



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
TUESDAY 9 JUNE 2015**

City of Launceston

COUNCIL AGENDA

Tuesday 9 June 2015

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

Date: 9 June 2015

Time: 1.00 pm

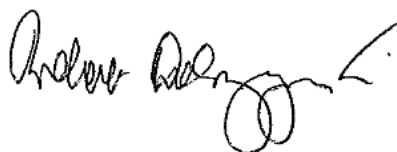
Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Robert Dobrzynski
General Manager

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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 City of Launceston Council held on 25 May 2015 be confirmed as a true and correct record.
2. That the Minutes of the meeting of the City of Launceston Council held on 25 May 2015 in closed session be confirmed as a true and correct record.

4 DEPUTATION

Nil

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

6 PUBLIC QUESTION TIME

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

7 PLANNING AUTHORITY

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision

FILE NO: SF6296, DA0199/2015

AUTHOR: Julia Allen (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

1. To determine the application for Amendment 1 to the Launceston Interim Planning Scheme 2015 to rezone one (1) title identified as Certificate of Title Volume Folio at 19-22 Jinglers Drive, Youngtown from the Open Space Zone to the Low Density Residential Zone under Section 43 (a) of the *Land Use Planning and Approvals Act 1993*.
2. To make a decision on Development Application DA0199/2015 for a two lot subdivision at 19-22 Jinglers Drive, Youngtown.

PLANNING APPLICATION INFORMATION:

Applicant:	Pitt and Sherry
Property:	19-22 Jinglers Drive, Youngtown
Area of the Site:	2.31ha
Existing Zone:	Open Space
Existing Use:	vacant land
Receipt Date:	30/04/2015
Validity Date:	04/05/2015
Decision Deadline:	15/06/2015

PREVIOUS COUNCIL CONSIDERATION:

- SF5988 (D1/2012) - dispensation that set aside the open space zone and applied the provisions of the low density residential zone to parts of the parent title that enabled the following subdivisions to proceed.
 - DA0225/2013 - Subdivision - subdivide land into 40 Residential lots including road and open space (staged)
 - DA0422/2013 - Subdivide land to create 9 lots including road. This permit created the land that is subject to this application.
-

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

RECOMMENDATION:

That the Council:

1. Pursuant to section 33(3) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 1 to the Launceston Interim Planning Scheme 2015 to rezone 19-22 Jinglers Drive, Youngtown (CT Volume 167726 Folio 300) from the Open Space Zone to the Low Density Residential Zone.
2. Directs Council officers to prepare draft amendment 1.
3. In accordance with section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Director Development Services its functions under section 35(1) of the Act.
4. In accordance with section 38(a) of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.
5. Pursuant to Section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA0199/2015 for Residential; Subdivision - two lot subdivision at 19-22 Jinglers Drive, Youngtown subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Proposal Plan, prepared by Woolcott Surveys, Job number 2014-139, dated 07/08/14
- b. Bushfire Assessment, prepared by Pitt & Sherry, dated 10 March 2015
- c. Ecological Assessment of Proposed Subdivision, prepared by ECOtas, dated 16 February 2015

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No.2015/00641-LCC) (attached).

3. BUSHFIRE SAFETY

Bushfire safety is to be carried out in accordance with the endorsed Bushfire assessment and bushfire hazard management plan.

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

4. WEED MANAGEMENT

Weed removal and management is to be carried out in accordance with endorsed Ecological Assessment of Proposed Subdivision report.

5. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a. Such covenants or controls are expressly authorised by the terms of this permit; or
- b. Such covenants or similar controls are expressly authorised by the consent in writing of the Council.
- c. Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.

6. DAMAGE TO COUNCIL INFRASTRUCTURE

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

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

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

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

8. APPLICATION TO ALTER A STORMWATER SERVICE

To have an existing service connection physically removed/relocated/alterd, or to have a new connection installed, application on the approved form and accompanied by the prescribed fee must be lodged with the Council. The applicant is required to engage a Contractor registered with Council to undertake such works and where necessary a plumbing contractor to undertake the works for the disconnection. All costs associated with these contractors are to be borne by the applicant.

9. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

10. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- a. The satisfactory completion of all public and private infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services, where required.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period, where required.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

11. LEGAL TITLE

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

12. LAPSING OF PERMIT

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

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

Notes

General

This permit was issued based on the proposal documents submitted for DA0199/2015. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

Appeal Provisions

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

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

For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au <<http://www.rmpat.tas.gov.au>>

Permit Commencement.

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

REPORT:

PART A - APPLICATION FOR PLANNING SCHEME AMENDMENT

1. INTRODUCTION

An application is made under Section 43A of the *Land Use Planning and Approvals Act 1993* for a combined rezoning and development application. The application requests an amendment to the Launceston Interim Planning Scheme 2015 to rezone 19-22 Jinglers Drive (CT Volume 167726 Folio 300) from the Open Space Zone to the Low Density Residential Zone and development application for a two lot subdivision.

The purpose of the application is to allow the vacant land to be developed primarily for residential purposes. Residential use and development is prohibited in the Open Space zone.

1.1 The Legislation

The legislation allows for a combined application for a development and a planning scheme amendment to be considered jointly in accordance with Section 43A of the *Land Use Planning and Approvals Act 1993 (the act)*.

Council must decide whether or not to initiate the amendment within 42 days of receipt of the application pursuant to Section 33(3) of the act.

The matters which Council must consider when making a decision whether to reject or initiate the application are listed in Section 32 and 43C of the Act and are set out in detail in section 4 of this report.

Section 38 of the Act sets out that after making a decision on an application made under Section 43A, it is to be publicly advertised for a period of 28 days or longer period if Council requires it.

Post advertising, any representations received are to be considered by Council and the application amended, if required.

The Tasmanian Planning Commission (TPC) then conduct hearings, if required, and make their decision thereafter pursuant to Section 40 of the Act.

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2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located at the western end of Jinglers Drive, a new cul-de-sac off Techno Park Drive. It consists of a single lot, 2.31ha in area with remnant *Eucalyptus amagdalina* woodland. The woodland is highly degraded with the understorey almost entirely absent with localised patches of weed infestation including blackberries and thistles are scattered through the site. The site slopes down towards the east.

The lot has two existing crossovers to Jinglers Drive, and a water meter.

The site adjoins public open space to the north, newly created low density residential lots to the east, existing developed low density residential lots to the south and existing residential lots to the west.

3. PROPOSAL

3.1 Description of proposal

The proposal is a combined rezoning and development application at 19-22 Jinglers Drive, Youngtown to rezone land from Open Space Zone to Low Density Residential Zone.

The proposal includes a Development Application (DA0199/2015) for Residential; Subdivision - two lot subdivision on that land. The two lots exceeds minimum lot area requirements.

Techno Park is located in the vicinity to the north east of the site.

3.2 Purpose of the Low Density Residential Zone

The purposes of the Low Density Residential Zone (clause 12.1.1) are:

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To provide for development that is compatible with the natural character of the surrounding area.

The purpose of the Open Space zone (clause 19.1.1) is:

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

The present zone is an artefact of a strategic choice to zone that land in the past to preserve the opportunity for securing a strategic link between neighbouring existing parklands.

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The linear public open space link was secured recently by planning permit DA0225/2013. Further land for recreational purposes is now not required by Council Parks Department. The topography and setting of this land does not lend itself to being all that well suited to the other possible uses permitted within the Open Space zone.

The low density residential zone is considered the most suitable alternative zone for the following reasons:

- The land is located within a primarily residential area
- The land is fully serviced
- A lower density residential zone provides a better land use transition between the commercial uses at techno park than other higher density residential zones
- Larger lots enable the retention of more substantive vegetation to be more consistent with the character of the area.
- The land is not positioned within an area where any business, commercial or industrial zoning would be suitable.

3.3 Use Classification and Comparison

The table below includes a comparison of uses in the current and proposed zoning:

Existing Open Space Zone	Status	Proposed Low Density Residential Zone	Status
Natural and cultural values management	No Permit Required	Natural and cultural values management	No Permit Required
Passive Recreation	No Permit Required	Passive Recreation	No Permit Required
Community meeting & entertainment	Discretionary	Residential (if for a single dwelling)	No permit required
Emergency services	Discretionary	Educational and occasional care (if for home based child care)	No permit required
Food services	Discretionary	Utilities (if for minor utilities)	Permitted
General retail and hire (if for a market)	Discretionary	Business and professional services (if for medical centre)	Discretionary
Pleasure boat facility	Discretionary	Community Meeting & entertainment	Discretionary

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Sports and recreation	Discretionary	Emergency Services	Discretionary
Tourist operation	Discretionary	General retail and hire (if for local shop)	Discretionary
Utilities	Discretionary	Residential (if for multiple dwellings with a site area per dwelling not less than 1,500m ² ; or a home based business	Discretionary
All other uses	Prohibited	Sports and recreation	Discretionary
		Utilities	Discretionary
		Visitor accommodation	Discretionary
		All other uses	Prohibited

The use classes of the two zones highlight the focus for each zone. Open space limits uses to those that are immediately associated with recreational or supporting activities only. Notably residential uses are prohibited.

The low density residential zone permits residential uses for single and multiple dwellings as well as a range of non-residential uses that can provide localised services.

3.4 Landowner Consent

The applicant is the owner of the property.

4 STRATEGIC PLANNING

4.1 Act Requirements

There are various sections of the legislation that are required to be considered in the assessment of a planning scheme amendment.

32. Requirements for preparation of amendments

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

- (a)
- (b)
- (c)
- (d)

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

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- (ea) *must not conflict with the requirements of section 30O; and*
- (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

In regard to (e), the risk of land use conflict will be negligible with the use of a residential zone on the subject site given that the site adjoins other existing residential zoned land or open space. The Low Density Residential zone requires larger lot sizes, which is consistent with lots that have similar characteristics to this site in the vicinity. More substantive vegetation can be retained or planted to be more in keeping with the character of the immediate area.

In regard to (ea), Section 30O is considered in detail below.

30O. Amendments under Divisions 2 and 2A of interim planning schemes

- (1) *An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*
- (2) *An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –*
- (a) *the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
 - (b) *the amendment does not revoke or amend an overriding local provision; and*
 - (c) *the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*
- (3) *Subject to section 30EA, an amendment may be made to a local provision if –*
- (a) *the amendment is to the effect that a common provision is not to apply to an area of land; and*
 - (b) *a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*
- (4) *An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*
-

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- (5) *Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –*
- (a) *taking an optional common provision out of the scheme; or*
 - (b) *taking the provision out of the scheme and replacing it with another optional common provision.*

The proposed amendment concerns the rezoning of one parcel of land, which is considered to be a local provision for the purposes of this assessment. The rezoning will not directly or indirectly be inconsistent with any common provisions or a planning directive.

43C. Applications referred to in section 43A

- (1) *In determining an application referred to in section 43A, a planning authority, in its opinion –*
- (a) *must seek to further the objectives set out in Schedule 1; and*
 - (b) *must take into consideration such of the prescribed matters as are relevant to the use or development subject of the application.*

Section 43C(1) (a) requires the objectives set out in Schedule 1 to be considered.

Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

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

The site is located within a fully serviced, primarily residential district of the city. It is located in the vicinity of Techno Park and Carr Villa, and benefits from direct access to a new public open space corridor that links Youngtown Regional Park with Youngtown Oval.

The site is well suited for infill residential development. Lower density residential will facilitate the retention of remnant native vegetation onsite.

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

The rezoning application will allow the site to be utilised.

