



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 23 MAY 2016
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 23 May 2016

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

Date: 23 May 2016

Time: 1.00pm

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 - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.)

3 CONFIRMATION OF MINUTES

Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 9 May 2016 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions have been identified as part of this Agenda

6 COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Aldermen.)

6.1 Tasmanian Sports and Events

Mr R Gillard

Mr Gillard will provide a report on the upcoming plans for the 2016 Launceston Ten.

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(1)

(Questions on Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting. Questions on Notice will be researched by Council Officers and both the Question on Notice (as received) and the response will be provided at the Council Meeting and a reply in writing will also be provided.)

7.2 Public Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)

(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. Council Officers will endeavour to answer the question asked at the meeting, however, that is not always possible and more research may be required. If an answer cannot be provided at the Meeting, the question will be treated as a Question on Notice. A response will be provided at the next Council Meeting.)

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 8 - Planning Authority.

8 PLANNING AUTHORITY

No Development Applications have been registered with Council as part of this Agenda

9 ANNOUNCEMENTS BY THE MAYOR

9.1 Mayor's Announcements

FILE NO: SF2375

Tuesday 10 May 2016

- Officiated at the Volunteer Recognition Awards Ceremony at the Town Hall Reception Room
- Attended the National Volunteer Week Afternoon Tea hosted by The Hon. Guy Barnett MP
- Attended the production of Wuthering Heights at the Princess Theatre

Wednesday 11 May 2016

- Attended breakfast with The Hon. Scott Morrison MP at the Boathouse on Northbank

Thursday 12 May 2016

- Attended the Tasmanian Tourism Conference Business Session at the Country Club Casino
- Attended the Launceston Chamber of Commerce Premier's Cocktail Party at Josef Chromy Wines

Saturday 14 May 2016

- Attended the Hawthorn versus Fremantle AFL Game at Aurora Stadium

Tuesday 17 May 2016

- Attended the NAPLAN Recognition Awards at Brooks High School
- Officiated at the Launch of Festival of Voices at the Iron House at the Penny Royal

Thursday 19 May 2016

- Attended the 2016 University of Tasmania's dinner at the Albert Hall
-

9.1 Mayor's Announcements...(Cont'd)

Friday 20 May 2016

- Attended the official opening of University of Tasmania NRAS Student Accommodation at Inveresk
- Attended the RSL Tasmanian Branch 101st Annual Congress Dinner at the Country Club Casino

Saturday 21 May 2016

- Attended the RSL Tasmanian Branch 101st Annual State Congress 2016 at the Country Club Casino
 - Attended the Opening of the Rocherlea Football Club Community Facility at the Rocherlea Football Club Rooms
-

10 ALDERMEN'S REPORTS

(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)

11 QUESTIONS BY ALDERMEN

11.1 Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

12 COMMITTEE REPORTS**12.1 Northern Youth Co-ordinating Committee Report 5 May 2016****FILE NO:** SF0136**AUTHOR:** Claudia Garwood (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Developmental Services)

DECISION STATEMENT:

To receive and consider a report from the Northern Youth Coordinating Committee's regular Meeting held on 5 May 2016.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 5 May 2016.

REPORT:

The Northern Youth Coordinating Committee (NYCC) met on Thursday, 5 May 2016 and discussed the following items:

- *National Job Link Transition to Work Programme*
The Transition to Work service is about achieving jobs and training with young people. It is a 12-month service that provides some motivational, social and confidence-building activities as well as coaching on job search skills, workplace readiness and marketing to employers.
 - *The Youth Network of Tasmania Education Report*
Key findings from the Education Reports included; young people value learning and education highly; a critical reason why young people may not want to continue studying or training after Year 12 is because they may not be able to identify what they want to do; young people want a specific, skilled support person to assist them to identify potential learning and employment pathways and apply this to their context; and young people learn best when they can identify a practical application for their learning.
 - *The Youth Network of Tasmania Youth Homelessness and Housing Forum*; which is co-sponsored by the City of Launceston
The Tasmanian Youth Forum (TYF) is hosting a State-wide youth Forum for all young people aged 12 to 25 in Tasmania to discuss the factors that may contribute to the experience young people have of housing and homelessness, such as mental health, friends and family, education, employment.
-

12.1 Northern Youth Co-ordinating Committee Report 5 May 2016...(Cont'd)

At the Meeting, members agreed:

To support a funding request of \$1,500 to *Cornerstone Youth Service* for a Men's Health Week 2016 event held at Northern Tasmanian Football League (NTFL) game on 18 June 2016. The funding will be used for bags of merchandise to be given out at the NTFL game to a targeted group of 12 to 25 year olds. The aim of the project is to remove the stigma and promote men's health and wellbeing using educational materials.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Consideration contained in the report.

STRATEGIC DOCUMENT REFERENCE:

The City of Launceston Strategic Plan 2014-2024

Priority Area 4 - A diverse and welcoming city

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

Key Direction -

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

Greater Launceston Plan Direction:

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

12.1 Northern Youth Co-ordinating Committee Report 5 May 2016...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this 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.



Leanne Hurst: Director Development Services

13 COUNCIL WORKSHOPS

Council Workshops conducted on 16 May 2016 were:

- Notice of Motion - Alderman D H McKenzie - Rating of Residential Properties Owned by Charities
 - Lindsay Street and Kings Park Precinct Parking
 - City of Launceston Welcome Signage Upgrade
 - Targeted Review of the *Local Government Act 1993*
-

14 NOTICES OF MOTION

Local Government (Meeting Procedures) Regulations 2015 - Regulation 16(5)

14.1 Notice of Motion - Alderman R L McKendrick - Mowbray and Newnham Connectors

FILE NO: SF5547/SF5619/SF0611

AUTHOR: Tegan West (Committee Clerk)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider meeting with the Minister for Infrastructure and General Manager, State Roads to discuss the dangerous intersections at Mowbray and Newnham Connectors.

RECOMMENDATION:

That the Mayor urgently invite the Minister for Infrastructure and General Manager, State Roads to meet with Council at a Strategic Planning and Policy Committee Meeting to discuss the disastrous intersections at Mowbray and Newnham Connectors.

REPORT:

Both these intersections have had a number of serious collisions and have potential to be fatal.

The Newnham Connector recently had a serious crash in addition to those statistics below.

The Mowbray Connector is perhaps in my opinion the worst design in Tasmania and the only reason the statistics are not higher is that people avoid it and travel through Mowbray shopping centre when travelling north causing further issues for traffic in Northern Suburbs.

Total Newnham Area

The total crashes from first aid to fatal 2004 to 2014 is 54 (only 11 first aid).

The total property damage 2004 - 2014 is 118.

It is also worthy to note that last 6 years crashes 28.

The 2 Link Roads

Crashes Newnham Link 13 Property 12

Crashes Mowbray Link 10 Property 15

14.1 Notice of Motion - Alderman R L McKendrick - Mowbray and Newnham Connectors ...(Cont'd)

This meeting with Minister and Infrastructure is urgent for above reason and also opportunity to discuss traffic issues in City. It is long overdue.

OFFICER COMMENT:

Shane Eberhardt (Acting Director Infrastructure Services)

The Northern Integrated Transport Plan developed in 2013 by the then Department of Infrastructure, Energy and Resources, in collaboration with Northern Tasmanian Development, identifies traffic solutions for East Tamar Highway / University Way and Mowbray Connector as a high priority action.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

Not considered relevant to this report.

BUDGET & FINANCIAL ASPECTS:

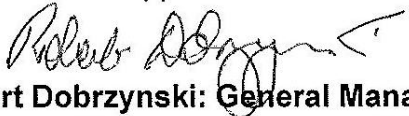
Not considered relevant to this report.

14.1 Notice of Motion - Alderman R L McKendrick - Mowbray and Newnham Connectors ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

Attachment 1 - Notice of Motion - Alderman R L McKendrick - Mowbray and Newnham Connectors

CITY OF LAUNCESTON

Attachment 1

MEMORANDUM

AFILE NO: SF5547 / SF5619 / SF0611
RLMc
DATE: 5 May 2016

TO: Robert Dobrzynski General Manager
Cc Committee Clerks

FROM: Robin McKendrick Alderman

SUBJECT: Notice of Motion - Mowbray and Newnham Connectors

In accordance with Clause 16 (5) of the Local Government Regulations 2015 (Meeting Procedures) please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on Monday 23 May 2016.

