvency or winding up of the Authority, Council is responsible for the assets and liabilities of the Authority.

### **Immunity from Liability**

31. The provisions of Section 341 of the Local Government Act 1993 apply to members of the Authority.

### **Expenses and Proceeds from Land Sales**

32. That any expenses associated with the sale of land shall be the responsibility of the York Park & Inveresk Precinct Authority.

33. That the proceeds from the sale of any land within the York Park and Inveresk Precinct be invested in the capital improvement of the Precinct, on items determined by the Authority and agreed to by Council.

**PRINCIPLES:**

The Council's guiding principles apply to all activities.

**RELATED POLICIES & PROCEDURES:**

Governance Arrangements 14-PI-004
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Committee Details Procedure 14-HLPr-003
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York Park & Inveresk Precinct Authority Rules

**RELATED LEGISLATION:**

Section 29 Local Government Act 1993.

**REFERENCES:**

N/A.

**DEFINITIONS:**

N/A.

**REVIEW:**

This policy will be reviewed no more than 2 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

File Ref: SF3246  
Author: General Manager  
Agenda Ref: 22 October 2001  
Agenda Item 10.2  
Amended 23rd October 2006  
Agenda Item 11.1

- 17 QUEEN VICTORIA MUSEUM AND ART GALLERY  
Nil
-



**18 INFRASTRUCTURE SERVICES****18.1 East Tamar Men's Shed - Lease****FILE NO:** SF0377 / 1677**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

---

**DECISION STATEMENT:**

To consider leasing an area of land at the Dilston Memorial Hall to allow the establishment of a Men's Shed. This decision requires an absolute majority of Council.

**PREVIOUS COUNCIL CONSIDERATION:**

Council Item 16.3 - 9 May 2011

This item considered the licensing of an area of land at the Dilston Memorial Hall to allow the establishment of a Men's Shed.

**RECOMMENDATION:**

That Council, in respect to an area of land at 308 John Lees Drive, Dilston (Dilston Memorial Hall) for the purposes of a Men's Shed, resolves to lease this area in accordance with S178 and S179 of the *Local Government Act 1993* to the East Tamar Men's Shed Incorporated subject to the following terms:

- the term shall be five (5) years commencing on 1 February 2015
  - the lease amount shall be \$1 per annum if demanded
  - tenant to be responsible for:
    - equivalent Council rates
    - Government taxes
    - energy costs
    - volumetric and connection charges for water
    - sewer charges
  - tenant shall continuously maintain:
    - building in good and reasonable order
    - property insurance equal to the value of the building
    - public liability insurance of at least \$10 million.
- 
-

**18.1 East Tamar Men's Shed - Lease...(Cont'd)**

---

**REPORT:**

The East Tamar Men's Shed Incorporation (ETMS) is a group of men from the Dilston, Windermere, Swan Bay and Hillwood communities who support each other through activities that promote health and well-being. They are a community based organisation and currently have 40 members who work on meaningful projects at their own pace, in their own time whilst enjoying the company of others.

In 2011 Council approved to licence an area of land to the East of the Dilston Memorial Hall with the intent to build and establish a Men's Shed. Most recently they have been gifted the Fire Station building; however on committing to this course of action, the Commission would like confirmation of an existing lease arrangement between Council and the ETMS. Council staff has again met with the members of the group to discuss lease arrangements and they have requested a 5 year lease term.

The property 308 John Lees Drive was placed on the Public Land Register by decision of Council 11 August, 2003 Agenda item 14.3. Section 179 of the *Local Government Act* 1993 provides that "a Council may lease public land for a period not exceeding 5 years without complying with Section 178".

Because the property is Public Land and the lease is for a period of 5 years it is not necessary to provide valuation advice to Council or to advertise the disposal of an interest in land. A nominal lease value has been specified.

Note: A draft policy on Leasing and Licensing Council land has been settled and is expected to be workshopped with Aldermen in an SPPC workshop in March. Currently staff are undertaking research into likely effects of implementing the policy and finalisation of this will govern the timing of the workshop.

**ECONOMIC IMPACT:**

There is no economic impact with this proposal.

**ENVIRONMENTAL IMPACT:**

This proposal will have a neutral impact on the environment.