- (c) *to encourage public involvement in resource management and planning*
-

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The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)

The proposed rezoning will allow further residential development to occur that is in close proximity to Techno Park, a potential source of employment for residents.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State

This application was referred to TasWater who provided their conditional consent. The site is not heritage listed and therefore did not warrant referral to the Tasmanian Heritage Council. The Council and the Tasmanian Planning Commission will be involved in the consideration of the application and it will be advertised for public comment.

4.1.2 Regional Land Use Strategy of Northern Tasmania 2013

The strategy considers suitable locations for low density housing to be (p 56):

- Locations include outer/fringe areas with close proximity to a minimum settlement size of 500 serviced by rural town centre offering basic facilities and services;
- Areas in these locations with existing low density residential characteristics.

The proposal is consistent with these requirements.

4.1.3 Greater Launceston Plan July 2014

The GLP provides a unified and holistic approach to coordinated long term planning and management of Launceston and the greater urban area it serves.

There are a number of key principles that underpin the GLP, the relevant ones being:

Principle 2: Urban Consolidation

The efficient functioning, servicing and future development of greater Launceston will be optimised through its urban consolidation.

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Principle 6: Open Space and shared pathways

The amenity and appeal of great Launceston is significantly dependant on the quality, safety and accessibility of its parks, gardens and reserves. The development of a regional parks and shared pathways networks is a major initiative of the GLP directed to improve the health and wellbeing of the community.

The proposal supports the relevant principles by:

- Being located within a supporting consolidation area where existing services exist.
- Locates residential development adjacent to employment opportunities and regional parkland to support health and wellbeing of future residents.

4.1.4 Launceston Residential Strategy

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

In order of priority:

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

In terms of population trends (pp3-4):

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

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

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

And need (pp 29-31)

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

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

There are large areas of land rezoned now to General Residential in a number of areas around the city. The largest tracts are located on the periphery of Rocherlea/Newnham/Mayfield and St Leonards.

In terms of low density residential opportunities within the immediate area the only vacant lots available adjoin the eastern side of the site. Up to forty seven lots will be developed and of those presently twenty eight lots have been created.

The Interim Planning Scheme also provides increased opportunity for residential development within the inner city area including the Urban Mixed Use zone.

While the subject land maybe suitable in terms of its tiered priority and location being an infill development site, the interim scheme has catered for forecasted residential demand. That said, the strategy encourages housing choice and this site can contribute to that choice.

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4.1.5 Launceston Open Space Strategy

The site falls within the Youngtown area and the strategy makes the following comments (pp 73-74):

Profile of the Area

A newer, developing locality in Launceston's southern suburbs. The locality is in the middle of the range of park provision in both number of parks and area of parks compared to population. Most parkland is located in the eastern half of the locality. There are three local parks and three distinct parks. Youngtown Memorial Park provides open space sports area for the area.

Natural Resources

32% of Youngtown's parkland is bushland. Youngtown is dominated by Eucalyptus amygdalina grasslands, Acacia dealbata and Bursaria/Black wattle non Eucalypt forests. The quality of the bushland in Youngtown varies from good in the grassland areas, to weed infested in some of the forest areas. There are some areas of bush that could be used to expand Youngtown Regional Park. Linking the park to Carr Villa with a bushland corridor could be intrinsic for wildlife value.

Recommendations

As Youngtown is average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation. Links can be made through to Carr Villa reserve and to the Southern Outlet. There is enough room to upgrade some areas in Youngtown Regional Park for multi use to help take pressure off other important parks such as Punchbowl Reserve. Consideration could be given to developing a park in the far west of the locality if this area is subdivided. Small parks with no links or facilities could be considered for disposal.

Key Linkages: Youngtown Regional Park to Carr Villa.

Key Land Opportunities: Any land adjacent to bushland reserves. Land in the far west of the suburb if subdivision occurs.

Disposal: small parks with no links or facilities

Recommendation for Open Space Requirement in New Subdivisions

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.

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The key linear park link as outlined by the strategy has now largely been secured by planning permit DA0225/2013. Further land is needed from an adjacent title not subject to this application to improve the link adjacent to Youngtown Memorial park.

Council's Parks and Recreation Department have advised that the subject land is not required for open space purposes.

4.1.6 Launceston Industrial Strategy 2009

From page 31 of the Launceston Industrial Strategy 2009;

The Techno Park site...is ideally suited for low impact research and technology based industrial activity. The site is comprised 32ha, some of which has been developed, with an estimated 19ha of vacant land.....

The site is owned by the State Government. There is a large area of vacant and adjoining land to the south of Techno Park, which is currently zoned for Public Recreation. This is possibly cater for future expansion.

And from the Techno Park Master plan review prepared by Pitt and Sherry (p6):

In 1997 Launceston City had a solid reputation when it came to companies wishing to establish call centres in Tasmania....Those who established in the City and at Techno Park found their staff turnover rates to be exceptionally low compared to other centres on the mainland. The reliable workforce is still here - the change has come from the wages and employment structures of national companies who now find it more cost effective to move their operations off-shore.

Those who are currently at Techno Park will stay in the short to medium term. Others are unlikely to join them with new call centres.

The other uses envisaged for Techno Park in 1996/1997 have never eventuated. For example, hi tech development like the HIT lab have located at the University complex.

And from p 22

There is a strategy case for retaining large footprint sites for high tech or related light industrial/commercial type uses.....There is general agreement amongst all parties consulted that the integrity of Techno Park should be retained - but there is some scope to introduce other uses into the residual land parcels on the fringe of the site.

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The concluding remark:

There are parcels of land on the periphery of the Techno Park site which have no core value to the main use. This land should be removed from the Techno Park site and used for low impact type developments which reflect the surrounding uses - mainly low density residential.

These comments include the subject land.

About half of Techno Park remains vacant. In the last few years the only application lodged was for the development of a funeral parlour, a use that is not really reflective of the vision intended for the area. The site is detached from the main Techno Park area.

The land is better suited to a Low Density Residential zone, which is consistent with the Techno Park Master plan.

4.2 Hazards and Special Values

4.2.1 Heritage and Scenic

There are no known historic or scenic values.

4.2.2 Flooding

The site is elevated. Flooding is not known to be an issue on this site.

4.2.3 Bushfire

The site is considered bushfire prone. The report submitted indicates:

- The external risk of bushfire is low
- The greatest risk of bushfire is from within the site
- A building attack level of 12.5 can be achieved with the establishment of a fuel management area around the dwelling and reduced fuel area surrounding that.

The risk can be safely managed to enable residential development to occur.

4.2.4 Landslip

A geotechnical assessment prepared by Geo-Environmental Solutions was submitted with the application. The report concludes:

- The site is within an area of Jurassic dolerite on the upper slopes of generally free of geotechnical hazards.
 - The geotechnical risk associated with residential development on the site is classified as low.
-

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

4.2.6 Natural Values

An ecological assessment report prepared by ECOtas was submitted with the application. The key findings of the report are:

- The vegetation type is classified as *Eucalyptus amaydalina* forest and woodland on dolerite. This vegetation community is not classified as threatened.
- The community is highly degraded with virtually no understorey. Existing individual trees include many that are in poor health and several have a dangerous slope lean close to building envelopes. It will be necessary for these trees to be removed and replaced to protect residents and infrastructure.
- There are no flora species of high conservation significance or threatened under the Commonwealth Environmental Protection and Biodiversity Act.
- Two plant species; Sheathing Yellowstar (*Hypoxis vaginata* var. *vaginata*) and Chocolate Lily (*Arthropodium strictum*) are threatened under the Tasmanian Species Protection Act. These are a localised and scattered population where no special management actions are required and the presence of these species should not constrain land use decision-making.
- No fauna species of high conservation value were detected. There is potential albeit marginal habitat for the Eastern Barred Bandicoot however a field survey did not indicate an actual presence.
- Declared weeds are present.

Given the conclusions of the report, the vegetation is not of conservation significance therefore there is a case to have the priority habitat overlay removed. This layer extends beyond the property boundaries. Before its removal it would be prudent to survey the remaining area covered by the overlay to verify that the vegetation community is the same.

4.3 Infrastructure Capacity

The site is fully serviced with water, sewer, stormwater, power and telecommunications available.

Taswater have issued a Submission to Planning Authority Notice TWDA 2015/00641-LCC providing conditional approval for the two lot subdivision.

The site presently has access to Jinglers Drive, a Council maintained road. The Traffic Impact Assessment prepared by Terry Eaton, details the following characteristics:

- When fully developed the subdivision (including the land subdivided adjacent to the site) is likely to generate 400 vehicle movements per day;
-

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- The current vehicle movements per day for Quarantine Road are 6000 - 7000. This is predicted to grow to 9500 by 2030.
- When fully developed Techno Park and this new low density residential area, the morning peak in 2030 is predicted to be 850 vehicles per hour and 580 vehicles per hour in the afternoon peak.

The traffic impact assessment concludes:

Analysis of the Quarantine Road/Techno Park Drive junction indicates some congestion at morning peak times but with a service level comparative to that existing elsewhere on higher order access roads within the Launceston Urban area.

No traffic safety issues have been identified with regard to the subdivision layout and the existing street network in proximity to the development.

It is noted that the plan attached to the TIA does not show the two lot subdivision proposed in this application. The subject land is likely to generate around 20 vehicle movements per day, an insignificant increase in the context of traffic generated by the adjacent subdivision.

4.4 Other Considerations

The site is located uphill of the former Kings Meadows Quarantine Station, which is now the site of Techno Park.

Launceston TechnoPark Environmental Site Management Plan 1996 indicated that a comprehensive environmental site assessment had been performed on the former Kings Meadows Quarantine Station property.

The site potentially contained a number of contaminants however correspondence received from the Dr Frank Cattell, Director Environmental Management of Environment Tasmania on the 8 January 1997, concluded that the assessment and works carried out by Stocklosa Engineering Pty Ltd on the former Quarantine Station property cleared the site of contamination rendering it suitable for any future use at that time.

The site subject to this application has a long history of livestock grazing. There is no record of potentially contaminating activities on the site therefore contamination is not considered to be an issue.

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PART B - DEVELOPMENT APPLICATION

1 PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

12.0 Low Density Residential Zone

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To provide for development that is compatible with the natural character of the surrounding area.

Consistent

12.1.1.1 The site contains highly degraded remnant woodland near the brow of a hill. There are no infrastructure constraints.

12.1.1.2 N/A

12.1.1.3 The development provides large low density residential lots that are capable of being developed whilst retaining vegetation cover that contributes to the character of the area.

Local Area Objectives - There are no local area objectives

Desired Future Character Statements - There are no desired future character statements

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12.3 Use Standards

The application is for development only therefore the use standards are not applicable.

12.4 Development Standards

The development is for subdivision only, therefore the only applicable standards pertain to subdivision.

12.4.5 Lot size and dimensions

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the intended use of the lots; and
- (b) adjoining land is protected from adverse impacts.

Consistent

Compliance with the acceptable solution implies compliance with the objective.

A1.1 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 1,500m² ; and
- (b) be able to contain 25m diameter circle with the centre of the circle no greater than 25m from the frontage; or

A1.2 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

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Complies

The proposal will create two lots with the following characteristics;

- Lot 49 - square shaped lot 9738m² in area with a 20m by 20m building envelope.
- Lot 50 - a rectangular shaped lot 1.339ha in area with a 20m by 20m building envelope.

These lots exceed the acceptable solution standard.

P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) adequate provision of private open space; and
- (g) the existing pattern of development in the area.