Motion

The Mayor urgently invite the Minister for Infrastructure and General Manager, State Roads to meet with Council at SPPC to discuss the disastrous intersections at Mowbray and Newnham Connectors.

Background

Both these intersections have had a number of serious collisions and have potential to be fatal.

The Newnham Connector recently had a serious crash in addition to those statistics below.

The Mowbray Connector is perhaps in my opinion the worst design in Tasmania and the only reason the statistics are not higher is that people avoid it and travel through Mowbray shopping centre when travelling north causing further issues for traffic in Northern Suburbs.

Total Newnham Area

The total crashes from first aid to fatal 2004 to 2014 is 54 (only 11 first aid).
The total property damage 2004 - 2014 is 118.

It is also worthy to note that last 6 years crashes 28.

The 2 Link Roads

Crashes Newnham Link 13	Property 12
Crashes Mowbray Link 10	Property 15

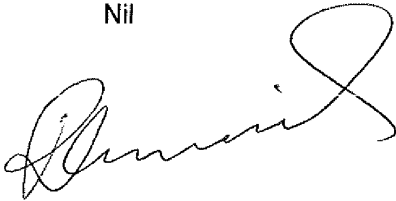
CITY OF LAUNCESTON

MEMORANDUM

This meeting with Minister and Infrastructure is urgent for above reason and also opportunity to discuss traffic issues in City. It is long overdue.

Attachments

Nil



Alderman Robin McKendrick

14.2 Notice of Motion - Alderman D H McKenzie - Rating of Residential Properties Owned by Charities**FILE NO:** SF5547/SF0991**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider rating of residential properties owned by charities.

RECOMMENDATION:

That the Council, consistent with the decision taken at the LGAT Meeting of 12 February 2016, request the General Manager provide a report on the application of General Rates to residential properties owned by charitable organisations commencing for the year ending 30 June 2017 on a transitional basis.

REPORT:

The LGAT General Meeting of 12 February 2016 passed the following motion:

- 1. That Members note recent case law which suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose; and*
- 2. That Members agree to take a common and equitable approach to the rating of independent living units which takes as a core assumption that private residential occupancy is not a charitable purpose and is not exempt from general rates.*

Council has previously considered this policy issue and determined to remit rates in full on residential properties owned by charitable organisations. The inconsistency of having someone living in their own homes paying rates while someone living "over the fence" in a retirement village owned by a charity not paying rates has been recognised by local government.

Council should consider the options available including transitional arrangements such as levying twenty five percent of the full rate amount in the first year with transition to a higher percentage over a number of years.

14.2 Notice of Motion - Alderman D H McKenzie - Rating of Residential Properties Owned by Charities ...(Cont'd)

The Council position should be one of addressing an inequality and not seeking to increase rate revenue and so thus the rate that would otherwise apply will be less by the contribution made by these properties. The total value of remissions for this category of property is of the order of \$600,000, levying part or all of this amount would offset costs to other property owners.

It is also worth noting that by remitting the rates the Council is foregoing the opportunity for pensioner remissions to be claimed by the occupants and thereby enabling costs to be shifted to the Council from other tiers of government.

OFFICER COMMENT

Michael Tidey (Director Corporate Services)

There is a significant inequity and inconsistency with the current policy position of providing a rate remission to retirement homes owned by charitable organisations. Retirement homes owned and operated by private (commercial) organisations pay rates as do homes owned and occupied by private individuals.

In the broader context, the decision taken at the LGAT Meeting provides the opportunity for a state-wide approach to this important policy matter. The Council should, through its actions, actively support this decision. The report canvasses the possibility of a transitional arrangement, this is entirely reasonable and provides the opportunity for organisations to adapt and any operational issues to be resolved.

The objective of not seeking to treat the change as a revenue gain instead as a rebalancing of the contribution of all ratepayers is important. This is an equity issue and not a rate revenue issue.

The outcomes of this policy are that there is:

- (a) subsidy provided by those paying rates, including pensioners in their own homes, to those living in retirement homes; and
- (b) the pensioner rate remission that would otherwise be paid on behalf of eligible ratepayers is not being claimed.

When the proposal was previously considered the Council's staff visited all the retirement homes in the City for discussions with management and residents.

In the earlier meetings there was some acknowledgement of the matter, but also confusion as many residents understood that rates were being paid as per the agreement with the provider. As the consultation process continued the opposition to the change built and lobbying at a political level occurred.

14.2 Notice of Motion - Alderman D H McKenzie - Rating of Residential Properties Owned by Charities ...(Cont'd)

Thus it is important to understand that there will need to be a unified position and message if Aldermen make a decision to remove the inequity that currently exists. Below are some questions and answers for matters that are likely to be raised.

Question 1 Our agreement says we are paying rates included in the fee.

Response Charges for water and sewerage are most likely being paid to TasWater, however Council rates are not being paid.

The owner organisation should clarify what is covered by the residential agreement.

Question 2 We don't use any Council services they are all provided by the owner organisation.

Response Residents of the facility have the same opportunity to use Council facilities and services as other members of the community, be they roads, parks or theatres. It is acknowledged that there are some facilities provided by the owner organisation and the Council is not proposing to rate community facilities within the property. Further it has not been determined whether the full rate would be applied at the end of a transitional period. The change will also include the Fire Service Rate which contributes to the funding of the Tasmanian Fire Services which provides services to the whole community.

Question 3 I'm a pensioner I can't afford any increase in costs.

Response The Council is aware of financial challenges faced by members of the community. There are more than 6,000 pensioner properties paying rates and it is important that we treat all the City's residents equitably.

Question 4 I've paid rates and taxes all my life and I was told they are now part of the agreed charge for the home.

Response Similarly people who don't live in retirement homes have paid rates and taxes, they deserve to be treated equitably to those in retirement homes.

The owner organisation should explain clearly and correctly what costs are covered by your fees.

Question 5 Why don't you reduce the costs to the aged living not in retirement homes rather than increase our costs?

14.2 Notice Of Motion - Alderman D H Mckenzie - Rating Of Residential Properties Owned By Charities ...(Cont'd)

- Response There are about 6,000 pensioner properties paying rates (and receiving a pensioner concession), it is not affordable for the rest of the community to contribute more to reduce the costs to this section of the community.
- Question 6 The Council is just seeking to increase its revenue at our expense.
- Response The approach to Council is taking is to apply any rate revenue received to the benefit of existing ratepayers rather than increasing the total revenue.
- Question 7 I won't vote for Aldermen who support the change to apply rates to retirement homes.
- Response This is an important issue that should be made on a sound policy basis. I am happy for the community to consider the policy.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goal - To ensure decisions are made in a transparent and accountable way
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

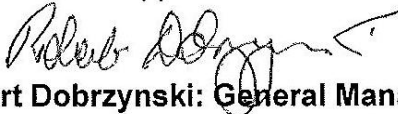
Not considered relevant to this report.

14.2 Notice of Motion - Alderman D H McKenzie - Rating of Residential Properties Owned by Charities ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Notice of Motion - Alderman D H McKenzie - Rating of Residential Properties Owned by Charities
-

CITY OF LAUNCESTON

Attachment 1

MEMORANDUM

FILE NO: SF5547 / SF0991
HMCK
DATE: 20 April 2016

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

FROM: Hugh McKenzie Alderman

SUBJECT: **Notice of Motion - Rating of Residential Properties owned by Charities**

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 9 May 2016.

Motion

That the Council, consistent with the decision taken at the LGAT meeting of 12 February 2016, request the General Manager provide a report on the application of General Rates to residential properties owned by charitable organisations commencing for the year ending 30 June 2017 on a transitional basis.

Background

LGAT General Meeting 12 February 2016 passed the following motion:

- 1. That Members note recent case law which suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose; and*
- 2. That Members agree to take a common and equitable approach to the rating of independent living units which takes as a core assumption that private residential occupancy is not a charitable purpose and is not exempt from general rates.*

Council has previously considered this policy issue and determined to remit rates in full on residential properties owned by charitable organisations. The inconsistency of having someone living in their own homes paying rates while someone living "over the fence" in a retirement village owned by a charity not paying rates has been recognised by local government.