**SOCIAL IMPACT:**

There is a positive social impact with this proposal as it will assist in enabling a community group to continue to operate as well as allowing a group of residents to work together on a valuable project.

---

**18.1 East Tamar Men's Shed - Lease...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

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

- 1.1.5 To promote the wide variety of learning opportunities within Launceston
- 2.1.6 To promote active and healthy lifestyles
- 4.1.2 To plan services and facilities that recognise the changing demographics of our community.

**BUDGET & FINANCIAL ASPECTS:**

\$1 per annum if demanded.

**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. Letter of proposal from East Tamar Men's Shed
  2. Letter from State Fire Commission
  3. Map of lease area
-

## Attachment 1



December 24<sup>th</sup>, 2014

Mr Andrew Smith

Manager, Parks and Recreation

Launceston City Council

Dear Andrew,

I write as Public Officer of The East Tamar Men's Shed Incorporated, to formally advise that the Tasmania Fire Service has vacated the building at the Dilston Community Reserve and has formally gifted the building to The East Tamar Men's Shed on the provision that we can obtain an agreeable lease from The Launceston City Council for the land on which the building is currently situated. Please refer to the document we tabled at our meeting with you today.

The ETMS has previously been offered a lease on the land adjacent to the building to which we refer, with the intention of erecting a suitable building for the Men's Shed operations. ETMS has not taken this up formally as we have been in negotiation for some time to secure the building owned by Tasmania Fire Service adjacent to the land offered. If Council is agreeable, we are happy to forgo this option and request that we enter into an agreement with Council for a five (5) year lease on the land occupied by the building.

The East Tamar Men's Shed is a fully incorporated body and we are financial members of the Australian Men's Shed Association and The Tasmanian Men's Shed Association. We carry \$20m of public liability insurance as well as general insurance. We were formed 3 years ago and have been active in our community since then, although restricted in our operation without a suitable base from which to operate. We have 40 members on our list and there are frequent enquiries from men wishing to be involved. Our aim is to encourage social inclusion by providing a safe working environment where men are able to work on chosen projects in their own time in the company of other men or just drop in for company with others in a similar position.

We have previously enjoyed Council support on our intentions to serve the needs of The East Tamar Community and trust that this intention will meet approval of Council as soon as possible so that we may commence operations at the building.

Yours Sincerely, Jon Hosford

Secretary/ Public Officer

**East Tamar Men's Shed Inc.**

Mail to: PO 253 Box Launceston

**President:** Mr Jeff Wynne T: (03) 6328-1544 M: 0417 843 943

**Secretary/Public Officer:** Mr Jon Hosford T: (03) 6328 1163 M: 0419317808

Registered Office : 454 Windermere Rd, Windermere.

FILE No.	SF0377/1677		
EO	<input checked="" type="checkbox"/>	OD	Box <input checked="" type="checkbox"/>
RCVD		- 5 JAN 2015	LCC
Doc No.			
Action Officer	Noted	Replied	
A. SMITH			



Tasmania Fire Service

## Attachment 2

Corporate Services

Mr J Wynne  
President  
East Tamar Men's Shed Inc.  
PO Box 253  
MOWBRAY TAS 7248

Dear Mr Wynne

### **DILSTON FIRE STATION - TRANSFER OF FIRE SHED**

I refer to your letter of 24 October 2013 requesting the State Fire Commission to gift the old Dilston Fire Station (building only) to the East Tamar Men's Shed Inc. (Mens Shed) when it becomes surplus to requirements.

The State Fire Commission has agreed to this request subject to:

- written confirmation that Launceston City Council supports the proposal; and
- the Mens Shed accepting full responsibility for any liabilities and expenses including design implications arising from the building or its use from the date of transfer; and
- termination of the Commission's lease of the underlying land.

Council has confirmed its support for the proposal providing the Mens Shed enters into a lease with Council for the land.

To finalise the matter the following actions are required:

- Appropriate Officers of the East Tamar Men's Shed Inc. sign the attached form and affix the Seal to the attached deed of transfer and release of liability;
- Agreement with the Commission's Executive Officer Assets, Cecily Parker (contact details below), of a mutually acceptable date of transfer of the building;
- Written confirmation that a lease for the land has been finalised with the Council;
- Transfer of any utility services from Tasmania Fire Service; and
- Transfer of the title (building only). Please contact Cecily Parker, Executive Officer Assets on 6230 8660, to discuss how to proceed with these actions.