12.4.6 Frontage and access

Objective:

To ensure that lots:

- (a) provide appropriate frontage to a road; and
- (b) provide safe and appropriate access suitable for the intended use.

Consistent

Compliance with the acceptable solution implies compliance with the objective.

A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 4m.

Complies

Lot 49 has a 11.9m and 25m boundaries abutting the road and Lot 50 has a 26.43m frontage with the road.

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<p>P1 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of no less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; and (h) the advice of the road authority.
<p>A2 No acceptable solution.</p>
<p>Relies on Performance Criteria An assessment against the performance criteria is required.</p>
<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the character of the area; and (e) the advice of the road authority.
<p>Complies Both lots have an existing crossover that satisfies Infrastructure Services requirements to provide a safe and useable access into each lot.</p>

12.4.7 Discharge of stormwater

<p>Objective:</p> <p>To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system</p>

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<p>Complies A stormwater manhole exists at the lower end of each lot.</p>
<p>P1 All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the discharge point (if any); (b) stormwater flow paths both internal and external to the site; (c) the location of building areas within the site; (d) the topography of the site; (e) the characteristics of the site, including rainfall; (f) the development of the site and adjoining land; (g) the additional runoff from the subdivision development and likely future development of the land; and (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.
<p>A2 The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.</p>
<p>Complies On the 12 May 2015, a letter signed by the General Manager was provided indicating that this standard can be met.</p>
<p>P2 Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the discharge point (if any); (b) stormwater flow paths both internal and external to the site; (c) the topography of the site; (d) the characteristics of the site, including rainfall; (e) the development of the site; (f) the additional runoff from the subdivision development and likely future development of the land; and (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

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12.4.8 Water and sewerage services

<p>Objective:</p> <p>To ensure each lot provides for appropriate water supply and wastewater disposal.</p>
<p>Consistent</p> <p>Compliance with the acceptable solution implies compliance with the objective.</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>
<p>Complies</p> <p>Lot 49 has an existing water meter. Lot 50 has the capacity to be provided with a reticulated water supply.</p>
<p>P1 Where reticulated water services are not proposed to be connected it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.</p>
<p>A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.</p>
<p>Complies</p> <p>Both lots have a sewer manhole located at the lower end of each lot.</p>
<p>P2 Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use that does not have adverse environmental impacts.</p>

12.4.9 Integrated urban landscapes

<p>Objective:</p> <p>To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.</p>

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

<p>Consistent Compliance with the acceptable solution implies compliance with the objective.</p>
<p>A1 Subdivision does not: (a) create any new road, public open space or other reserves; or (b) remove or clear native vegetation; or (c) modify, drain, pipe or disturb any natural watercourse or wetland.</p>
<p>Complies No new road is required. No native vegetation removal is required and no water course will need to be disturbed.</p>
<p>P1 Subdivision must be designed to enhance the amenity of the area having regard to: (a) the topography of the site; (b) any significant natural and cultural features of the site; (c) the access to public open spaces and roads; (d) the retention of native vegetation; (e) linking areas of significant local habitat; and (f) landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in roads and public open space.</p>

12.4.10 Walking and cycling network

<p>Objective:</p> <p>To:</p> <p>(a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists; (b) design footpaths, shared path and cycle path networks and cycle lanes that are safe and accessible; and (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>
<p>Consistent Compliance with acceptable solution implies compliance with the objective.</p>
<p>A1 Subdivision does not create any new road, footpath or public open space.</p>

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

Complies

No new road is required.

P1 Subdivision provides roads, footpaths or public open spaces that are designed to provide safe and convenient walking and cycling networks, having regard to:

- (a) the linkages to any existing pedestrian and cycling networks;
- (b) connection of footpaths, shared paths, cycle paths and cycle lanes;
- (c) access for cycling and walking to activity centres, community facilities, bus stops and public transport routes and public open spaces;
- (d) the road network and public open spaces; and
- (e) assive surveillance.

E1.0 Bushfire-Prone Areas Code

E1.1 The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Consistent

A Bushfire Assessment report prepared by Pitt and Sherry was submitted with the proposal. The report assesses both lots as having a BAL 12.5. Each site is capable of being developed and defended in a fire event.

The only applicable code standards pertain to subdivision. These are:

E1.6 Development Standards**E1.6.1 Subdivision****E1.6.1.1 Subdivision: Provision of hazard management areas**

Objective:

Subdivision provides, where appropriate, for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
 - (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building site;
 - (c) provide protection for lots at any stage of a staged subdivision.
-

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

Consistent

Compliance with the acceptable solution implies compliance with the objective.

A1

- (a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or
- (b) The proposed plan of subdivision-
 - (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; and
 - (ii) shows the building area for each lot; and
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided ; and
 - (iv) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Complies

Both lots are located within a bushfire prone area. The site adjoins grassland to the north, developed General Residential land to the west, newly created low density residential lots that are undergoing residential development and existing low density residential development to the south.

Both lots within the subdivision are assessed as having a BAL 12.5. Each lot shall have a fuel management area established which generally accords with the building envelopes shown on the plans. Within these areas a reduced fuel state is to be maintained.

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P1 A proposed plan of subdivision must show that there are adequate hazard management areas in relation to the building areas shown on all lots within or partly within a bushfire-prone area. In determining the dimensions of hazard management areas, it must be demonstrated that the following have been taken into consideration:

- (a) the nature of the bushfire-prone vegetation including the type, structure and flammability;
- (b) topography, including slope;
- (c) other potential forms of fuel and ignition sources;
- (d) the risk of bushfire to lots at any stage of staged subdivision;
- (e) separation distance from the bushfire-prone vegetation does not unreasonably restrict subsequent development.

Applications must demonstrate that hazard management areas can be provided.

E1.6.1.2 Subdivision: Public Access**Objective:**

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access for occupants, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under attack and hazard management procedures to be undertaken;
- (c) are designed and constructed to allow for fire fighting vehicles to be manoeuvred;
- (d) provide access to water supplies for fire-fighting vehicles; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Consistent

Compliance with the acceptable solution implies compliance with the objective.

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<p>A1</p> <p>(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of private access to building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being consistent with the objective; or</p> <p>(c) A proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows that, at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road; and (ii) shows a perimeter road, private access or fire trail between the lots and bushfire-prone vegetation, which road, access or trail is linked to an internal road system; and (iii) shows all roads as through roads unless: <ul style="list-style-type: none"> a. they are not more than 200m in length and incorporate a minimum 12m outer radius turning area; or b. the road is located within an area of vegetation that is not bushfire-prone vegetation; and (iv) shows vehicular access to any water supply point identified for fire fighting.
<p>Complies</p> <p>Both lots are located at the end Jinglers Drive, a cul-de-sac that is about 400m long. There is a fire plug located near the cross over nfront of lot 49. Both building areas shown on the plans are located within 200m of the road and 200m of the fire plug. According to the bushfire assessment submitted this arrangement is acceptable.</p>
<p>P1 A proposed plan of subdivision must show the road layout and demonstrate that safe access and egress for occupants, fire-fighting vehicles and emergency service personnel is achieved through the use of appropriate design measures, including:</p> <ul style="list-style-type: none"> (a) two way traffic; (b) provision of passing bays; (c) geometry, alignment and slope; (d) use of through roads to provide for connectivity; (e) limits on the length of cul-de-sacs and provision of turning areas; (f) access to water supply points for fire fighting vehicles; (g) perimeter access; (h) fire trails.

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A2 Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3.
<p>Complies Jinglers Drive is a fully sealed roadway with a pavement width of about 7.5m. The road is of an acceptable standard.</p>
P2 No performance criteria

E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes

<p>Objective: Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>
<p>Consistent Compliance with the acceptable solution implies compliance with the objective.</p>
<p>A1 In areas serviced with reticulated water by a Regional Corporation:</p> <ul style="list-style-type: none"> (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or (b) a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 - Fire hydrant installations.
<p>Complies The lots both has access to a reticulated water supply.</p>
P1 No performance criteria

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<p>A2 In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) be met:</p> <ul style="list-style-type: none"> (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or (b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient, consistent with the objective, to manage the risks to property and lives in the event of a bushfire; or (c) it can be demonstrated that: <ul style="list-style-type: none"> (i) a static water supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10 000 litres per building area and is connected to fire hydrants; and (ii) a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa; or (d) it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10 000 litres that is: <ul style="list-style-type: none"> (i) dedicated solely for the purposes of fire fighting; and (ii) accessible by fire fighting vehicles; and (iii) is within 3m of a hardstand area.
<p>Not Applicable The site has reticulated water available.</p>
<p>P2 No performance criteria</p>

E8.0 Biodiversity Code

<p>E8.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) support the conservation of biodiversity in the planning scheme area and the northern region, including the extent, condition and connectivity of important habitats and priority vegetation communities, and the number and status of threatened species; and (b) consider and manage the impact of use or development on biodiversity through: <ul style="list-style-type: none"> (i) minimisation of vegetation and habitat loss or degradation; and (ii) appropriate location of development.

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

Consistent

An Ecological Assessment report prepared by Ecotas. The report concludes that there are no flora or fauna of high conservation status present, and no threatened vegetation types. Two plants species, Sheathing Yellowstar (*Hypoxis vaginata* var. *varginata*) and Chocolate Lily (*Arthropodium strictum*) were detected. The site provides potential habitat for the Eastern Barred Bandicoot however the field survey did not detect a presence.

The report recommendations do not include any specific management requirements however a plan is provided to provide for weed removal and revegetation of the site.

E8.5 Use Standards

Not used in this Code.

E8.6 Development Standards

E8.6.1 Habitat and vegetation management

Objective:

To appropriately protect or manage vegetation identified as priority habitat and priority vegetation communities.

Consistent

Compliance with the acceptable solution implies compliance with the objective.

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

Complies

No vegetation clearance is required.

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

P1 Clearance or disturbance of native vegetation within priority habitat or areas identified as priority vegetation communities does not compromise the adequacy of representation of species or vegetation communities, having regard to:

- (a) the quality of the site to provide habitat of significance to the maintenance or protection of biodiversity in the planning scheme area;
- (b) the need for the clearance or disturbance of the vegetation;
- (c) the method of clearance or disturbance of the vegetation;
- (d) the extent and quality of the vegetation or habitats affected by the proposal;
- (e) the value of the vegetation as a wildlife corridor;
- (f) the value of riparian vegetation to the protection of habitats and wildlife corridors;
- (g) any rehabilitation and maintenance measures;
- (h) the impacts of development and vegetation clearance, in proximity to the priority habitat or priority vegetation communities;
- (i) any conservation outcomes achieved and the long term security of any offset for the loss of the vegetation, provided in accordance with the General Offset Principles document published by the Department of Primary Industries, Parks, Water and Environment, available at <http://dpiwpe.tas.gov.au/Documents/General-Offset-Principles.pdf> ;
- (j) any agreement under section 71 of the Act relating to vegetation management;
- (k) any conservation covenant made under the Nature Conservation Act 2002, that exists on or adjacent to the site of the proposed development; and
- (l) any recommendations or advice contained in a flora and fauna report.

E10.0 Open Space Code

E10.1 The purpose of this provision is to:

- (a) Ensure that the location and area of land required for public open space in subdivisions meets the reasonable ongoing needs of the community.

Consistent

The site is associated with a large low density subdivision that has created a linear public open space corridor that aligns with the watercourse running through the area. This linear corridor provides an important strategic link between Youngtown Regional and Youngtown Oval. Feedback from Council's Parks department have verified that no further public open space or a cash contribution is required in this circumstance.