Council should consider the options available including transitional arrangements such as levying twenty five percent of the full rate amount in the first year with transition to a higher percentage over a number of years.

CITY OF LAUNCESTON

MEMORANDUM

The Council position should be one of addressing an inequity and not seeking to increase rate revenue and so thus the rate that would otherwise apply will be less by the contribution made by these properties. The total value of remissions for this category of property is of the order of \$600,000, levying part or all of this amount would offset costs to other property owners.

It is also worth noting that by remitting the rates the Council is foregoing the opportunity for pensioner remissions to be claimed by the occupants and thereby enabling costs to be shifted to the Council from other tiers of government.

Attachments

1. LGAT General Meeting Item - Rating of Residential Properties owned by Charities



Alderman Hugh McKenzie

1.1 RATING OF RESIDENTIAL PROPERTIES OWNED BY CHARITIES

Contact Officer - Katrena Stephenson

<p>Meander Valley Council/Break O'Day Council</p>	
<p>1.</p>	<p>That Members note recent case law which suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose; and</p>
<p>2.</p>	<p>That Members agree to take a common and equitable approach to the rating of independent living units which takes as a core assumption that private residential occupancy is not a charitable purpose and is not exempt from general rates.</p>
<p>Carried</p>	

Background

Late in 2015 there was media commentary about the intent by Hobart and Clarence City Councils to rate residential properties owned by charities, including independent living units attached to not for profit aged care providers.

In doing so, councils must first consider whether the properties are eligible for a General Rate exemption under the Local Government Act, after then the issue is how it is dealt with. Some providers claim that because they are charitable they are therefore exempt from rates, however the Act requires land to be owned and occupied exclusively for charitable purposes in order for that exemption to apply.

- A. Local Government Act: S 87 "(d) land or part of land owned and occupied exclusively for charitable purposes"; [is exempt]
- B. The Charities Act 2013 (Cth) lists twelve charitable purposes – aged care is not specified. Supported aged care and homelessness care are charitable subtypes.
- C. The Aged Care Act 1997 (Division 41, section 3) defines the meaning of residential aged care but does not define the place in which this care is offered, other than as a 'residential facility'. The Act defines residential aged care as follows:
 - (1) Residential care is personal care or nursing care, or both personal care and nursing care, that:
 - (a) is provided to a person in a residential facility in which the person is also provided with accommodation that includes:
 - (i) appropriate staffing to meet the nursing and personal care needs of the person;
 - (ii) meals and cleaning services;
 - (iii) furnishings, furniture and equipment for the provision of that care and accommodation; and
 - (b) meets any other requirements specified in the Residential Care Subsidy Principles.

The Act also defines what is not residential care:

- (2) Residential care does not include any of the following:
 - (a) care provided to a person in the person's private home;
 - (b) care provided in a hospital or in a psychiatric facility;
 - (c) care provided in a facility that primarily provides care to people who are not frail and aged; and
 - (d) care that is specified in the Residential Care Subsidy Principles not to be residential care.

Legal advice suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose.

Meander Valley Council (MVC) have been to The Magistrates Court, Administrative Appeals Division twice over this issue following a process under section 123 of the Act – Objections to rates notice.

The first in 2002/2003 was a charitable trust set up to provide affordable home ownership for individuals. The Magistrate's decision in Council's favour was appealed to the Supreme Court but dismissed as incompetent having been prepared by the appellant who wasn't a legal practitioner.

The decision of *Roman Catholic Church Trust v Meander Valley Council (2012)* re: 65 William Street made it clear that if a property is occupied for residential purposes s87(1)(d) of the Local Government Act will not be satisfied because it requires the two parts of s87(1)(d) to be met that is owned and occupied exclusively for charitable purposes. This decision referred to the ability of the tenants to restrict the rights of the owner to enter the property as a factor in determining that the properties were occupied for residential purposes, not charitable purposes.

The second, in 2011 was the Roman Catholic Church Archdiocese of Hobart objecting to General Rates on their twelve (Centacare) units at 65 William Street, Westbury for housing low income residents (generally on Centrelink benefits). The Presbytery and the Nun's house at the Westbury Catholic Church were also included in this action.

The Magistrate decided in the Church's favour on the two houses but more importantly found in Council's favour on the 12 units, supporting the legal advice that private residential occupancy is not a charitable purpose. Both parties chose not to appeal either decision.

While neither cases are retirement village scenarios, the principles are the same and also would apply in relation to community housing and the transfer of public housing to charitable organisations (Housing Tasmania currently pays rates).

The conclusion that is drawn from the recent case law is that a property will be occupied for residential purposes, and therefore ineligible for the charitable rate exemption, where the terms of the occupation allow the residents to restrict the owner's access/right of entry.

In other words it will depend on the nature of the agreement between the owner and the resident as to whether the charitable exemption applies. If there is a substantial level of control by the owner, then the owner will also be the occupier for the purposes of section 87(1)(d).

Based on the Meander Valley Council decision independent living units are occupied by the residents (not the charity) for residential purposes. In making that decision councils need to be satisfied that this is the case by viewing residence or similar agreements between the tenant and the charity.

Standard residents agreements may have privacy clauses and assume that the use of the independent living units is subject to the Retirement Villages Act 2004 (Tas). That legislation applies to "retirement villages" which is comprised of "residential premises" which are defined in s.4 as: premises, or a part of premises, in a retirement village designed for separate occupation as a place of residence.

This also supports the view that independent living units are used for residential not charitable purposes.

The villages set up by, for example, Southern Cross Care, Glenara Lakes at Youngtown, are an example of the Church arguing for the charitable exemption. Launceston City Council (LCC) dealt with this issue a few years ago following similar legal advice. They had a significant number of "units" in various villages or properties run by charitable institutions, some attached to nursing homes/aged care facilities.

These hadn't been rated by LCC for General Rates in the past having been considered "exempt" by LCC on the charitable basis. However with legal advice that they were not eligible LCC proposed to apply the General Rate and received a fair bit of objection and adverse publicity from the various institutions. One ill-informed journalist ran an unbalanced fear campaign.

LCC had been concerned about the incorrect application of this "exemption" under the Local Government Act. An incorrect application of the Act could cause the validity of the rating resolution to be called into question. LCC now levies the rates according to the provisions of section 87 and provide a discretionary remission under section 129 to those properties that were previously treated as exempt.

Legalities aside, the debate rests largely with considerations of equity. "Is it equitable that these "village units" (some are three bedroom houses, some residents are well off and many certainly not needing "charity") do not pay rates and therefore do not contribute to the services and facilities of their respective cities or towns while young family, battler and pensioner home owners and other residential villages do pay and in fact are subsidising those that don't?" Worse, these groups are effectively paying a subsidy to the Independent Living Units (ILU) occupants.

By way of context, Clarence City Council (CCC) advise they have received criticism because a proportion of ILU residents are not well off, including full pensioners with limited capacity to pay. This is true, but CCC currently has five and a half thousand properties eligible for pensioner rates remission across the city. Those pensioners have to pay full rates.

Advice from State Revenue is that the pensioner remission applies to ILU residents in the same way as private property owners. They would need to apply, and provide (each year) evidence of the amount passed on to them in rates by the operator. This would normally be an invoice, letter, or similar.

Thus by not levying rates councils are enabling a cost shift from other levels of government that results in pensioner living in their own home subsidising those who live in retirement villages.

The individual financial impact will vary depending on valuations (and it should be noted that the Valuer-General's solution to providing split valuations has yet to be implemented or tested) but may be in the order of seven hundred and fifty to one thousand dollars in Clarence.

Councils also have the option to may make a policy decision to apply a differential rate to this category of ratepayer. The financial impact is also dependent on how individual operators apportion the cost to residents when a single rates notice is issued for a major complex with a single title.

The income to Clarence City Council is relatively low – likely 0.35-0.5% of rate base. The policy position of the Council is that the additional money will not be a windfall to council but will reduce the overall rating burden across the community.

The City of Hobart's view is that generally nursing homes owned by charities remain exempt from the General Rate pursuant to s87(1)(d) of the Local Government Act. The entitlement to the charitable exemption under s87(1)(d) will always depend upon the specific factual circumstances in each case.