Yours sincerely

Scott Wilson-Haffenden  
**DIRECTOR CORPORATE SERVICES**

18 November 2014







Printed: 21/01/2015

**19 CORPORATE SERVICES****19.1 Local Government Association of Tasmania General Meeting 13 February 2015****FILE NO:** SF2217**AUTHOR:** Sonya Gallery (Corporate Governance Officer)**DIRECTOR:** Michael Tidey (Director Corporate Services)

---

**DECISION STATEMENT:**

To consider the items listed for discussion and decision at the Local Government Association of Tasmania (LGAT) General Meeting scheduled for 13 February 2015.

**PREVIOUS COUNCIL CONSIDERATION:**

Strategic Planning and Policy Committee meeting 2 February 2015

**RECOMMENDATION:**

That Council:

1. other than the motions listed in the attached tables, accepts that the decisions sought, in respect of the motions listed to be considered at the LGAT General Meeting of 13 February 2015, are effectively to note the situation relevant to each topic and requests the Mayor or Council's representative to the General Meeting to vote accordingly.

2. in respect of the motions listed in the attached outline, adopts the motions as presented with Council's view to be conveyed through the Mayor or representative to the General Meeting.

---

**REPORT:**

The LGAT General Meeting will be held in Bridgewater on 13 February 2015. The outline of the meeting agenda items with recommendations (where applicable) for the consideration of Council is attached (refer to Attachment 1).

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**19.1 Local Government Association of Tasmania General Meeting 13 February 2015...(Cont'd)**

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The agenda contains the following:

**Items for Decision**

- 2.1 Timing of General Meeting Papers
- 2.2 Community Satisfaction Survey
- 2.3 Follow up of Outstanding Motions
- 2.4 Role of Local Government Project
- 2.5 Workforce Development Survey
- 2.6 Presidential Election/Extension of Term
- 2.7 Filling of Casual Vacancy on GMC
- 2.8 Voluntary Amalgamations
- 2.9 State Budget Consultations

**Items for Noting**

- 3.1 Elected Member Census
- 3.2 Legislation Update
- 3.3 Policy Update
- 3.4 General Management Committee Elections
- 3.5 Bass Strait Shipping Update
- 3.6 State Owned Public Land

**Items for Discussion**

- 4.1 One Vote Per Council
- 4.2 Minutes of Council Votes

The full meeting agenda is provided at Attachment 2 and the minutes for the LGAT General Meeting of 19 November 2014 are provided at Attachment 3.

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 meeting on 13 February 2015.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

N/A

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**19.1 Local Government Association of Tasmania General Meeting 13 February 2015...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

Strategic Plan Priority Area 5: Governance Services

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Michael Tidey; Director Corporate Services**

**ATTACHMENTS:**

1. Items for Decision/Discussion at LGAT General Meeting - 13 February 2015
  2. LGAT General Meeting Agenda - 13 February 2015 **(distributed electronically)**
  3. Minutes for LGAT General Meeting - 19 November 2014 **(distributed electronically)**
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Attachment 1 - City of Launceston Comments - LGAT General Meeting 13 February 2015 (13pgs)

## **Items for Discussion/Decision at LGAT General Meeting 13 February 2015**

### **Items for Decision**

**Agenda Item 2.1 - pg. 7**  
**Submitted by LGAT**

That the Meeting agree that, with the exception of the July (conference) General Meeting, papers be provided to LGAT members two weeks in advance of the meeting and that for the July meeting, papers be provided four weeks in advance.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Comment:**

Whilst continuation of the current policy of distributing agendas four weeks in advance of the general meeting in July is a compromised position, Councils are still placed in the situation where any decisions regarding matters on the agenda of LGAT General Meetings outside of the July meeting will rarely, if ever, be able to be facilitated if meeting agenda papers are only provided to LGAT members two weeks in advance. To the extent that matters being discussed at General Meetings outside of the July meeting represent significant policy and/or strategic matters for the Local Government sector, this would seem to be an entirely unacceptable situation which may leave the Mayor in a position where he is unable to vote on a matter.

It would be undesirable and contentious if the Mayor of the largest Council in the State was unable to vote on a significant policy or strategic issue for the Local Government sector placed on the agenda of the General Meeting outside of the July General Meeting, due to the fact that the Council has not determined a position on the matter.