7.1 19-22 Jingers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

E10.5 Use Standards

Not used in this Code.

E10.6 Development Standards

<p>Objective:</p> <p>To:</p> <ul style="list-style-type: none"> (a) ensure that the location and area of land required for public open space meet the reasonable ongoing needs of the community; and (b) provide public open space which meets user requirements for outdoor recreational and social activities.
<p>Consistent</p> <p>The site was created from DA0422/2013 subdivision permit. DA0225/2013 subdivision permit created the majority of the lots as well as the public open space associated with the development. The public open space created is sufficient to meet the communities ongoing needs and provides an important linear link between existing public open space areas.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria</p> <p>Assessment against the performance criteria is required.</p>
<p>P1 The location, area and characteristics of public open space must meet the reasonable needs of the community, having regard to:</p> <ul style="list-style-type: none"> (a) the physical characteristics of the land; (b) the needs of people with disabilities; (c) the range of recreational facilities in the surrounding area; (d) the existing public open space in the surrounding area and its relationship to any proposed public open space; (e) connectivity for pedestrians and cyclists; (f) the ability of the community to access the land; (g) any limitations imposed by services and utilities; (h) any drainage requirements, or the existence of wetlands; (i) public health and safety; (j) the likely cost of maintenance; and (k) the relationship and alignment with adjoining land uses, including fencing and landscaping.

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

Complies

The linear corridor of public open space provided by DA0225/2013 creates an important pedestrian/cycle link between Youngtown Regional and Youngtown Oval. The land provided exceeds the minimum requirements, therefore a cash contribution is not considered necessary in this circumstance either.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Roads and Hydraulics	Conditional consent provided. Damage to Council Infrastructure Works within/occupation of the Road Reserve Trench reinstatement for new/altered connections Application to alter a stormwater service
Environmental Health	Conditional consent provided.
Parks and Recreation	No further public open space land or cash in lieu contribution is required.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2015/00641-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)

5. REPRESENTATIONS

If Council agree to initiate the draft amendment it will be exhibited to the public for comment for a period of 28 days in accordance with Section 39 of the *Land Use Planning and Approvals Act 1993*. Following the exhibition period a report considering any representations received will be presented to Council in accordance with Section 39(2) of the *Land Use Planning and Approvals Act 1993*.

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015
Launceston Residential Strategy
Launceston Open Space Strategy
Launceston Industrial Strategy
Greater Launceston Plan
Regional Land Use Strategy of Northern Tasmania
Land Use Planning and Approvals Act 1993

- 7.1 19-22 Jinglers Drive, Youngtown - Amendment 1 to the Launceston Interim Planning Scheme 2015 - Rezone from Open Space to Low Density Residential and Residential; Subdivision - Two Lot Subdivision...(Cont'd)
-

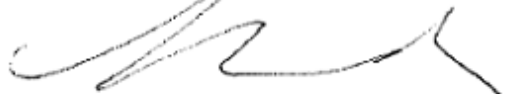
BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

The following attachments are circulated separately.

1. Locality Map
 2. Existing Zone Map
 3. Proposed rezoning
 4. Subdivision Plan
 5. Planning Report
-

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

Tuesday 26 May 2015

- Attended Government House Formal Dinner in honour of the Ambassador of the Czech Republic

Thursday 28 May 2015

- Attended Cancer Council Tas Biggest Morning Tea

Friday 29 May 2015

- Officially welcomed delegates at Institute of Public Accountants Congress 2015
- Officiated at Fred French Aged Care Facility
- Attended Official Opening of the Ravenswood Community Health Centre by Hon Michael Ferguson MP
- Attended IPA Tasmanian Congress 2015 Official Dinner

Saturday 30 May 2015

- Attended AFL Match at Aurora Stadium - Hawks v Gold Coast Suns

Sunday 31 May 2015

- Attended NTFA Aboriginal Round 2015 at Rocherlea Football Club

Friday 5 June 2015

- Attended and presented Junior Trophies at Launceston Competitions - Music Section

Saturday 6 June

- Attended Angels Hope Anti-Bullying Gala Fundraising Ball 2015 with Her Excellency, Professor the Honourable Kate Warner AM
-

9 ALDERMEN'S/DELEGATES' REPORTS

10 QUESTIONS BY ALDERMEN**10.1 Questions on Notice - Alderman R J Sands - 25 May 2015****FILE NO:** SF2375**AUTHOR:** Mr Robert Dobrzynski (General Manager)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider Questions on Notice raised by Alderman R J Sands in accordance with the requirements of Section 30 of the *Local Government (Meeting Procedures) Regulations 2005*.

RECOMMENDATION:

That Council notes the Questions on Notice submitted by Alderman R J Sands and the responses provided by Mayor Alderman A M van Zetten. The questions have been recorded exactly as received and the responses are shown in bold text.

Questions from Alderman R J Sands and responses from Mayor Alderman A M van Zetten:

1. At the conclusion of the General Managers performance review committee held recently did the committee have an informal conversation?
Response: Yes
 2. Was I mentioned in this conversation?
Response: Yes
 3. Who was present at the meeting?
Response: GMC&PRC members - Mayor; Alderman Finlay; Alderman Cox and Alderman Wood (Alderman Soward apology).
Date of meeting: 11 May 2015.
 4. Who decided to send me an email was it an individual or was it a collective decision?
Response: During the informal discussions on 11 May 2015, no decision was made to send an email. Subsequently on 17 May 2015, an email was sent in error by Alderman Finlay.
 5. What was the purpose of sending me an email?
Response: Sent in error
 6. On what grounds did you decide as the mayor to be involved?
Response: I let the group know I did not want to be involved.
 7. Why did you become involved rather than excuse yourself?
Response: Refer to 6
 8. Did you believe it was proper and the right thing to do?
Response: My actions were correct.
-

10.1 Questions on Notice - Alderman R J Sands - 25 May 2015...(Cont'd)

9. Why do think so?
Response: Self-explanatory
10. What gave you the right to question the conduct of an individual alderman?
Response: Not applicable (N/A)
11. Where is it mentioned in any council protocol that you have this right?
Response: N/A
12. If you had an issue why didn't you talk directly with me?
Response: N/A as I did not raise the issue.
13. Where is the email now?
Response: My understanding is it is recalled.
- 13A I am asking for a copy of the email can you supply me with a copy?
Response: I suggest it be obtained from the author - Alderman Finlay.
14. Do you have a copy of the content?
Response: No. It has been deleted from my mailbox.
15. Which member of the committee drafted the email?
Response: Was not part of any committee decision. Alderman Finlay sent the email in error.
16. Who sent the email?
Response: Alderman Finlay in error.
17. Why was it retracted at the last minute.?
Response: Sent in error by Alderman Finlay.
18. Which member of the committee decided to recall the email sent to me over the weekend?
Response: Alderman Finlay because sent in error. Sent in her individual capacity as an Alderman.
19. what was the reason given for the recall?
Response: Sent in error.
20. Did one of the committee believe it was not the proper thing to do or was there another reason?
Response: Sent in error. Nothing to do with any committee decision.
21. Were you hoping that with the recall of the email that that would be the end of the matter?
Response: N/A as not involved.
22. Now you know that I know, that an email was formulated how does that make you feel?
Response: N/A as not involved.
23. After considering all of the above questions will you now tender your resignation as Mayor of the city of Launceston?
Response: No
24. If not why not?
Response: See answers above. I was not involved.
25. Do you believe that you still have the support of the elected alderman?
Response: I believe so other than yourself.
-

10.1 Questions on Notice - Alderman R J Sands - 25 May 2015...(Cont'd)

26. How do you arrive at that conclusion?

Response: No evidence to the contrary.

27. Why did you enter into a conspiratorial arrangement with four other alderman?

Response: I did not.

28. Where has your code of conduct and decency gone to?

Response: See answers above.

29. Where does this act of effrontery sit with you?

Response: Disappointed at being wrongly accused.

30. What motivated you personally to conspire with others to attempt to coerce Ald Sands to conform?

Response: N/A

31. Is the council run by a cartel?

Response: No

32. If so who is the elected leader of the cartel?

Response: N/A

33. Do you agree that the twelve members of the council have the absolute right as individuals to speak their mind and vote however they feel is the right thing to do?

Response: Yes, absolutely.

34. If the email was recalled how did the examiner know about it?

Response: I do not know. Ask them.

35. Did you personally or the committee collectively endeavour to gain the signatures of other alderman to this email that was going to be delivered to me personally the SPPC meeting on 18.5.15.?

Response: No

36. By this act of suggested stealth and surprise what did you hope to achieve?

Response: N/A

37. Did you hope to embarrass me in front of all members and staff?

Response: No

REPORT:

Questions on Notice raised by Alderman R J Sands were directed to the Mayor Alderman A M van Zetten for response. The Mayor Alderman A M van Zetten provided written response.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

10.1 Questions on Notice - Alderman R J Sands - 25 May 2015...(Cont'd)

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.



Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Questions on Notice from Alderman R J Sands
 2. Response to Questions on Notice from the Mayor Alderman A M van Zetten
-

Questions on notice to Mayor Van Zetten

1. At the conclusion of the General Managers performance review committee held recently did the committee have an informal conversation.?
2. Was I mentioned in this conversation?
3. Who was present at the meeting?
4. Who decided to send me an email was it an individual or was it a collective decision?
5. What was the purpose of sending me an email?
6. On what grounds did you decide as the mayor to be involved?
7. Why did you become involved rather than excuse yourself?
8. Did you believe it was proper and the right thing to do?
9. Why do you think so?
10. What gave you the right to question the conduct of an individual alderman?
11. Where is it mentioned in any council protocol that you have this right?
12. If you had an issue why didn't you talk directly with me?
13. Where is the email now?
- 13A I am asking for a copy of the email can you supply me with a copy?
14. Do you have a copy of the content?
15. Which member of the committee drafted the email?

16. Who sent the email?
- 17 Why was it retracted at the last minute.?
18. Which member of the committee decided to recall the email sent to me over the weekend?
- 19 what was the reason given for the recall?
- 20 Did one of the committee believe it was not the proper thing to do or was there another reason?
21. Were you hoping that with the recall of the email that that would be the end of the matter?
22. Now you know that I know, that an email was formulated how does that make you feel?
23. After considering all of the above questions will you now tender your resignation as Mayor of the city of Launceston?
24. If not why not?
25. Do you believe that you still have the support of the elected alderman?
26. How do you arrive at that conclusion?
27. Why did you enter into a conspiratorial arrangement with four other alderman?
28. Where has your code of conduct and decency gone to?
29. Where does this act of effrontery sit with you?
30. What motivated you personally to conspire with others to attempt to coerce Ald Sands to conform?
31. Is the council run by a cartel?

32.If so who is the elected leader of this cartel?


33. Do you agree that the twelve members of the council have the absolute right as individuals to speak their mind and vote however they feel is the right thing to do?

34.If the email was recalled how did the examiner know about it?

35.Did you personally or the committee collectively endeavour to gain the signatures of other alderman to this email that was going to be delivered to me personally the SPPC meeting on the 18.5.15.?

36 By this act of suggested stealth and surprise what did you hope to achieve?

37.Did you hope to embarrass me in front of all members and staff?



Signed Alderman Ted Sands 25.5.15.