Council services benefit the community as a whole and land owners in the municipal area are required to pay rates in accordance with the Local Government Act. The General Rate exemption has never applied to independent living units not owned by a charity and indeed retirees who choose to live in their own home are required to pay all rates. This is an equity issue.

The number of properties impacted by this matter in Hobart was less than twelve and in some cases only part of the property was affected i.e. the exemption remained on part of the property. The City gave twelve months notice of its intention to remove the exemption from properties no longer eligible.

The application of the new legal advice is not yet consistently being applied across the sector.

Current Policy

Does not apply.

Budget Impact

Does not apply.

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Lease Agreement - Tamar NRM****FILE NO:** SF3419**AUTHOR:** Leanne Hurst (Director Development Services)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a lease agreement with Tamar NRM for property located at 50 Lamont Street, Invermay, part of Folio 50435/1 as described in the attached plan and hatched, which includes an office building of a net lettable area of 252 square metres.

This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council, in respect to an area of land situated at 50 Lamont Street, Invermay part of Folio 50435/1, which includes an office building, resolves to lease this property in accordance with Section 178 of the *Local Government Act 1993* under the following terms:

- The term shall be five years
 - The lease amount shall be \$1 per annum if demanded
 - Tenant to be responsible for:
 - Refurbishment works to make the building habitable
 - Energy costs
 - Volumetric and connection charges for water
 - Sewerage charges
 - Building insurance
 - Tenant shall continuously maintain:
 - Building in good and reasonable order
 - Public liability insurance of at least \$10million
-

REPORT:

Since its inception in 1998 Tamar Natural Resource Management (Tamar NRM) has been accommodated in the Town Hall Annex building, as part of the in-kind support to Tamar NRM by the City of Launceston. This has equated to approximately \$39,000 per annum in in-kind support in the form of rent, accounting, IT, human resources, information management and other internal services.

15.1 Lease Agreement - Tamar NRM...(Cont'd)

A review of the roles, responsibilities and expectations of Tamar NRM undertaken by Council in 2014 recommended that the level of actual financial support be reduced and that in-kind support from the City of Launceston be minimised.

Since the review was undertaken the cash contribution from Launceston has been reduced from \$133,100 to \$117,000 per annum. Additionally, funding security of three years has been confirmed by the two other partner Councils - George Town and West Tamar - based on a per capita funding model. It is recommended that a formal funding agreement be entered into with Tamar NRM to ensure that the organisation's activities continue to align with priorities for the Launceston municipal area.

In order to reduce the in-kind contribution from the City of Launceston, Tamar NRM has identified the need to acquire separate accommodation and to separate the administrative functions between the two organisations. Tamar NRM has sought a lease agreement for a building located on Council land at Lamont Street and has prepared a business case for the proposed relocation (attached). They project that this would enable them to reduce in-kind support from the City of Launceston to zero by the end of the 2016/2017 financial year.

The former Parks and Recreation administration office in Lamont Street has been unoccupied since Council employees were re-located in 2014. As the building was decommissioned, refurbishment works will be needed to return them to a suitable condition for office accommodation. Quotes for the required works total \$39,500. As the required refurbishment works have not been budgeted for by the City of Launceston, the Tamar NRM Management Committee has indicated that it is prepared use its own cash reserves to fund the works in lieu of rent for an agreed period. The works would be overseen by Council officers.

Because the proposed lease is for a period of five years it is not a requirement to provide valuation advice. However, given that the in-kind savings to the City of Launceston will be in the vicinity of \$39,000 and refurbishment works required will total approximately \$39,500 it is considered reasonable that rental terms be minimal for the life of the agreement. As a not for profit community organisation, it is not considered appropriate that a commercial lease be applied in this instance.

Under the *Local Government Act 1993*, Council may lease public land for five years or less without the need to advertise.

ECONOMIC IMPACT:

Not considered relevant to this report.

15.1 Lease Agreement - Tamar NRM...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Tamar NRM is a community based organisation that works with a number of volunteers in the implementation of a range of natural resource management projects. Re-location to the Lamont Street site will provide easier access for volunteers and the broader community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

Ten-year goal - To foster creative and innovative people and industries

Key Directions -

3. To optimise the use and usability of our assets for different types of activities
4. To support and promote alternative uses of underutilised buildings

City of Launceston Strategic Plan 2014-2024

Priority Area 5 - A city that values its environment

Ten-year goal - To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards

Key Direction -

5. To reduce our and the community's impact on the natural environment

BUDGET & FINANCIAL ASPECTS:

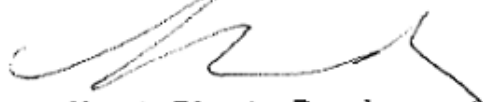
Not considered relevant to this report.

15.1 Lease Agreement - Tamar NRM...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer is a member of the Tamar NRM Management Committee, as a representative of the City of Launceston as a funding partner.

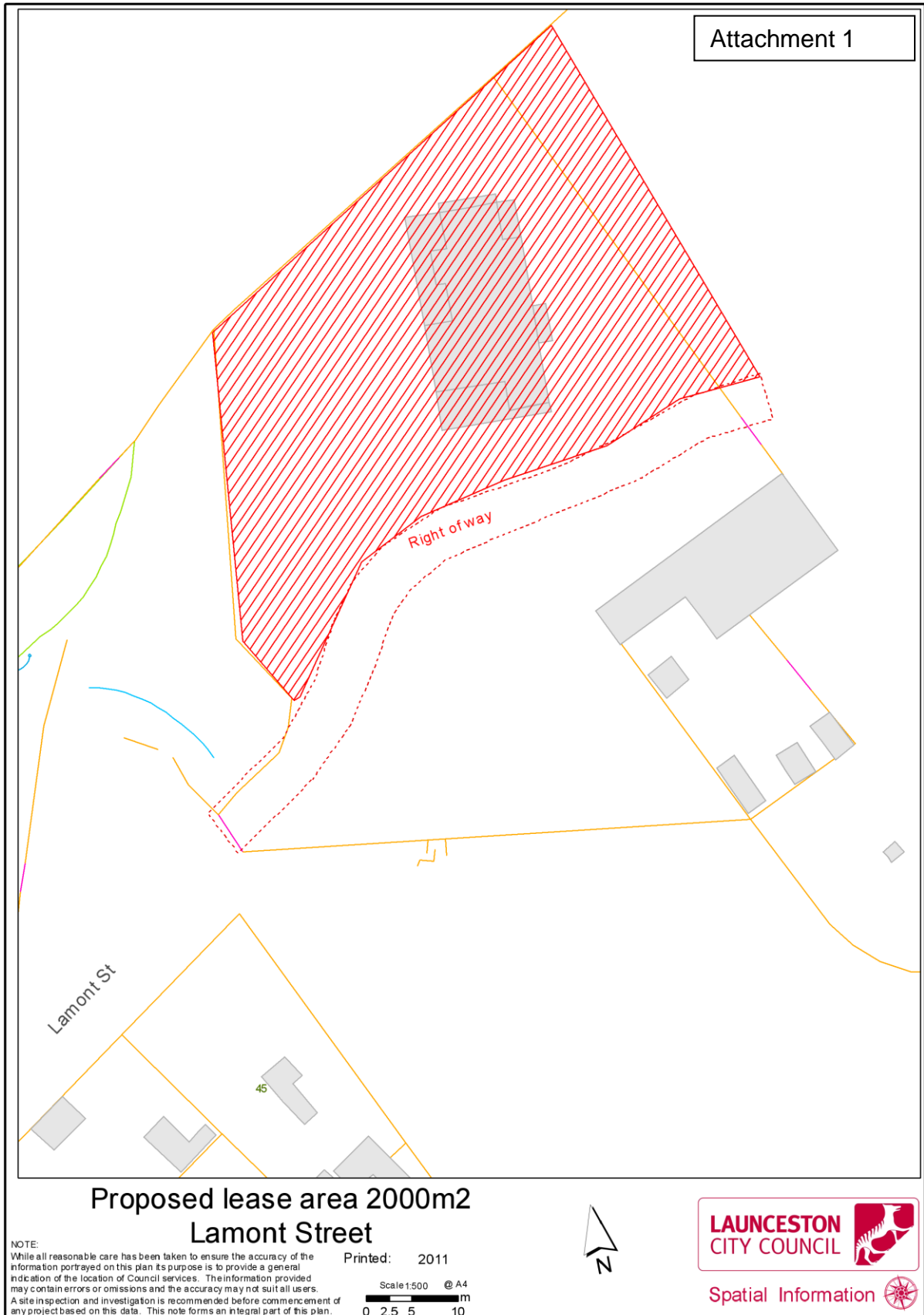
I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Proposed lease area
 2. Business Case - Relocation of Tamar NRM to Lamont Street
-



Business Case

Relocation of Tamar NRM to Lamont St

Executive Summary

This business case identifies the benefits of Tamar NRM relocating to the currently vacant and unutilised office building (formerly the Parks and Recreation office) at Lamont St. The initial plan to decommission the building and the length of time the building has been vacant and without a maintenance schedule necessitates refurbishment of the building to bring it to a standard for occupancy and public access. While the cost of the refurbishment is substantive, the cost savings to the City of Launceston will be both short term and long term through supporting investment from Tamar NRM in the initial refurbishment and reducing the significant level of in-kind support the City of Launceston provides to the organisation over the next three years.