**Recommendation:**

That the Council support the provision of agenda papers relating to General Meetings of LGAT, with the exception of the July (conference) General Meeting being provided to LGAT matters two weeks in advance of the meeting where the papers relate to updates, as indicated in the text of the agenda item (2.1) paragraph 5.

However the Council does not support and reiterates its concern that if major policy or strategic matters affecting the Local Government Sector are placed on the agenda of these meetings, the Council (and other Councils) will not be in the position where the Mayor can formally represent the views of the elected Council, which may preclude voting on matters of significance to the Local Government Sector.

This is an entirely unsatisfactory circumstance for the governance of LGAT.

## Items for Decision

**Agenda Item 2.2 - pg. 8**  
**Submitted by LGAT**

1. That the Meeting note that it is intended to undertake the biennial Statewide Community Satisfaction Survey around May this year;
2. That Members discuss whether they would like LGAT to explore expanding the State-Wide Community Satisfaction survey to allow for individual council level;
3. That Members advise LGAT if they are considering commissioning an add-on to the State-Wide Community Satisfaction survey (that is additional questions or bigger sample); and
4. That Members determine what, if any, new issues should be covered in the State-Wide Community Satisfaction survey, particularly in relation to the future conversations on voluntary amalgamation.

**City of Launceston**  
**Emma Price (Manager Communications)**

**Comment:**

The City of Launceston supports 1, 2 and 4 of the proposal biennial Statewide Community Satisfaction Survey, but does not support 3 including additional questions to the survey due to the increased budget associated with doing so. The City of Launceston will continue to implement its annual Community Satisfaction Survey to obtain more specific data related to its services from a larger sample size.

**Recommendation:**

That the Council endorse the decision sought.

## Items for Decision

**Agenda Item 2.3 - pg. 9**  
**Submitted by LGAT**

That the Meeting endorse the changed format for Follow-Up Of Outstanding Motions report and note the process that will be used in relation to monitoring legacy motions.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**

That the Council endorse the changed format for Follow-Up Of Outstanding Motions report.

**Agenda Item 2.4 - pg. 10**  
**Submitted by LGAT**

1. That the Meeting note that in relation to the Role of Local Government Project, there will need to be a significant resource commitment by LGAT if key actions are to be progressed; and
2. That the Meeting endorse this as a priority area for the Association.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**

That the Council endorse the decision sought.

## Items for Decision

**Agenda Item 2.5 - pg. 11**  
**Submitted by LGAT**

1. That the Meeting note the preliminary findings of the second Tasmanian Local Government workforce development survey;
2. That the Meeting note that in relation to a sectoral report, each council which participated in the second Tasmanian Local Government workforce development survey will receive a report and recommendations relevant to them;
3. That the Meeting agree that participating councils will review the workforce development reports and provide feedback on the usefulness of the data and recommendations; and
4. That Members encourage a greater level of participation for the 2016 survey.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**  
That the Council endorse the decision sought.

**Agenda Item 2.6 - pg. 9**  
**Submitted by LGAT**

That the Members approve the extension of tenure of the incumbent LGAT President for a further two years.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**  
That the Council endorse the decision sought.

## Items for Decision

**Agenda Item 2.7 - pg. 13**  
**Submitted by LGAT**

That the Members note the action taken in respect of filling the vacancy on the General Management Committee from Northern Region Councils with populations of less than 20,000 people and endorse the proposal to seek to have the successful candidate extended for a further two year period.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**

That the Council endorse the decision sought.

**Items for Decision****Agenda Item 2.8 - pg. 13**  
**Submitted by LGAT**

That the Meeting consider the matters raised in this item and discuss issues of concern, possible strategies and/or tactics in relation to taking this process forward.

**Background**

The State Government has advised that it is seeking to commence a conversation with Local Government on the subject of voluntary amalgamations. The Minister for Planning and Local Government advised Mayors at the recent Mayors' Workshop that it was intended to conduct a series of regional workshops with councils to consider issues, incentives, requirements and resources that may be necessary to assist the debate and action by the sector.

He also highlighted four starting principles for the debate;

- Any change must be in the interest of rate payers;
- Any change must improve the level of services for communities;
- Any change must preserve and maintain local representation; and
- Any change must ensure that the financial status of the entities is strengthened.