Questions on Notice to Mayor van Zetten - Submitted 25 May 2015

1. At the conclusion of the General Manager's performance review committee held recently did the committee have an informal conversation?
Yes
2. Was I mentioned in this conversation?
Yes.
3. Who was present at the meeting?
**GMC&PRC members - Mayor; Alderman Finlay; Alderman Cox and Alderman Wood (Alderman Soward apology).
Date of meeting: 11 May 2015.**
4. Who decided to send me an email was it an individual or was it a collective position?
During the informal discussions on 11 May 2015, no decision was made to send an email. Subsequently on 17 May 2015, an email was sent in error by Alderman Finlay.
5. What was the purpose of sending me an email?
Sent in error.
6. On what grounds did you decide as the Mayor to be involved?
I let the group know I did not want to be involved.
7. Why did you become involved rather than excuse yourself?
Refer to 6.
8. Did you believe it was proper and the right thing to do?
My actions were correct.
9. Why do think so?
Self-explanatory.
10. What gave you the right to question the conduct of an individual alderman?
Not applicable (N/A)
11. Where is it mentioned in any council protocol that you have this right?
N/A
12. If you had an issue why didn't you talk directly with me?
N/A as I did not raise the issue.
13. Where is the email now?
My understanding is it is recalled.
- 13A I am asking for a copy of the email can you supply me with a copy?
I suggest it be obtained from the author - Alderman Finlay.

14. Do you have a copy of the content?
No. It has been deleted from my mailbox.
15. Which member of the committee drafted the email?
Was not part of any committee decision. Alderman Finlay sent the email in error.
16. Who sent the email?
Alderman Finlay in error.
17. Why was it retracted at the last minute?
Sent in error by Alderman Finlay.
18. Which member of the committee decided to recall the email sent to me over the weekend?
Alderman Finlay because sent in error. Sent in her individual capacity as an Alderman.
19. What was the reason given for the recall?
Sent in error.
20. Did one of the committee believe it was not the proper thing to do or was there another reason?
Sent in error. Nothing to do with any committee decision.
21. Were you hoping that with the recall of the email that that would be the end of the matter?
N/A as not involved.
22. Now you know that I know, that an email was formulated how does that make you feel?
N/A as not involved.
23. After considering all of the above questions will you now tender your resignation as Mayor of the City of Launceston?
No
24. If not why not?
See answers above. I was not involved.
25. Do you believe that you still have the support of the elected alderman?
I believe so other than yourself.
26. How do you arrive at that conclusion?
No evidence to the contrary.
27. Why did you enter into a conspiratorial arrangement with four other aldermen?
I did not.

28. Where has your code of conduct and decency gone to?
See answers above.
29. Where does this act of effrontery sit with you?
Disappointed at being wrongly accused.
30. What motivated you personally to conspire with others to attempt to coerce Ald Sands to conform?
N/A
31. Is the council run by a cartel?
No
32. If so who is the elected leader of this cartel?
N/A
33. Do you agree that the twelve members of the council have the absolute right as individuals to speak their mind and vote however they feel is the right thing to do?
Yes, absolutely.
34. If the email was recalled how did the examiner know about it?
I do not know. Ask them.
35. Did you personally or the committee collectively endeavour to gain the signatures of other aldermen to this email that was going to be delivered to me personally the SPPC meeting on the 18.5.15?
No
36. By this act of suggested stealth and surprise what did you hope to achieve?
N/A
37. Did you hope to embarrass me in front of all members and staff?
No

Signed: Alderman Ted Sands 25.5.15

11 COMMITTEE REPORTS**11.1 Tender Review Committee Meeting - 18 & 25 May 2015****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council receive the report from the Tender Review Committee meeting held on 18 and 25 May 2015.

REPORT:**18 May 2015**

1. General Stationery Supply - CD.005/2015

The Tender Review Committee accepted the tender submitted by Staples for the Stationery Supply Contract, for a 2 year period.

25 May 2015

1. Supply and Installation of Gross Pollutant Trap at Hume Street - CD.011/2015

The Tender Review Committee accepted the tender submitted by Jemrok Pty Ltd for the Supply and Installation of Gross Pollutant Trap at Hume Street, at a cost of \$71,410.00 (excl. GST).

2. Remount Road Depot - Removal of Asbestos Roof and Reconstruction of the Roof Structure - CD.033/2014

The Tender Review Committee accepted the tender submitted by Mendelssohn Construction Pty Ltd for the Remount Road Depot Removal of Asbestos Roof and Reconstruction of the Roof Structure, at a cost of \$228,345.00 (excl. GST).

ECONOMIC IMPACT:

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

11.1 Tender Review Committee Meeting - 18 & 25 May 2015...(Cont'd)

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:

This project is 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

12 COUNCIL WORKSHOPS**12.1 Council Workshops - 1 June 2015****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the Council Workshops conducted on 1 June 2015.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council notes the Council Workshops held on 1 June 2015.

REPORT:

The following Council Workshops held on 1 June 2015:

- Tiger Bus Operations Update
- Asset Holding Review
- Development Application Appeals Process
- Carr Villa and Lilydale Cemetery Fees

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:N/A

12.1 Council Workshops - 1 June 2015...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

N/A

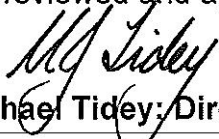
BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey: Director Corporate Services

13 PETITIONS

Nil

14 NOTICES OF MOTION - FOR CONSIDERATION

Nil

DIRECTORATE AGENDA ITEMS**15 DEVELOPMENT SERVICES****15.1 Funding Requests from Tourism Northern Tasmania****FILE NO:** SF5798**AUTHOR:** Eamonn Seddon (Tourism Manager)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider funding requests from Tourism Northern Tasmania.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council:

1. Does not approve additional base funding to Tourism Northern Tasmania and retains the annual base funding of \$108,000 in the 2015/16 budget;
 2. Does not approve funding of \$3,000 as a co-contribution towards the Northern Tasmania Cycling;
 3. Considers the request for \$9,000 as a co-contribution towards a regional Tourism Northern Tasmania Tourism Infrastructure Audit project in the 2015/16 financial year once the financial results for 2014/15 has been determined;
-

REPORT:

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

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

Currently TNT receives an annual funding contribution of \$108,000 from the City of Launceston. TNT has requested an additional \$7,000 in base funding for the 2015/16 financial year, which represents an increase of 6.5% from the 2014/15 Budget allocation. A budget of \$108,000 has been allocated in the 2015/16 Draft Budget which has already been out for public display. Given the lateness of the funding submission and the lost opportunity to seek public comment on the proposed increase, it is not recommended that the requested \$7,000 adjustment to the 2015/16 budget be made.

Regional Tourism Infrastructure Audit \$9,000 funding request

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

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

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

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

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

While the \$9,000 is not currently allocated within the 2014/15 Budget, and the 2015/16 budget has already been out for public display, the project could be supported by transferring \$9,000 from the 2014/15 Tourism Capital Projects budget to the 2015/16 Tourism Operations budget (Tourism and Interpretation Signage projects).

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

Northern Tasmania Cycling Strategy

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

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

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

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

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

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

ECONOMIC IMPACT:

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

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

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

Strategic Plan 2014-2024

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

City of Launceston Tourism Strategy

Launceston Cycling Infrastructure Strategy

BUDGET & FINANCIAL ASPECTS:

The Director Corporate Services advises because of the timing of the requested change and with the budget 2015/16 still to be adopted, and the 2014/15 results yet to be finalised, consideration of funding beyond the amount in the proposed budget should be deferred for the moment.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Letter dated 19 May 2015 - DMP Priority Projects funding Request 2015/16
 2. Letter dated 19 May 2015 - Regional Tourism Funding Request 2015/16
-

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

19 May 2015

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



DMP Priority Projects Funding Request 2015/16

Dear Robert

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

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

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

1. Tourism Infrastructure Audit

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

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

2. Northern Tasmania Cycling Strategy

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

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

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

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

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

Kind regards

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

Chris Griffin
CEO, Tourism Northern Tasmania Inc.

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

Attachment 2 - Tourism Northern Tasmania
Regional Tourism Funding Request 2015/16 (Pages = 1)

19 May 2015

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



Regional Tourism Funding request 2015/16

Dear Robert

Tourism Northern Tasmania as an incorporated association, of which City of Launceston is a member, is seeking the renewal of the Council's membership beyond 1 July 2015.

As you know TNT is the Northern regional tourism organisation tasked with the delivery of priority projects and activity guided by the Northern Tasmania Destination Management Plan (DMP).

Seven Northern Councils jointly fund TNT's ability to deliver upon DMP priorities, in partnership with the State Government (via Tourism Tasmania and Dept. State Growth), and private sector business as well as market partners.

For the 2015/16 financial period TNT is seeking a modest increase in the annual base funding which City of Launceston provides to **\$115,000** (+GST)

This increase of \$7,000 will contribute toward a collective budget adjustment that appreciates both CPI increases over the last three years as well as support funding an FTE0.5 resource to better enable TNT to deliver upon 'supply-side' priorities.

Robert I am more than happy to meet with you and your Aldermen at a time that suits to expand upon changes in the 'supply-side' priorities of the Destination Management Plan and the additional benefits these projects will provide to the city.

Kind regards

A handwritten signature in blue ink, appearing to read "Chris Griffin", is written over a light blue circular background.

Chris Griffin
CEO, Tourism Northern Tasmania Inc.

15.2 Access Policy (04-Plx-001)**FILE NO:** SF1026**AUTHOR:** Wendy Newton (Manager Community, Tourism & Events)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To adopt the revised Access Policy (04-Plx-001)

PREVIOUS COUNCIL CONSIDERATION:

Council 20 April 2009 - Item 11.4 - adopted revised Access Policy

Council 3 May 2010 - Item 11.3 - adopted revised Access Policy and Terms of Reference

Council 20 September 2010 - Item 13.2 - appoint Community representatives

Council 14 May 2012 - Item 14.1 - adopted revised Access Policy and extend appointment of community representatives to October 2013 (to coincide with Council elections)

RECOMMENDATION:

That Council adopt the revised Access Policy (04-Plx-001);

PURPOSE:

Council recognises its social, moral and statutory obligations to the ongoing development of a city that is accessible to all.

SCOPE:

This policy applies to all Council owned facilities and services

POLICY:

Council will:

- Consult with the community regarding the Council's activities and how they impact on the diverse needs of people within the municipality.
 - Ensure that people with a disability accessing the Council's services and facilities are treated in a manner that enhances dignity, independence and equality of service.
-

15.2 Access Policy (04-Plx-001)...(Cont'd)

- Aim to ensure that all new and existing Council facilities, i.e. parks, buildings, paths and roads meets the requirements of the Disability Discrimination Act 1992, the Disability Access to Premises-Buildings Standards 2010 (Premises Standards), the Building Act 2000, Building Regulations 2004 and the National Construction Code (incorporating the Building Code of Australia Volume 1 and Volume 2. Continue to maintain and update an Action Plan in accordance with Sections 60 of the Disability Discrimination Act (1992).
- Adhere to information standards so that printed documents are accessible in appropriate formats.
- The Launceston Access Advisory Committee will be used to support Council departments to deliver access friendly outcomes.
- The City of Launceston and the Launceston Access Advisory Committee promote to private and commercial operators the benefits of making their properties accessible in terms of the Disability Discrimination Act.
- The Access Advisory Committee be appointed to facilitate implementation of this policy under the following terms of reference:

ACCESS ADVISORY COMMITTEE TERMS OF REFERENCE**Purpose**

- The primary purpose of the City of Launceston's Access Advisory Committee is to provide advice to the Council on matters relevant to access issues and to promote accessibility issues within the Municipality.
- Advice is to be given at the higher strategic level, rather than operational.
- The Launceston Access Advisory Committee is a Special Committee of Council as defined in the *Local Government Act (Tas)* 1993, s.24.