The benefits of moving Tamar NRM to Lamont Street are significant for the organisation and offer the opportunity to increase community reach and community participation in activities and projects delivered both on-site and also in to the broader community and municipality. The move also offers the opportunity for the organisation to grow in community membership, strengthen community partnerships and to gain a level of independence over our finances financial. Tamar NRM has identified three community groups keen to also undertake residence at the site with the building operating at immediate capacity.

For the City of Launceston, investment in refurbishment of the Lamont Street provides financial savings in the long term with all costs associated with in-kind support to Tamar NRM (\$39,502) being reduced to zero by the end of the 2016/17 Financial Year. The expected operational model being proposed by Tamar NRM will allow for site maintenance to be maintained at a net zero cost to Council. Tamar NRM is seeking to deliver programs and activities that strategically align with many council priorities and through increased community participation and contribution will enable greater financial independence for the organisation.

There will be the opportunity to re-examine the current funding model within the next three years to reduce contributions for operational funding and allocate funding toward specific projects and activities.

The other partner funding Councils, West Tamar and George Town, have committed to maintaining funding for the next three years at the established levels identified in the population base funding model.

Background

IN-KIND SUPPORT

Since its inception in 1998, Tamar Natural Resource Management (Tamar NRM) has been housed in The Annex in the Town Hall, Launceston as part of the in-kind support to Tamar NRM by the City of Launceston. As the size of the organisation has expanded and contracted and depending on staffing resources required for funded projects, the necessary requirements for space and resources provided by the City of Launceston through its partnership support have likewise altered. In-kind support to Tamar NRM by the City of Launceston has varied over the years as Tamar NRM has grown and contracted due to the number of projects it has had in progress. The review of the roles, responsibilities and expectations of Tamar NRM undertaken by the City of Launceston early in 2014 recommended that there be a requirement to reduce the level of in-kind support provided to the organisation from the City of Launceston.

REFURBISHMENT OF THE ANNEX

Redevelopment of The Annex necessitated the relocation of the Tamar NRM office in July 2015. The layout plans for the ground floor redevelopment of The Annex do not include or allow for inclusion of the Tamar NRM Office within the Development Services area due to space requirements and upgrades to the configuration of the various departments in Development Services. Initial space allocations for Tamar NRM on the first floor have changed with relocations of the Launceston Flood Authority and Parks and Recreation and are set to change again in the near future.

Business Case**Relocation of Tamar NRM to Lamont St**

LAMONT ST VACANCY AND COMMUNITY ASSET

Relocation of the Tamar NRM office to the decommissioned Parks and Recreation building in Lamont St, Invermay, is a solution previously identified by the last Director of Development Services, Michael Stretton, and seen by Tamar NRM as a highly desirable option. Since the relocation of Parks and Recreation to Remount Rd the site was decommissioned. The decision to abandon the demolition of the building has left a potential community asset unmanaged and unutilised.

COMMUNITY ACCESS

As a not for profit community-based natural resource management organisation, the key component for the organisation, and a significant element in delivering a return on investment for Councils, is via increasing face to face community access. The community investment by Tamar NRM has enhanced the social and environmental capital of the City of Launceston. While the location of Tamar NRM office within The Annex, has been beneficial in the development of the organisation providing a foundation of support through the ties of the partnership with council, being located in a 'local government office environment' is an inhibitor to easy and comfortable community access as well as restricting development and delivery of some programs. Tamar NRM's 'community reach' is severely limited by its current office location and is proving restrictive to the way it wishes to engage with the community.

Relocation Opportunities and Anticipated Outcomes

Relocation of the Tamar NRM office to Lamont St will provide community access to a currently unutilised asset (office building and immediate surrounding grounds). It will generate a community capital return through the use of the site, associated access to the Heritage Forest Reserve due to proximity and to associated programs in the vicinity such as the Heritage Forest Community Garden. It will also provide Tamar NRM the opportunity to grow, expand and evolve. The community return through Council's annual investment in Tamar NRM is significantly increased with utilisation of the Lamont Street site. Tamar NRM aims to create an atmosphere that is easy, welcoming and comfortable for the community to access and has been developing an extensive range of onsite programs and activities which will promote return visitation and create a venue that can be used for community education, demonstration and knowledge sharing.

Tamar NRM envisages the following benefits will derive from the re-opening of the Lamont Street site and facilities:

INCREASED COMMUNITY ACCESS

- Programs currently being planned will attract greater interest and community exposure to natural resource management
- The facility will enable community members and groups to make repeat visits and provide opportunities to visit outside of scheduled programs and activities (a situation currently unable to be achieved).
- The proposed development of the site will provide an engaging and interactive resource for the community.
- The combined site facilities and programs currently in development, will encourage school visits and access with the aim of informing the next generations about natural resource management and sustainability in the Tamar Region.
- Enhance Tamar NRM's ability to continue directly contributing to identified strategic council priorities.

Business Case**Relocation of Tamar NRM to Lamont St**

- Current plans include increased community access through hire of the venue for a range of community and corporate applications with an NRM focus.
- Plans to encourage and collaborate with community partners will attract an extended audience to the site and increase exposure to NRM in the Tamar Region.

DEVELOPMENT AND DELIVERY OF A DIVERSE PROGRAM OF COMMUNITY FOCUSED EVENTS, ACTIVITIES AND SERVICES

- The facility will enable the development of a diverse program of events and activities in addition to those currently being undertaken by the organisation. These would be a combination of activities specific to the Lamont Street facility in combination with a range of events through the municipality.
- The facility will allow an increase in programs delivered due to the delivery of site specific programs, decreased operating costs for events (decreased venue and equipment hire fees), attracting school visits and community group focused programs. The site will foster and enable development and delivery of an expanded range of programs with an increased capacity for community options based on sustainability and urban NRM.
- Access to the site will enable development of coordinated programs targeted to student and school audiences. School programs will be based on curricular requirements and will value-add learning outcomes. The site will be amenable to school visits from multiple classes within a grade and the opportunities for repeat visits through the school calendar.

SUPPORTING COMMUNITY DEVELOPMENT AND CAPACITY BUILDING

- Community members and community groups will be able to utilise the site as a key training and upskilling facility that will provide an increased capacity for community members and groups to undertake community based actions and solutions to local NRM issues.
- The site will be a resource hub enabling community access to NRM information, advice and demonstration.
- The site will be a community resource and demonstration hub for sustainable living through local and invited guest expert run programs, demonstration events, educational activities and the operation of the site itself.

SUPPORT COMMUNITY PARTNERSHIPS

- Three organisations (Youth Futures, Conservation Volunteers and Urban Farming Tasmania) have expressed interest and enthusiasm to take up residency at the Lamont Street site through tenancy agreements and fostering partnerships with Tamar NRM to deliver community-based NRM.
- The community group/organisation partnerships developed through the community hub at Lamont Street will enable: resource sharing to foster improved capacity of program and event delivery, strength in partnerships providing greater reach and success at attracting funding both through grant applications and corporate support, broader community capacity building, improved on-ground outcomes through projects within the municipality and the Tamar Region, and improved access and sharing of knowledge.
- Partnerships built will extend the community reach of the Tamar NRM, expand community exposure to NRM and involve new audiences.