The Minister considers that community consultation on the voluntary amalgamation debate is essential and encouraged councils to undertake such activity. He also indicated that while it was his initial view that he would like to commence the discussions with Mayors of councils he would be guided by councils as to representation at the meetings. In discussions following the Minister's departure it was agreed by councils that Mayors, Deputy Mayors and General Managers would be in attendance from councils. This advice was relayed to the Minister's office and invitations were subsequently distributed by the Minister. It is also proposed that the Association would be in attendance at each of the regional workshops. It is understood that at least one council has made representations to the Minister indicating that all of its elected members should be able to participate in the workshop discussions. Each council was also provided with an array of information and statistics to assist in its broader consideration and deliberations on the amalgamation issue.

At the December meeting of the Premier's Local Government Council it was flagged with the Minister that the workshop discussions would benefit from a wider agenda than simply focusing on voluntary amalgamations and that debate around strategic resource sharing and shared services needed to have some airplay. It was also queried as to what level of amalgamation activity would be considered "successful" at the completion of these conversations and subsequent actions. While a direct answer was not forthcoming a proposition of three amalgamations of two councils each was considered likely to be inadequate.

**Is Amalgamation Supported by Councils?**

In entering into these upcoming conversations there are a number of matters for councils to consider collectively and individually. Not all councils support amalgamations but not all councils are against amalgamations. In times past there has been a unified position against amalgamations but there are some councils that have specific issues and see merit in joining either wholly or partially with neighbours. Given that the nature of the debate is around voluntarily amending structures and geography it will be important to find like-minded "partners" rather than relying on others to force a process. The Premier and Minister have reiterated in recent times that the concept of forced amalgamations is not on the Government's agenda.



**Is Financial Sustainability a Key Driver for Debate on Amalgamations?**

It should be noted that the reporting regime undertaken by the Auditor General each year has not yet identified a council that is deemed to be financially unsustainable. This is not to say that councils don't have difficulty at times in meeting statutory requirements, general commitments and/or community expectations. What it does demonstrate is that on a number of measures, Tasmanian councils fare quite well. It does not mean that all councils are operating at the optimum level or can achieve a significantly better position. By its own admission, the sector has indicated that there is much room for improvement and it is willing to participate in processes to achieve this. Efforts in recent years in the areas of long term financial management and asset management have demonstrated the willingness of councils to embrace sustainability activities and have strengthened the base for the financial sustainability of councils but the promulgation of these plans is really the commencement of the process rather than an end in itself.

**What is the Position of the Community?**

The Association also conducts a community satisfaction survey on behalf of the sector every two years and rather than communities raising significant concerns about productivity or service levels, the results would seem to suggest that the community is very satisfied with the sector's service delivery. The Property Council has conducted a number of surveys over the past few years and highlights that there is overwhelming support by the community for council amalgamations. The recent Local Government elections were conducted under a new format with mass media coverage yet the issue of amalgamations barely raised a breath in the election process either from the perspective of candidates or community representatives.

Similarly, there have been no instances of communities petitioning or advocating at the local level for their council to be joined with the neighbouring council or a group of councils close by. The important issue is that if the community is to be consulted, it should occur on the basis of being informed and presented with facts and likely outcomes rather than speculative statements of savings and benefits.

**How Are Councils Working Together?**

A number of councils are deeply engaged in resource sharing activities with perhaps Kentish and Latrobe the most progressed in terms of not only utilising common personnel, including the General Manager, but rationalising facilities, sharing equipment, integrating structures and moving towards shared systems. Sorell and Tasman also share a General Manager and are working closely on improving synergies and shared services across councils. Brighton Council effectively operates a contracting business and has sought to engage personnel of high calibre that can assist councils on a fee for service basis under a service level agreement which is aimed at providing recipient councils with statutory and professional advice and services at competitive prices.

There are a range of other operating arrangements around the sector but the real benefit for councils is to consider broader and more strategic opportunities for resource sharing and shared service models that enhance not only the financial sustainability of councils but provide for innovation and scale benefits. The Association is providing a sectoral procurement service and, while in its infancy, is generating significant savings to councils through the aggregation of purchasing power not only in this state but across the country. We have also recently gone to market on behalf of the sector for aggregated street lighting power supply and will deliver significant savings to the sector. Efforts in the areas of workplace relations and delegations have also been facilitated by the Association to provide a cost effective access to all councils for expert and up to date information and advice.