Role

- To review on a regular basis (every five years) an Access Plan for the City.
 - Present any new Access Plan to Council for adoption.
 - To review up and coming capital projects from the aspect of accessibility.
 - To promote the benefits of being accessible to local businesses.
 - To provide advice to Council on specific matters relevant to Access.
 - Promote community participation in and awareness of Access activities.
-

15.2 Access Policy (04-Plx-001)...(Cont'd)

Membership

The Access Committee will consist of the following positions:

- Two Aldermen (one to be Chairman)
- A person representing School for Seniors
- A person representing Post Polio Network of Tasmania
- A person representing Royal Guide Dogs Association
- A person representing integrated living (formerly Family Based Care)
- A person representing Child Health Association of Tasmania
- A person representing Tasmanian Deaf Society
- A person representing Independent Living Centre
- A person representing Amputee Association of Tasmania
- A person representing Tasmanians With Disabilities
- Relevant Officers of Council will attend meetings as necessary
- Two Community representatives with relevant Access skills, appointed by Council. Invitations for these positions are to be called for by public advertisement to coincide with bi-annual Council elections.

All positions to be for a two year period. Requests for membership at other times may be considered and a recommendation for appointment made to Council.

Meetings

The Committee will meet twice per year and other times as required.

Protocol

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

How the Committee will Operate

The Committee will only be involved in Access at the higher level. It will not discuss individual issues or cases at length. There is a clear process for customers to raise matters through the Service Request Process.

The Officer servicing the Committee will note higher level of Access issues raised. These matters will be reported back to the relevant Council Department for a report at the next or subsequent meeting.

Matters of a minor nature will be dealt with through the normal Council Service Request Process and it is the responsibility of those raising the matter to fill in the Service Request.

15.2 Access Policy (04-Plx-001)...(Cont'd)

Resources

Council will provide Officer resources to organise meetings, take minutes and distribute follow up actions to other Officers.

REPORT:

The Access Policy has been reviewed by officers with a view to ensuring that it employs the most appropriate engagement process to ensure that services and facilities provided by the City of Launceston are accessible for all. The Access Policy currently provides for the appointment of an Access Advisory Committee, including terms of reference for that body, as the sole means for consultation on access matters. The appointment of the committee and its terms of reference were incorporated into the Policy following a review in 2010, for ease of administration. Following the most recent review, officers are of the view that a modified format is needed for the City of Launceston to meet its 'access for all' obligations in 2015 and beyond. The recommended Access Policy (attached) proposes a reduced number of committee meetings down from 4 to 2 per year, with the option for further meetings as required. However, in order to provide opportunities to engage the wider community an Access for All survey will be conducted every 2 years. This will provide another source of information and advice to assist the City of Launceston with meeting its Access for All obligations.

The Launceston City Council Access Advisory Committee has been operating as a Special Committee of Council under section 24 of the Local Government Act (Tas) 1993, since 1987. The original purpose of the committee was to develop the Disability Access Action Plan, to have input into consideration of major development applications, Council projects and processes, and to provide a focal point for raising access-related issues. In the intervening years, the Committee has achieved a number of successes, including the 'Missed Business' booklet, 'Access Map', Disability Access Action Plan and sponsorship of the Cityprom Service Excellence Awards (Accessible Business Award).

Another outstanding achievement of the Access Advisory Committee has been the impact that its work has had on the Council's processes. Access-related matters are now directed through the Council's customer request system, in the same manner as any other customer request. The Council's Disability Access Action Plan has been in place since 1997 and was most recently updated and lodged with the Human Rights Commission in 2013. The Council's accessible parking bays, toilets, parenting facilities, street crossovers and other infrastructure have all been reviewed and updated or are identified for future upgrades to ensure their accessibility. Additionally, the Building Act, Building Regulations and the National Construction Code have been revised since the inception of the Access Advisory Committee, to ensure much tighter adherence to the Disability Discrimination Act 1992.

15.2 Access Policy (04-Plx-001)...(Cont'd)

There is always more work to be done in ensuring that Council's services and facilities enable access for all. Approaches to community engagement have also progressed in the past decade and there are a number of flexible approaches that can be implemented to ensure that we are meeting the expectations of our community as well as the obligations of the relevant legislation in providing access for all. Making use of not just the committee but also surveys, forums and other engagement tools widens the opportunity for participation. One concern with any community engagement process is in ensuring that as many people who want to have input have that opportunity. It is recommended that the Access Advisory Committee continue as a valuable reference group for the City of Launceston but that additionally the wider community is surveyed every two years to enable the City of Launceston to continue to provide Access for All.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Consideration contained in the Report.

STRATEGIC DOCUMENT REFERENCE:

Strategic Plan 2014-2024 - Priority Area 4 - a diverse and welcoming City

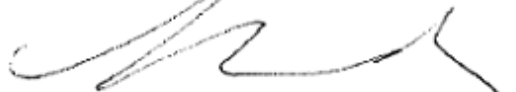
BUDGET & FINANCIAL ASPECTS:N/A

15.2 Access Policy (04-Plx-001)...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Access Policy (circulated separately)
-

16 FACILITIES MANAGEMENT

No Reports

17 QUEEN VICTORIA MUSEUM AND ART GALLERY

No Reports

18 INFRASTRUCTURE SERVICES

No Reports

19 CORPORATE SERVICES**19.1 Strategic Planning and Policy Committee Policy (14-Plx-01)****FILE NO:** SF0104**AUTHOR:** John Davis (Manager Corporate Strategy)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the review of the Strategic Planning and Policy Committee Policy.

PREVIOUS COUNCIL CONSIDERATION:

Strategic Planning and Policy Committee Workshop - 18 May 2015

RECOMMENDATION:

That Council adopts the following:

Strategic Planning and Policy Committee Policy (14-Plx-01)**PURPOSE:**

To set out the role, responsibilities, structure and processes of the Strategic Planning and Policy Committee.

SCOPE:

Applies to the development of policy and significant strategies for the Council.

POLICY:

To form a special committee under section 24 of the *Local Government Act 1993* (the Act) known as the Strategic Planning and Policy Committee (the Committee).

The role of the Committee is to consider and discuss significant long-term policy matters and make recommendations to Council.

19.1 Strategic Planning and Policy Committee Policy (14-Plx-01)...(Cont'd)

The responsibilities of the Committee include:

- Budget preparation
- Preparation of the corporate and annual plan
- Review of achievement of Council plans
- Development of policy recommendations for Council
- Consideration of significant long term policy issues
- To receive deputations on relevant issues

The Committee has no delegated authority and its membership is all Aldermen. Members of the Executive Management Committee attend the Strategic Policy and Planning Committee meetings. Support to the Committee is provided through the Corporate Services Directorate with the General Manager and Director Corporate Services being responsible officers.

Meetings will be held on the first and third Mondays of each month.

Notice of the meetings and the preparation and distribution of the Agendas and Minutes for these meetings will be in accordance with the following regulations in *Local Government (Meeting Procedures) Regulations 2005* (the Regulations):

Regulation 5. Relating to convening meetings of a council committee

Regulation 7(1)(a). Relating to providing notice of meetings to Aldermen

Regulation 8(1)(a). Relating to preparation of the Agenda

Regulation 8(1)(b)(ii). Relating to the timing for provision of Agendas to Aldermen

Regulations 35 and 36. Relating to the circulation, inspection and confirmation of Minutes.

Any notice periods referred to in the above regulations will be calculated in accordance with the relevant regulation.

The Strategic Planning and Policy Committee Meetings will be open to the public unless dealing with matters in closed session in accordance with section 15 of the Regulations.

The Committee is convened under section 24 rather than section 23 of the Act for the following reasons:

- The meetings are structured to be informal to encourage discussion between the Aldermen and officers.
 - Apart from the confirmation of Minutes no decisions are made at these meetings.
-

19.1 Strategic Planning and Policy Committee Policy (14-Plx-01)...(Cont'd)

PRINCIPLES:

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

Governance Arrangements Procedure 14-PI-004
Committee Representation Details 14-HLPr-003

RELATED LEGISLATION:

Local Government Act 1993
Local Government (Meeting Procedures) Regulations 2005

REFERENCES:

N/A

DEFINITIONS:

N/A

REPORT:

The Strategic Planning and Policy Committee Policy is due for review. The revised version reflects the current processes for the Strategic Planning and Policy Committee (SPPC) meetings and assumes Council's approval of the revised meeting times.

Since the previous review there have been changes to the SPPC membership and meeting times. The membership of SPPC now comprises Aldermen only, with the Executive Management in attendance and the meetings are twice per month.

Previously, when it included the Executive Management Committee in its membership, SPPC was formed under section 24 of the *Local Government Act 1993* (the Act). It is recommended that it continues to operate under this section for the following reasons:

- The meetings are structured to be informal to encourage discussion between the Aldermen and officers.
 - Apart from confirmation of Minutes no decisions are made at these meetings.
-

19.1 Strategic Planning and Policy Committee Policy (14-Plx-01)...(Cont'd)

Should SPPC continue to be formed under section 24 of the Act, consistent with the current processes for these meetings, the policy outlines the sections of the *Local Government (Meeting Procedures) Regulations 2005* that govern the notice of the meetings and the preparation and distribution of the Agendas and Minutes.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

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

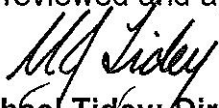
BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

19.2 Financial Assistance Grants to Local Government

FILE NO: SF0490

AUTHOR: Michael Tidey (Director Corporate Services)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the Australian Government's freeze on Financial Assistance Grants and the request from the Australian Local Government Association and the Local Government Managers Australia.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That, in support of the lobbying by the Australian Local Government Association and the Local Government Managers Australia, the Council:

1. Confirms the importance of Financial Assistance Grants in assisting Councils with the provision of important community infrastructure and services;
2. Notes the amount and distribution of revenue from Financial Assistance Grants (actual and forecast);

		2014	2015	2016	2017	2018
State Population						
Number	m	0.516	0.517	0.519	0.520	0.521
Proportion	%	2.18%	2.15%	2.12%	2.09%	2.09%
Amount						
		2014/15	2015/16	2016/17	2017/18	2018/19
General	\$m	34.9	34.5	34.0	35.0	35.9
Roads	\$m	37.3	37.3	37.3	38.9	40.5
Total	\$m	72.2	71.8	71.3	73.8	76.4
Change	%		(0.55)	(0.70)	3.51	3.52
Percentage						
General	%	2.20	2.18	2.14	2.12	2.08
Roads	%	5.30	5.30	5.30	5.31	5.30
Total	%	3.15	3.14	3.12	3.09	3.07

19.2 Financial Assistance Grants to Local Government...(Cont'd)

3. Notes City of Launceston's actual and forecast revenue from Financial Assistance Grants is:

		2015/2016 (Est)
General Component	\$m	1.377
Roads Component	\$m	2.859
	\$m	4.236

4. Notes \$4.2 equates to 7.6% of the Council's rate revenue (excluding Fire Service Rates); and
5. Through the Mayor and General Manager raises the importance of this revenue with national politicians in appropriate meetings and forms.

REPORT:

The recommendations are largely self-explanatory and supported by the attached correspondence.

Financial Assistance Grants are important to Local Government and, while there may be differing views on the appropriateness of the distribution, this should not be a factor that undermines the local government sector coming together to lobby for the reintroduction of indexation at the end of the current freeze.