DECREASE IN-KIND SUPPORT TO TAMAR NRM FROM THE CITY OF LAUNCESTON

- With the move to Lamont St, Tamar NRM has undertaken to manage IT requirements internally, move to an independent IT supplier and hence, the IT in-kind support from City of Launceston will be zero.

Business Case

Relocation of Tamar NRM to Lamont St

- The consequences of discontinuing City of Launceston IT support will facilitate Tamar NRM becoming an independent organisation over the next 3 years. *[Payroll, HR and Financials were taken out of City of Launceston in September 2015]*
- The proposed model under Tamar NRM being located at Lamont Street would see a complete phasing out of all in-kind support provided by the City of Launceston to the organisation by 2018.
- Tamar NRM recognises the important partnerships that have been established with City of Launceston in program delivery, advice and networking and will actively maintain contacts with staff and Aldermen to ensure this is continued.

ENABLE A MOVE TO A MODEL OF FINANCIAL INDEPENDENCE FOR TAMAR NRM

- The location of Tamar NRM at Lamont Street will enable the organisation to implement actions that will move the organisation towards greater financial independence through several avenues of program and activity cost recovery, tenancy agreements with on-site community partners and provision of NRM services to the community, business and industry.
- Targeted events and programs will be able to be run directly on site at Lamont Street which will dramatically reduce program costs.
- Events and activities will move to a model that is at the very least cost neutral but ideally will generate income that is able to be applied to the development of further community-based programs and on-ground activities.
- Site operational costs for Tamar NRM will be defrayed by the contributions of partner community organisations located on site and under tenancy agreements.
- The inclusion of other community groups on site will also enable the opportunity to pool resources where appropriate.
- The proposed function of the site will include an educational/meeting/training room which, in combination with avenues for hiring of other aspects of the site, will provide an income stream through corporate and private venue hiring.

Success Criteria

INCREASED COMMUNITY ACCESS

- Increased community participation (compared to previous years) of 25% in the first year with a 10% increase each year for the next four years.

DEVELOPMENT AND DELIVERY OF A DIVERSE PROGRAM OF COMMUNITY FOCUSED EVENTS, ACTIVITIES AND SERVICES

- Analysis of events and activities through evaluation against programs of previous years.
- Increase in event numbers by five a year for five years.
- Deliver five school/class activities in the first year with an increase to 10 activities by year five.

SUPPORTING COMMUNITY DEVELOPMENT AND CAPACITY BUILDING

- Three community/industry training programs delivered in the first year and maintained for five years.
- Monitor access of the community hub resources with a 10% increase in access each year for the first five years.

Business Case

Relocation of Tamar NRM to Lamont St

SUPPORT COMMUNITY PARTNERSHIP

- Attract community partners to take up tenancy on site.
- Building to be at capacity by the end of year one.

DECREASE IN-KIND SUPPORT TO TAMAR NRM FROM THE CITY OF LAUNCESTON

- Tamar NRM to initiate installation of independent IT services prior to taking residency.
- Proposed that operational in-kind support provided by City of Launceston to be nil by the close of end of the third year of tenancy.

ENABLE A MOVE TO A MODEL OF FINANCIAL INDEPENDENCE FOR TAMAR NRM

- Five venue hire activities in the first year with an increase by the third year to 10 venue hire activities.
- Events and activities on site to be delivered at an overall cost neutral basis for the financial year.
- Tenancy agreements contributing to defraying operational costs of the facilities and site, maintained for three years.

MODEL OF INTERACTION AND WORKING WITH COUNCILS

Each iteration of the Tamar NRM Strategy has been developed through extensive community consultation and has included input and recognition of strategic priorities from the three councils.

Outside of the strategic consultation process Tamar NRM has maintained close interaction and communication with the three councils via attending Council Meetings where briefings update elected members on the outcomes of the previous year as well as seeking identified and nominated priorities for the coming year, the council representative's attendance and contributions to the Management Committee Meetings, council officers attending and participating as acting members on Working Groups, council officers attending and participating in workshops, council officers participating in project development for action through funding applications or direct on ground delivery.

While communication and interaction between the councils and Tamar NRM is very good, in many cases in the past when it has come to identifying, prioritising and directing project development and on ground action Tamar NRM has taken a lead role and directed requests, direction and/or support to the City of Launceston. Given the annual Council investment to Tamar NRM the identification, recognition and direction of Council priorities (from Council) which could be supported, contributed to or value-added by Tamar NRM has been infrequent.

A recommended model for consultation to Council to ensure return for investment can be measured against strategic priorities and items where Tamar NRM can deliver for, or contribute and value-add to, Council's activities:

- Tamar NRM to identify an annual register of key actions, targets and activities on a municipal basis and for the Tamar Region.
- Tamar NRM to liaise with Council (to include consultation with Aldermen and relevant and appropriate Managers from those Departments recognised as having core business within the NRM sphere) to prioritise the identified annual actions/targets with an opportunity for the addition of supplementary actions/targets to be included. Council holds a workshop facilitated by Tamar NRM to identify priority actions and activities that Tamar NRM can undertake. The workshop would include Managers and appropriate Council officers (e.g. Parks, Road Crews, Sustainability, Animal Control, Weed Control etc).

Business Case

Relocation of Tamar NRM to Lamont St

- Tamar NRM collates workshop information with Council strategic and annual plan documents and the Tamar NRM Strategy.
- Annual Priority Actions are presented to Council with a budget forecast and funding request.
- Progress and delivery presentation to Council at the end of each funding cycle.

This process would be undertaken for each of the partner councils and would develop an Annual Priority Plan with actions specific to each municipality as well as actions undertaken on a regional scale.

Future Funding Model

The opportunities associated with Tamar NRM at Lamont Street include a change to the current funding model for the organisation.

Under the recommendations of the City of Launceston Review of Tamar NRM funding, there is a requirement for in-kind support being provided to the organisation to be gradually wound back until Tamar NRM is operating on a more independent financial basis. Tamar NRM fully supports this recommendation and proposes the following:

- Incremental decrease and phasing out of in-kind operational support from the City of Launceston within three years of moving to the site.
- Tamar NRM to be the lead tenant at the site with other community organisations sub-letting space in the building (subject to City of Launceston approval) and contributing shared resources and program delivery - operational costs for the site/building will be partially funded through sub-letting agreements.
- Income derived through:
 - Successful grant and project funding;
 - Corporate sponsorship;
 - Program delivery - participant fees (e.g. school holiday programs, workshops);
 - Venue hire - workshops, corporate venue hire;
 - High return programs (e.g. corporate team building); and
 - Fee for service programs (e.g. weed control, environmental regeneration services).
- Installation of renewable energy technology reducing operational costs for the site.
- Resource sharing with community partners.

It is envisaged that within five years Tamar NRM will be operating with greater financial independence and contributing to operating costs currently provided by the three Councils. At that stage, funding from the partner councils will be able to be directly allocated to on ground projects and works that are directly contributing to identified strategic council priorities and value-adding works being performed by Council. In the present model all allocated funding from the council partners is apportioned to operational costs (e.g. salaries, fees and charges, etc). With Tamar NRM operating from the Lamont Street this dependence on operational funding will be significantly reduced and foster greater direct on ground return for investment for Council.

Business Case

Relocation of Tamar NRM to Lamont St

Tamar NRM at Lamont Street Cost Analysis

ESTIMATE OF WORKS FOR RE-ESTABLISHMENT OF THE BUILDING

An estimate of the necessary works to bring the Lamont Street building back in to an operable condition and to enable community access has been determined by Matthew Skirving, Manager Architectural Services, City of Launceston (see Attachment). The necessary works and cost to make the building compliant and substantive due to the building firstly being decommissioned and then unoccupied for a significant stretch of time.

To ease this initial cost Tamar NRM intends the following contribution;

IT

Tamar NRM has investigated the costs of installing and maintaining its own IT connection and service and proposes to undertake:

- Connection of landline and internet to the building;
- Installation of IT hardware; and
- Installation of internal connections (comms and IT) to workstations.

In turn Tamar NRM will look to maintain its own server and backup, storage and maintenance of electronic files data and records.