**What Else?**

The above areas of endeavour tend not to enter into the broad realm of council operational activities but it is considered that there are many more areas where cooperation and innovation by councils could deliver savings and efficiency. The Collaboration Working Group of the Role of Local Government Project noted that there are a number of structures and arrangements in place across Local Government activities in Australia and elsewhere that are translatable to the Tasmanian circumstance. Investigating opportunities and undertaking research is essential to having a robust conversation about strategic resource sharing and shared services by councils. Many of the activities presently being shared by councils have arisen out of necessity or have been opportunistic.

Achieving real efficiency and effectiveness will likely require a level of boldness and enterprise by councils with an open mind to innovative business models, structures and governance, It is likely this area where councils need to drive the conversation with State Government but when they arrive there, it may require a significant leap of faith and commitment. There are a range of interesting models of cooperation across Queensland, NSW and New Zealand to name a few. Dissecting these, understanding the problems we are seeking to fix, assessing the pain and gain factors and committing the resources to not only the analysis but implementation will be key to achieving successful cooperative outcomes.

**City of Launceston****Robert Dobrzynski (General Manager)****Comment:**

As the largest Council based on population within the State, and challenged with planning for a sustainable major regional service centre in the context where four Councils exist within the City's sphere of influence, (Northern Midlands, West Tamar, Meander Valley and City of Launceston) there is a degree of sensitivity relating to how the Council should engage in discussions at the LGAT meeting.

The City Council's views that current boundary arrangements in Greater Launceston preclude the effective social and economic planning for the City as a single community of interest are well known. The Council has canvassed all sides of politics at the State Government level regarding the gross inequity in terms of the burden of cost borne by City Council ratepayers to fund regional facilities and infrastructure utilised by Greater Launceston residents.

Clearly the Greater City of Launceston functions as a single social and economic community of interest which is currently frustrated by the artificial constructs of existing Local Government boundaries. Changing these historical arrangements has proved politically problematic to State Governments in the past.

**Recommendation:**

That the Council participate as required in discussions of the matters raised by LGAT in this item for consideration by the General Meeting.

## Items for Discussion

**Agenda Item 2.9 - pg. 16**  
**Submitted by LGAT**

That the Meeting discuss the key priorities for the sector that should be included in the State Budget considerations.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Comment:**

It is considered that the Local Government Sector does itself a disservice by annually presenting a shopping list of items to the State Government for consideration within State Government budget deliberations. An emphasis on two or three major strategic and policy issues relating to intergovernmental arrangements between the State and Local Government would appear to be a more useful and constructive approach.

In this regard, the commentary in the Agenda papers relating to the National Heavy Vehicle regulatory process, the Local Government restructure considerations and the State Government's Planning Reform agenda would seem to be three major areas of focus between the State and Local Government that would require resourcing in the context of the forthcoming State budget.

**Recommendation:**

That the Council advocate to the meeting the recommendation of three primary strategic priorities to the State Government for consideration within the 2015 / 16 State Budget as follows:

- Resourcing of a review of bridge structures and pinch points in the road network to facilitate the purpose of the National Heavy Vehicle Regulatory (NHVR) process.
- The undertaking of research, analysis and further analytical work as necessary to enable informed modelling and discussion regarding Local Government restructure.

Allocation of funding resources to facilitate implementation of the State Government's Planning Reform agenda.

## Items for Noting

**Agenda Item 3.1 - pg 18**  
**Submitted by LGAT**

That the Meeting note the LGAT elected member census is to be undertaken shortly and agree to actively encourage the participation by all elected members.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**

That the decision sought be endorsed.

**Agenda Item 3.2 - pg 19**  
**Submitted by LGAT**

That the meeting note the report on current legislative activity and in particular:

1. There will be a continued strong focus on changes to planning legislation during 2014; and
2. That it is anticipated the new Code of Conduct provisions will be tabled during the Autumn 2015 session of Parliament.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**

That the decision sought be endorsed.