ECONOMIC IMPACT:

The allocation of Australian Government taxation revenue through the Financial Assistance Grants has a significant economic impact at a State and Local Government level.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

19.2 Financial Assistance Grants to Local Government...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

7. A city that stimulate economic activity and vibrancy
8. A secure, accountable and responsive Organisation.

BUDGET & FINANCIAL ASPECTS:

Covered in the recommendation.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey: Director Corporate Services

ATTACHMENTS:

1. Local Government Managers Australia - letter re: Financial Assistance Grants to Local Government
-



AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION



29 May, 2015

Dear colleague,

Re: Financial Assistance Grants to Local Government

The President of the local government association in your state, together with the President of the Australian Local Government Association, recently wrote to your council seeking support for the associations' advocacy aimed at the immediate restoration of indexation for Financial Assistance Grants which councils receive from the Australian Government. We are writing to you to enlist your support in encouraging your council to play its part in that advocacy campaign.

Financial Assistance Grants are an important untied payment to councils from the Australian Government which are invested in essential community infrastructure and services ranging from local roads and parks to swimming pools and libraries. These grants are a vital part of the revenue base of all councils, and this year councils will receive \$2.3 billion from the Australian Government under this program.

You will know the impact of the Government's decision to freeze the indexation of Financial Assistance Grants on your council. At a national level, however, funding is not keeping pace with demand for services and infrastructure in local communities and the decision in last year's Federal Budget to freeze indexation of Financial Assistance Grants for 3 years will worsen this. Freezing Financial Assistance Grants at their current level until 2017-18 will result in a permanent reduction in the Financial Assistance Grants base by 13%.

Persuading the Commonwealth Government to end the indexation freeze early will be challenging but the task is made more difficult by the lack of acknowledgment many councils give to the Financial Assistance Grants funding they receive. This is why ALGA and state associations asked each council to pass a resolution acknowledging the importance of the grants in assisting councils to provide important community infrastructure. Councils have also been asked to acknowledge the receipt of Financial Assistance Grants from the Commonwealth in media releases and council publications, including annual reports.

The Financial Assistance Grants are paid quarterly and to illustrate the importance and impact of the grants councils were also asked to identify an individual project of a similar size to their annual or quarterly grants payment and to highlight this to the media and their local Federal Member and Senator in a positive story on the grant funds.

Local government across the country has been united in its determination to see indexation restored as soon as possible and our objective must be to see an end to the freeze in 2016-17, a year earlier than planned. Doing so will limit the reduction in the base of the grants and restore around \$200 million in Financial Assistance Grants funding to our communities.

This is important for every Australian community and for the financial sustainability of our councils. We must continue to build momentum for the early restoration of indexation and ensure that the Federal Government and MPs are fully aware of the consequences for local communities. Your support for this effort will be greatly appreciated.

Yours sincerely



Dr Shayne Silcox
President
LGMA National



Adrian Beresford-Wylie
Chief Executive
ALGA

19.3 Council Fees - 2015/16 Financial Year**FILE NO:** SF6183**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To determine the various Council Fees for Carr Villa and Lilydale Cemeteries for the 21015/16 Financial Year in accordance with the requirements of the Local Government Act. The decision requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting 25 May 2015 - Item 19.2 Council Fees 2015/16 Financial Year
Strategic Policy and Planning Committee 1 June 2015

RECOMMENDATION:

That Council set the following fees under Section 205 of the *Local Government Act 1993*. The new fees will apply for the financial year ending 30 June 2016.

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

Line	Details	2015/16 GST Inclusive
225	CARR VILLA CEMETERY AND CREMATORIUM	
226	Burials	
227	Single Depth (at need)	\$1,875.00
228	Single Depth (when right of burial held)	\$1,370.00
229	Single depth (free ground)	\$1,370.00
230	Double Depth (at need)	\$2,050.00
231	Double Depth (when right of burial held)	\$1,600.00
232	Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversized coffin) Grave larger than 2100mm x 700mm	\$260.00
233	Infant under 12 years (at need)	\$675.00
234	Infant under 12 years (when right of burial held)	\$515.00
235	Pre-purchase of right of burial	\$1,015.00
236	Cremations	
237	Over 16 years of age	\$750.00
238	Under 16 years of age	\$355.00
239	Stillborn children and infants under 6 months - no charge	-
240	Pathology Launceston - per box	\$70.00
241	Pathology LGH - per box	\$780.00
242	Miscellaneous	\$60.00
243	Miscellaneous Fees	
244	Saturday morning surcharge - burial	\$690.00
245	Saturday morning surcharge - cremation	\$690.00
246	Late arrival fee	\$200.00
247	Permit for monumental work	\$140.00
248	Installation of plaque (includes supply and install of vase)	\$130.00
249	Exhumation Fee plus Digging Fee	\$2,880.00
250	Supply and Installation of temporary wooden cross	\$165.00
251	Memorial position on Cemetery Entrance Chapel Wall	\$200.00
252	Record search per each half hour	\$35.00
253	Issue of Cremation Certificate	\$35.00
254	Preservation of Ashes (excluding cost of memorial plaque)	
255	Administration Fee for external Inward Ashes	\$75.00
256	A' Section Rose Garden first placement	\$1,015.00
257	A' Section Rose Garden each of second and third placements (if required)	\$350.00
258	B' Section Rose Garden first placement	\$700.00
259	B' Section Rose Garden each of second and third placements (if required)	\$240.00
260	Barakee Waters - Placement single depth (each)	\$1,015.00
261	Barakee Waters - 2nd placement at double depth (each)	\$700.00
262	Barakee Waters - Cremorial Panel (per niche)	\$1,015.00

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

263	Clay Grove and Kooyong Garden placement - per placement	\$700.00
264	Granite Wall, per single niche	\$700.00
265	Northern Wall Main Bay per single niche	\$330.00
266	Northern Wall Pergola Pillars per single niche	\$515.00
267	Northern Wall Ex Serviceman - DVA criteria	\$220.00
268	Lawn and Pergola Walls first placement in niche	\$700.00
269	Lawn and Pergola Walls second placement in niche	\$350.00
270	Colonnade Walls per single niche	\$525.00
271	Western Wall per single niche	\$525.00
272	Fence Piers per single niche	\$525.00
273	Feature Gardens Special Rose per placement	\$1,095.00
274	Feature Gardens Water Feature first placement	\$1,095.00
275	Feature Gardens Water Feature Second Placement	\$700.00
276	Pool of Eternal Memories	\$700.00
277	Burial in a grave	\$205.00
278	Despatch by mail (plus postage)	\$75.00
279	Removal from placement	\$75.00
280	Scattering - no charge	-
281	Collection - no charge	-
282	LILYDALE CEMETERY	
283	Burials	
284	Single Depth (at need)	\$1,875.00
285	Single Depth (when right of burial held)	\$1,370.00
286	Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversized coffin) Grave larger than 2100mm x 700mm	\$260.00
287	Infant under 12 years (at need)	\$675.00
288	Infant under 12 years (when right of burial held)	\$515.00
289	Pre-purchase of right of burial	\$1,015.00
290	Miscellaneous Fees	
291	Saturday morning surcharge	\$760.00
292	Permit for monumental work	\$155.00
293	Exhumation Fee plus Digging Fee	\$2,880.00
294	Preservation of Cremated Remains (excluding plaque)	
295	Burial in a grave	\$230.00
296	Columbarium - per single niche	\$350.00

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

REPORT:

At the Council meeting 25 May 2015 Council amended item number 19.2 and adopted Council Fees and Charges for 2015/16 with the exception of the fees for Carr Villa and Lilydale Cemeteries. Aldermen requested that Officers determine that the percentage increase be reviewed so as to provide for the transition over five years.

The fees and charges recommended in this report reflect the percentage increase required over a five year period to achieve a break-even position for Council operated cemeteries.

Carr Villa Cemetery and Crematorium

Budget Extract	Budget 2015/16 \$'000	Budget 2014/15 \$'000
Cremations	232	237
Plaques and Vases	103	93
Preservation of Ashes	144	138
Burials	400	300
Plaques and Vases	81	84
Pre-Purchase of Land	53	67

The Carr Villa Cemetery and Crematorium is operating a significant operating deficit (\$0.35m) with annual capital funding requirements of \$0.12m. Thus this regional non-core operation is costing Launceston ratepayers approximately \$0.475m per annum. Significant fee increases are proposed for a number of years to reduce this deficit. The increase in burial charges is expected to be at similar levels for the next five years so as to bring the operations in line with comparable facilities and address an operating deficit and align to market benchmarks.

An independent review of the Carr Villa Memorial Park compared the operations to six other organisations across Australia. Carr Villa burial fees were the lowest with the next being \$2,006 and the highest at \$6,373.

The budget for 2015/2016 is based on the following forecast of numbers.

Burials and cremations	Budget 2015/16	Budget 2014/15
Burials	250	250
Cremations	330	310

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

The current fee structure is set at a 15.4% increase in burial fees based on median burials of 250 for the last four years. The cremation fee revenue is based on a median of 330 cremations for the last five years and a 3% increase in fees.

Line	Details	GST Status	Adopted 2014/15 GST Inclusive	PROPOSED 2015/16 GST Inclusive	Fee Increase	Percentage Increase
225	CARR VILLA CEMETERY AND CREMATORIUM					
226	Burials					
227	Single Depth (at need)	Taxable	\$1,625.00	\$2,030.00	\$250.00	15.4%
228	Single Depth (when right of burial held)	Taxable	\$1,186.00	\$1,485.00	\$184.00	15.5%
229	Single depth (free ground)	Taxable	\$1,186.00	\$1,485.00	\$184.00	15.5%
230	Double Depth (at need)	Taxable	\$1,776.00	\$2,220.00	\$274.00	15.4%
231	Double Depth (when right of burial held)	Taxable	\$1,387.00	\$1,735.00	\$213.00	15.4%
232	Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2100mm x 700mm	Taxable	\$225.00	\$230.00	\$35.00	15.6%
233	Infant under 12 years (at need)	Taxable	\$587.00	\$735.00	\$88.00	15.0%
234	Infant under 12 years (when right of burial held)	Taxable	\$447.00	\$560.00	\$68.00	15.2%
235	Pre-purchase of right of burial	Taxable	\$880.00	\$1,100.00	\$135.00	15.3%
236	Cremations					
237	Over 16 years of age	Taxable	\$728.00	\$750.00	\$22.00	3.0%
238	Under 16 years of age	Taxable	\$346.00	\$355.00	\$9.00	2.6%
239	Stillborn children and infants under 6 months - no charge	Taxable	-	-	-	-
240	Pathology Launceston - per box	Taxable	\$65.00	\$70.00	\$5.00	7.7%
241	Pathology LGH - per box	Taxable	\$757.00	\$780.00	\$23.00	3.0%
242	Miscellaneous	Taxable	\$56.00	\$60.00	\$4.00	7.1%
243	Miscellaneous Fees					
244	Saturday morning surcharge - burial	Taxable	\$598.00	\$620.00	\$92.00	15.4%
245	Saturday morning surcharge - cremation	Taxable	\$598.00	\$620.00	\$92.00	15.4%
246	Late arrival fee	Taxable	\$194.00	\$200.00	\$6.00	3.1%
247	Permit for monumental work	Taxable	\$124.00	\$130.00	\$16.00	12.9%
248	Installation of plaque (includes supply and install of vase)	Taxable	\$124.00	\$130.00	\$6.00	4.8%
249	Exhumation Fee plus Digging Fee	Taxable	\$2,500.00	\$2,575.00	\$380.00	15.2%
250	Supply and Installation of temporary wooden cross	Taxable	\$159.00	\$165.00	\$6.00	3.8%
251	Memorial position on Cemetery Entrance Chapel Wall	Taxable	\$190.00	\$200.00	\$10.00	5.3%
252	Record search per each half hour	Taxable	\$32.00	\$35.00	\$3.00	9.4%