As such the following works lines on the proposed estimate of works will not need to be provided by CoL;

- | | |
|--|---------|
| • Item 12 - new data rack and internal comms termination point | \$4,000 |
| • Item 13 - new comms to workstations | \$3,200 |
| • Item 14 - new wireless link hardware (Lamont St to Townhall) | \$6,000 |
| • Item 15 - wireless link installation and new mast at Lamont St | \$4,000 |

Total savings to CoL	\$17,200
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OPERATIONAL COSTS - HEATING AND COOLING

Tamar NRM is sourcing another quote for installation of heat pumps of a suitable capacity for the building's size and configuration, and having regard to energy efficiency as an alternative to ducted heating. In addition a quote has also been sought for a solar hot water system.

It is envisaged that the quotes will not exceed the quotes garnered by Council for the building refit, they may however in the long term provide significant savings in terms of operational costs for the building and hence the organisation.

Business Case

Relocation of Tamar NRM to Lamont St

CITY OF LAUNCESTON IN-KIND SUPPORT

The last estimate for a value of in-kind operational support being supplied by the City of Launceston to Tamar NRM was \$39,502 (in 2013).

Under the proposed model of Tamar NRM at Lamont Street the in-kind operational support to Tamar NRM would be gradually phased out, as per the recommendations of the review of the funding provided to the organisation.

In taking responsibility for its own IT requirements (from installation to management) there will be an immediate saving of \$14,577 (the last estimate of the value of IT in-kind support being provided to the organisation) in the first year to the in-kind support being provided by the City of Launceston.

By the end of the 2016/17 Financial Year the level of in-kind operational support being provided to Tamar NRM will be reduced to zero.

Cost Analysis

BUILDING RE-ESTABLISHMENT

CoL (estimated cost)	\$58,580
Less Tamar NRM Contribution (IT)	\$21,200
<u>Actual CoL Contribution</u>	<u>\$37,380</u>

Business Case

Relocation of Tamar NRM to Lamont St

CITY OF LAUNCESTON IN-KIND SUPPORT AND TAMAR NRM CONTRIBUTIONS AT
LAMONT ST OFFSETTING LEVELS OF IN-KIND SUPPORT

CoL In-Kind Contribution	2014/15	2015/16	2016/17	Tamar NRM Comments
Int Services Accounting	\$ 5,288	\$ 5,288	\$0	Phased out during the second year of residence at Lamont St [Completed Sept 2015]
Int Services Payroll Services	\$ 2,312	\$ 2,312	\$0	Phased out during the second year of residence at Lamont St [Completed Sept 2015]
Int Services Information Management	\$ 955	\$0	\$0	Private information management undertaken immediately
Int Services Human Resources	\$ 5,347	\$ 5,347	\$0	Phased out during the second year of residence at Lamont St [Completed Sept 2015]
Int Services Information Technology	\$ 14,577	\$0	\$0	Tamar NRM to acquire IT equipment, support, online capabilities and ongoing management during site development and subsequent to moving on site
Int Services Rent	\$ 7,992	\$0	\$0	Rent conditions to be formalised through lease agreement
Int Services Other	\$ 3,031	\$0	\$0	Costs absorbed by Tamar NRM
DEPARTMENTAL OVERHEAD Total	\$39,502	\$12,947	\$0	
Edit: <i>As at April 2016 Tamar NRM has already generated \$12,947 of savings to CoL and as soon as the move to Lamont St is effected, the remaining \$26,555 will be an immediate savings to CoL - 1 year ahead of the schedule proposed.</i>				
TAMAR NRM CONTRIBUTION Total	\$0	\$26,555	\$39,502	Full contribution to in-kind support costs by Tamar NRM at end of 2016/17 Financial Year

Business Case

Relocation of Tamar NRM to Lamont St

THE SITE

Operational costs for the building and site are unable to be determined at this stage until metering is undertaken just for the building (at present it is costed as part of the whole Heritage Forest site).

However, it is expected that operational costs for the building and associated grounds will be offset by agreements with co-tenants, installation of appropriate heating cooling technology (and appropriate management of such technology), opportunities to further reduce operational costs through installation of renewable energy technology and through the delivery of programs and services that will provide an income stream for the organisation (which to date has been unable to be developed in this way).

Risk Assessment

Key risks associated with this project most specifically relate to the investment to refurbish the Lamont Street building, Tamar NRM being unable to divest itself of necessary in-kind support and increases in operational costs for Tamar NRM in undertaking and maintaining the Lamont Street site.

REFURBISHMENT INVESTMENT

Recognising that demolition/removal of the Lamont Street building is now both impractical and uneconomic the decision to engage the site for community access is a sound option given the proximity of Heritage Forest.

The cost of refurbishment is substantial. However, the longer the building remains unoccupied and not on any maintenance registers the greater the costs that will be required to make it serviceable and suitable for community access.

By Tamar NRM taking over possession of the building, a community liability will be turned into a long term community asset. The risk for investment at this time is mitigated by the investment contribution from Tamar NRM (for IT services installation and management) and recognition of significantly increased refurbishment costs should the project be held over for a future date.

TAMAR NRM - CITY OF LAUNCESTON IN-KIND SUPPORT

The risk of a requirement for continued in-kind support for Tamar NRM is vastly increased if Tamar NRM does not undertake to move to a more engaging and community accessible and active venue. Under current conditions, development of programs and financial investments to reduce in-kind support are limited.

Undertaking investment to enable Tamar NRM to move to and develop the Lamont Street site will significantly reduce the risk of long term provision of in-kind support to the organisation.

OPERATIONAL COSTS FOR THE BUILDING AND SITE

The greatest risk for Tamar NRM is that operational costs for maintaining the site overextend the organisation and its ability to maintain financial security, independence and decrease reliance on funding from the council partners.

The risks of overextending operational costs will be mitigated by:

- Seeking tenants (other community groups) to sublet space, share resources and contribute to operational costs.
- Development and delivery of programs (through the site) that provide a financial return for the organisation.
- Seeking opportunities to engage renewable energy technology to further reduce operational costs.

15.2 Resilient Youth Australia Survey - Request to Fund**FILE NO:** SF0134**AUTHOR:** Claudia Garwood (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

That Council considers funding a three-year Resilience Survey project undertaken by Resilient Youth Australia.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting 20 April 2015 with deputation by Mr Andrew Wicking, Resilient Youth Australia Limited.

RECOMMENDATION:

That Council:

1. Commits to a three-year agreement with Resilient Youth Australia for the Resilience Survey project, subject to the Tasmanian Department of Education agreeing to release data to the City of Launceston on individual school results.
 2. Approves the allocation of \$15,000 to the Youth Development Budget 2016/17 to fund year one of a three-year Resilience Survey project undertaken by Resilient Youth Australia;
 3. Provides in-principle support to fund \$20,000 in Year 2 (2017/18 budget) and \$20,000 in Year 3 (2018/19 budget) for the Resilience Survey project undertaken by Resilient Youth Australia.
-

REPORT:

Resilient Youth Australia Limited (RYA) has proposed to undertake a three-year Resilience Survey from 2016 to 2019 of primary and secondary schools, and colleges located within the Launceston municipality.

15.2 Resilient Youth Australia Survey - Request to Fund...(Cont'd)

The project involves RYA working within the school system to deliver a survey that collects, collates and analyses the self-reported strengths of children and young people across 40 developmental areas. Survey results will be used to inform and identify opportunities to facilitate targeted programs in partnership with schools and service providers. The program has been successfully delivered across Australia and is currently being successfully utilised across six northern Tasmanian schools.

Following the deputation to Strategic Policy and Planning Committee in April 2015, Council included an allocation of \$15,000 in the 2015/16 Youth Development Budget to fund the Resilience Survey project, commencing in the 2015/16 Budget period. The project has not yet been delivered in the schools, due to difficulties in RYA obtaining approval from the Tasmanian Department of Education to release data to the City of Launceston on individual school results. The current Budget allocation of \$15,000 in 2015/16 has not been spent.

Council Officers believe this data is necessary in order to link the RYA project with other key strategic projects, such as the Northern Suburbs project. While this has not yet been resolved, RYA has indicated that historically schools generally provide this data direct to local government providers, and RYA is confident that this will be the case in Launceston.