## Items for Noting

**Agenda Item 3.3 - pg 23**  
**Submitted by LGAT**

That the meeting note the report on current policy activity and in particular:

1. The process for finalising the unmetered public lighting contract; and
2. The growth in guides, tools and templates available through the LGAT extranet.

**City of Launceston**  
**Harry Galea (Director Infrastructure Services)**

This item is to update members on these 2 activities. Both should sit high in priority - firstly the public street light contracts as a Joint project by local government will result in economies in scale and direct and real savings in the cost of public street lighting. The second is a long term journey to develop guidelines, reference material and tools that are available to all Councils to ensure consistency across municipal borders.

**Agenda Item 3.4 - pg 26**  
**Submitted by LGAT**

That the Meeting note the arrangements and timetable associated with the election of members of the General Management Committee.

**City of Launceston**  
**Robert Dobrzynski (General Manager)****Recommendation:**

That the decision sought be endorsed.

**Agenda Item 3.5 - pg 26**  
**Submitted by LGAT**

That the Meeting review the information contained in documentation received from the State Government and note the recent developments in relation to International shipping.

**City of Launceston**  
**Robert Dobrzynski (General Manager)****Recommendation:**

That the decision sought be endorsed.

**Agenda Item 3.6 - pg.27**  
**Submitted by LGAT**

That the Meeting note the advice received from the relevant Minister.

**Background**

At the July 2014 General meeting the following motion was passed:

That LGAT formally request the State Government to review and amend the Government's procedures for the disposal of State owned public land, including property acquired by default, by introducing prior sale conditions that:

- (a) Requires the Government to have effectively dealt with any environmental rehabilitation and/or the removal of hazardous materials prior to offering the property for sale;
- (b) As part of the sale process, require prospective purchasers to provide details of the proposed future use of the site and include as a condition of sale that the property is to be developed within a specified timeframe;
- (c) Make available to the public the results of any feasibility study accepted as part of a sale contract for re-development and future use of the site or premises consistent with the relevant planning scheme and zoning; and
- (d) That the first option to purchase be made to council to make a strategic purchase.

Correspondence has subsequently been received from the Minister for Environment, Parks and Heritage fundamentally not supporting any component of the motion. The Minister has tended towards an open market process where sales should be open and unencumbered. He does not support the first option of purchase to councils although does highlight that many transactions do take place between State and Local Government at little or no cost.

The Minister highlights that it is the practice of the State Government to remediate land where appropriate, prior to sale and to disclose any outstanding issues if it is not practical to remediate. He does not see merit in putting timelines on developers' progress with implementing their plans and highlights that the example of Mersey Hospital is over two decades ago and the most recent sale process did not involve the Crown.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Recommendation:**

That the decision sought be endorsed.

## Items for Discussion

**Agenda Item 4.1 - pg. 29**  
**Submitted by Derwent Valley Council**

At the General Meeting in November 2014, Derwent Valley Council raised the following items for discussion:

That the rules of the association be amended to provide for one vote per council.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Comment:**

The Derwent Valley Council has repeatedly brought this matter before the General Meeting for consideration. It has repeatedly been defeated. It would be a diminution of the interests of residents within the City of Launceston if the Council representing 68,000 residents received the same value of vote as a Council with 1800 residents.

By any definition this would appear to be contrary to the interests of democratic process. It should also be indicated that the LGAT's subscriptions paid by the City of Launceston are reflective of its size and perceived capacity to pay, when compared with smaller Councils.

**Recommendation:**

That Council vote against the proposal.

**Agenda Item 4.2 - pg. 29**  
**Submitted by Derwent Valley Council**

Council (Derwent Valley) requests that the Association ensure that the vote of each Council is recorded in the Minutes including the number of votes cast by each Council and details of any proxy votes exercised.

**City of Launceston**  
**Robert Dobrzynski (General Manager)**

**Comment:**

As part of a transparent process of decision making, the Council should have no concern with having its vote recorded in the minutes. However this would be a matter for the meeting to determine.

**Recommendation:**

That the Council not oppose the recording of the vote of each Council in the minutes.

**20 GENERAL MANAGER**

Nil

**21 URGENT BUSINESS**

Pursuant to regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2005*

Nil

**22 INFORMATION / MATTERS REQUIRING FURTHER ACTION**

Nil

**23 CLOSED COUNCIL ITEMS**

Nil

**24 MEETING CLOSURE**

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