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

253	Issue of Cremation Certificate	Taxable	\$32.00	\$35.00	\$3.00	9.4%
254	Preservation of Ashes (excluding cost of memorial plaque)					
255	Administration Fee for external Inward Ashes	Taxable	\$69.00	\$75.00	\$6.00	8.7%
256	A' Section Rose Garden first placement	Taxable	\$984.00	\$1,015.00	\$31.00	3.2%
257	A' Section Rose Garden each of second and third placements (if required)	Taxable	\$338.00	\$350.00	\$12.00	3.6%
258	B' Section Rose Garden first placement	Taxable	\$676.00	\$700.00	\$24.00	3.6%
259	B' Section Rose Garden each of second and third placements (if required)	Taxable	\$232.00	\$240.00	\$8.00	3.4%
260	Barakee Waters - Placement single depth (each)	Taxable	\$984.00	\$1,015.00	\$31.00	3.2%
261	Barakee Waters - 2nd placement at double depth (each)	Taxable	\$676.00	\$700.00	\$24.00	3.6%
262	Barakee Waters - Cremorial Panel (per niche)	Taxable	\$984.00	\$1,015.00	\$31.00	3.2%
263	Clay Grove and Kooyong Garden placement - per placement	Taxable	\$676.00	\$700.00	\$24.00	3.6%
264	Granite Wall, per single niche	Taxable	\$676.00	\$700.00	\$24.00	3.6%
265	Northern Wall Main Bay per single niche	Taxable	\$320.00	\$330.00	\$10.00	3.1%
266	Northern Wall Pergola Pillars per single niche	Taxable	\$497.00	\$515.00	\$18.00	3.6%
267	Northern Wall Ex Serviceman - DVA criteria	Taxable	\$213.00	\$220.00	\$7.00	3.3%
268	Lawn and Pergola Walls first placement in niche	Taxable	\$676.00	\$700.00	\$24.00	3.6%
269	Lawn and Pergola Walls second placement in niche	Taxable	\$338.00	\$350.00	\$12.00	3.6%
270	Colonnade Walls per single niche	Taxable	\$510.00	\$525.00	\$15.00	2.9%
271	Western Wall per single niche	Taxable	\$510.00	\$525.00	\$15.00	2.9%
272	Fence Piers per single niche	Taxable	\$510.00	\$525.00	\$15.00	2.9%
273	Feature Gardens Special Rose per placement	Taxable	\$1,061.00	\$1,095.00	\$34.00	3.2%
274	Feature Gardens Water Feature first placement	Taxable	\$1,061.00	\$1,095.00	\$34.00	3.2%
275	Feature Gardens Water Feature Second Placement	Taxable	\$676.00	\$700.00	\$24.00	3.6%
276	Pool of Eternal Memories	Taxable	\$676.00	\$700.00	\$24.00	3.6%
277	Burial in a grave	Taxable	\$199.00	\$205.00	\$6.00	3.0%
278	Despatch by mail (plus postage)	Taxable	\$71.00	\$75.00	\$4.00	5.6%
279	Removal from placement	Taxable	\$71.00	\$75.00	\$4.00	5.6%
280	Scattering - no charge	Taxable	-	-	-	-
281	Collection - no charge	Taxable	-	-	-	-

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

282	LILYDALE CEMETERY					
283	Burials					
284	Single Depth (at need)	Taxable	\$1,625.00	\$2,030.00	\$250.00	15.4%
285	Single Depth (when right of burial held)	Taxable	\$1,186.00	\$1,485.00	\$184.00	15.5%
286	Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2100mm x 700mm	Taxable	\$225.00	\$230.00	\$35.00	15.6%
287	Infant under 12 years (at need)	Taxable	\$587.00	\$735.00	\$88.00	15.0%
288	Infant under 12 years (when right of burial held)	Taxable	\$447.00	\$560.00	\$68.00	15.2%
289	Pre-purchase of right of burial	Taxable	\$880.00	\$1,100.00	\$135.00	15.3%
290	Miscellaneous Fees					
291	Saturday morning surcharge	Taxable	\$661.00	\$680.00	\$99.00	15.0%
292	Permit for monumental work	Taxable	\$138.00	\$145.00	\$17.00	12.3%
293	Exhumation Fee plus Digging Fee	Taxable	\$2,500.00	\$2,575.00	\$380.00	15.2%
294	Preservation of Cremated Remains (excluding plaque)					
295	Burial in a grave	Taxable	\$199.00	\$205.00	\$31.00	15.6%
296	Columbarium - per single niche	Taxable	\$306.00	\$315.00	\$44.00	14.4%

ECONOMIC IMPACT:

The net economic impact to the community is considered to be marginal as revenue is switched between rates and fees to cover the increased fees.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Burial costs occur on a once off basis so there is not considered to be an ongoing social impact.

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance Services

Goal: Engaging our community and delivering responsible management.

5.4: Ensure the City is managed in a financially sustainable manner.

19.3 Council Fees - 2015/16 Financial Year...(Cont'd)

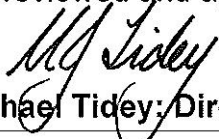
BUDGET & FINANCIAL ASPECTS:

As per report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey: Director Corporate Services

20 GENERAL MANAGER**20.1 Amalgamation Discussions****FILE NO:** SF0327**AUTHOR:** Mayor Alderman Albert M van Zetten**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To approve the nominations of Alderman D H McKenzie and Alderman D W Alexander as representatives, together with the Mayor and General Manager, to engage in discussions on amalgamations with Meander Valley Council.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting - 18 May 2015 Item 5.6.

RECOMMENDATION:

That Council approves:

1. The nomination of Alderman D H McKenzie and Alderman D W Alexander as representatives, together with the Mayor and General Manager, to meet with the Mayor and two other Councillors from Meander Valley Council to discuss the topic of local government reform.
 2. That subject to agreement on the project brief, the Council agrees to collaborate with Meander Valley, Northern Midlands, West Tamar and George Town Councils (and potentially Latrobe and Kentish) in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant with local government experience.
-

REPORT:

At the Strategic Planning and Policy Committee (SPPC) meeting held on 18 May 2015, a letter from Meander Valley Council, dated 28 April 2015, regarding amalgamations was discussed. That letter requested that the Mayor and two Aldermen from the City of Launceston be nominated to be a part of discussions with Meander Valley Council regarding Local Government Reform. The SPPC has nominated Alderman D H McKenzie and Alderman D W Alexander to accompany the Mayor and General Manager. Formal approval of these nominations is required by Council.

20.1 Amalgamation Discussions...(Cont'd)

The letter included an invitation for the City of Launceston to collaborate with Northern Midlands, West Tamar, George Town and Meander Valley Councils (and potentially Latrobe and Kentish) in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant. Further information and details on the benchmarking project is being sought from the Meander Valley General Manager.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

Strategic Plan No 8 - Greater Launceston Plan Direction: To improve the efficiency and consistency of leadership within member councils of Greater Launceston in terms of coordination, collaboration, decision making and resource allocation.


BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Agreement to meeting - local government reform - request advise interest
-

Meander Valley Council

W O R K I N G T O G E T H E R

Our ref.: 513-12-009

28 April 2015

Mayor Albert van Zetten
 Launceston City Council
 PO Box 396
LAUNCESTON TAS 7250

FILE No.	Sf0327		
EO	OD	Box	
ROVD		30 APR 2015	LCC
Doc No.			
Action Officer	Noted	Replied	
AVANZETT			

Dear Mayor van Zetten

I am writing in response to your letter of 23 March 2015, regarding meeting with you to discuss amalgamations.

Council considered your request at its April meeting and passed the following resolution;

"That the Mayor and two other Councillors meet with Mayor van Zetten and two other Launceston aldermen to discuss the topic of local government reform".

Would you please indicate if you and your aldermen are prepared to meet to discuss the broader issue of local government reform? These discussions would be centred on the four criteria identified by the Minister for Planning and Local Government, Hon Peter Gutwein MP.

Also at the April meeting Council passed a further motion on local government reform which read;

"That Council

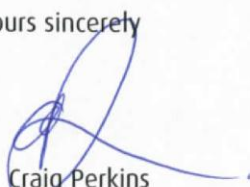
- 1) agrees to collaborate with the councils of Northern Midlands, West Tamar and George town and invite Launceston City Council, Latrobe and Kentish in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant; and*
- 2) authorise the General Manager to engage a project consultant with local government experience."*



Would you please indicate if your Council is interested in participating in the benchmarking project with other council's. Further information and details of the project can be obtained by contacting our General Manager, Mr Greg Preece.

I look forward to a positive response from your council on the above matters.

Yours sincerely



Craig Perkins
MAYOR

21 URGENT BUSINESS

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

Nil

22 INFORMATION / MATTERS REQUIRING FURTHER ACTION

INFORMATION / MATTERS REQUIRING FURTHER ACTION				
<i>As at: 9 May 2015</i>				
Meeting Item No	Outstanding Items	Action Requested	Director	Officer Comment
13/04/12 14.1	Duck Reach Redevelopment	Recommendation 3: On finalization of the business case analysis outlined in the report, and identification of potential third party development opportunities, Council review the redevelopment options for the Duck Reach site based on a future report	Rod Sweetnam	<p>The project was workshopped in October 2014. Officers are awaiting confirmation from Hydro Tasmania they will release scoping information to respondents of an expression of interest process to be advertised by Council - due December 2015</p> <p>Hydro Tasmania have now provided confirmation of the process for EOI participants to access their project scoping and feasibility documentation relating to the redevelopment potential of the Duck Reach site. This information will be incorporated into Council's Expression of Interest documentation in preparation for advertising in June 2015.</p>

COUNCIL AGENDA

Tuesday 9 June 2015

27/04/15 14.2	Notice of Motion - Alderman D H McKenzie - Appointment of a Queen Victoria Museum and Art Gallery (QVMAG) Committee	That Council appoints a Committee to review the strategic direction of the QVMAG with the express view of reporting back to Council with recommendations on its future direction	Richard Mulvaney	The Committee will present its report after 30 June 2015
11/05/2015 14.1	Notice of Motion - Deputy Mayor Alderman R I Soward - Introduction of a Trial Community Reports Category at Council Meetings	Include a Community Reports Category in Council Meetings	Michael Tidey	Processes and attendance criteria to be determined. Target date is 22 June 2015
25/05/2015 14.1	Notice of Motion - Alderman S R F Wood - Acknowledgement of Royal Baby	Mayor Alderman A M van Zetten to send a letter to Their Royal Highnesses the Duke and Duchess of Cambridge on the birth of their daughter	Mayor Alderman A M van Zetten	Letter sent.
25/05/2015 14.2	Notice of Motion - Alderman D W Alexander - Implementation of the Placespeak Community Consultation Platform for the Launceston City Council	Investigate the Placespeak community consultation platform for use within the City of Launceston	General Manager	Investigation of Placespeak, along with other community consultation platforms, will be undertaken towards the end of the year.

23 CLOSED COUNCIL

No Reports

24 MEETING CLOSURE