Additionally, Council Officers have received in-principal support from nine Launceston schools to run the survey and also have partnered with the University of Tasmania to support the resourcing, facilitating and evaluation of the program for the City of Launceston.

Council Officers identify several benefits of introducing the project to Launceston schools, including helping to deliver stronger policy direction and local initiatives, a closer working relationship with schools and colleges, a key action within the Youth Engagement Framework, and providing important data to the school system for early intervention programs.

The recommendation is to allocate funding for Year One of the project to commence in the 2016/17 Budget period.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

15.2 Resilient Youth Australia Survey - Request to Fund...(Cont'd)

SOCIAL IMPACT:

Consideration contained in the report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 4 - A diverse and welcoming City of Launceston

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

Key Directions -

1. To understand the needs and requirements of key community service providers and stakeholders
2. To plan services and facilities that recognise the changing demographics of our community
3. To define and communicate our role in promoting social inclusion and equity
4. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community
5. To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

BUDGET & FINANCIAL ASPECTS:

Resilient Youth Australia Limited requests an agreement with the City of Launceston, budgeted in the following terms: \$15,000 + GST in Year 1 (2016/2017), \$20,000 + GST in Year 2 (2017/2018) and \$20,000 + GST in Year 3 (2018/2019).

Comment Director Corporate Services

The Council's proposed budget for 2016/2017 includes \$15,000 (Youth Development project number 43481.000.69) and subject to the budget being adopted by Council in June 2016 a further approval isn't necessary, although as a three year commitment is required its appropriate to decide on the program rather than consider each year in isolation.

In regard to subsequent years increased costs beyond the consumer price index are outside the Strategic Financial Plan parameters. Thus in-principle approval should be made on the basis that the additional \$5,000 for this project would be found from offsetting reductions within Community Development budget.

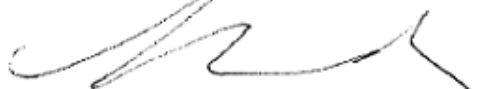
15.2 Resilient Youth Australia Survey - Request to Fund...(Cont'd)

Future commitments to enable continuity are appropriate but would of course be conditional on satisfactory progress.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

15.3 Event Incentive Application - 2017 Australian National Band Championships**FILE NO:** SF5892**AUTHOR:** Eve Gibbons (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director, Development Services)

DECISION STATEMENT:

To consider an application to the City of Launceston's Event Incentive program from the 2017 Australian National Band Championships Organising Committee.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 2 May 2016 - Event Incentive Application - 2017 Australian National Band Championships

RECOMMENDATION:

That Council pre-commits funds of \$20,000 from the 2016/2017 Event Incentive budget for the 2017 Australian National Band Championships.

REPORT:

The 2017 Australian National Band Championships Organising Committee has applied for \$20,000 from the City of Launceston Event Incentive program.

The 2017 Australian National Band Championships will be held in Launceston on the 14 - 17 April 2017. The event will bring together over 3,500 amateur musicians from around Australia and Australasia. Held within the heart of Launceston, the event will utilise key council facilities, including the Albert Hall and Princess Theatre, as well as Launceston College, Hotel Grand Chancellor and utilisation of Launceston streets.

With an estimate of 80% of competitors and support staff travelling from interstate the estimated direct economic return to the City of Launceston will range between \$1.97million and \$2.5million, depending on final Launceston accommodation numbers and any regional dispersal which may take place.

The application has been assessed by Manager Community, Tourism and Events, Grants and Sponsorship Officer, and Tourism and Business Events Officer using the following assessment criteria:

15.3 Event Incentive Application - 2017 Australian National Band Championships ... (Cont'd)

Applications MAY NOT be considered unless they meet the following mandatory requirements:

Mandatory Criteria

- Event is held within the Launceston municipal area
- Event will increase interstate visitation, national profile and contribute to the Launceston economy
- A detailed budget must be included with the application
- Event must not have confirmed Launceston as the event destination

Assessment Criteria

- Event will complement, diversify and not clash or conflict with the events calendar?
- Event will make a significant contribution to Launceston's event portfolio?
- Budget for the event is realistic and includes evidence of other support equal to or greater than the requested contribution from Council (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc.)?
- Environmentally sustainable practices for the event have been adequately addressed?
- Event will directly increase Launceston's national profile and directly impact (benefit) the Launceston economy?

The result of the assessment was:

MANDATORY REQUIREMENTS	Yes/No
• Event is held within the Launceston municipal area	Yes
• Event will increase interstate visitation, national profile and contribute to the Launceston economy	Yes
• A detailed budget must be included with the application	Yes
• Event must not have confirmed Launceston as the event destination	No*

* The event is confirmed for the City. However, due the anticipated significant increases in Launceston's national profile and direct impact to Launceston's economy, officers felt it was appropriate that this application be considered. The assessment criteria also allows for discretion around mandatory requirements.

Assessment Points
• Event will complement, diversify and not clash or conflict with the events calendar.
• Event will make a significant contribution to Launceston's event portfolio.
• Budget for the event is realistic and includes evidence of other support equal to or greater than the requested contribution from Council (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc).

**15.3 Event Incentive Application - 2017 Australian National Band Championships
...(Cont'd)**

- | |
|--|
| <ul style="list-style-type: none">• Environmentally sustainable practices for the event have been adequately addressed. |
| <ul style="list-style-type: none">• Event will directly increase Launceston's national profile and directly impact (benefit) the Launceston economy. |

TOTAL PERCENTAGE SCORED - 93%

Under the distribution of funds formula applied for event sponsorship, an application receiving a score of 81% - 100% is recommended to receive 100% of the requested funding amount.

Council Officers determined championships of this scale will directly benefit the Launceston economy over the four day period, with opportunity of further benefit through pre and post attendance. Launceston's national profile will increase through the significant numbers in attendance, the live streaming of the event to the world and potential return visitation for leisure.

ECONOMIC IMPACT:

Consideration contained in report

ENVIRONMENTAL IMPACT:

Consideration contained in report

SOCIAL IMPACT:

Consideration contained in report

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

Ten-year goal - To foster creative and innovative people and industries

Key Directions -

3. To optimise the use of usability of our assets for different types of activities
 6. To contribute towards artistic, cultural and heritage outcomes
-

15.3 Event Incentive Application - 2017 Australian National Band Championships ...(Cont'd)

Priority Area 7 - A city that stimulates economic activity and vibrancy

Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Directions -

1. To actively market the City and Region and pursue investment
3. To promote tourism and a quality Launceston tourism offering
6. To facilitate direct investment in the local economy to support its growth

City of Launceston Event Strategy 2016-2019

4.1 Goal 5 - Tourism, economic and profile

1. Generate increased visitation, length of stay and high economic yields
2. Positively promote the profile of Launceston and the region in intra and interstate markets, and align with the unique brand attributes of Launceston
3. Fill gaps in the existing events calendar, particularly when there is low accommodation occupancy and minimal impacts on existing events
4. Utilise the Council's key facilities as event venues

4.2 Goal - Community, social and lifestyle outcomes

1. Contribute to a vibrant and diverse calendar of events throughout the year that are affordable and accessible to local residents
2. Strengthen Launceston's position as a highly desirable place to live, visit and invest
3. Encourage and support creativity, innovation and local talent
4. Builds community spirit, pride and sense of place
5. Enable social connections to take place within the community, including volunteering and participation opportunities

4.3 Goal 3 - Maximising the promotion, usage of and financial return on City of Launceston owned and managed facilities and infrastructure as event venues

4.4 Goal 4: City Activation

1. Plan a program of events that activate and create vibrancy in the city centre

BUDGET & FINANCIAL ASPECTS:

A pre-commitment of \$20,000 is sought from the 2016/2017 financial year budget.

A funding allocation of \$25,000 for Event Incentive is available in the proposed 2016/2017 budget currently being considered by Council. No other pre-commitments have been endorsed by Council for this budget period.

**15.3 Event Incentive Application - 2017 Australian National Band Championships
...(Cont'd)**

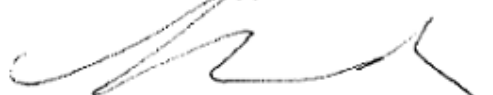
Michael Tidey
Director Corporate Services

As the funding is within the proposed 2016/2017 budget there are no new budget implications.

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

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Crown Land Lease - 341 Vermont Road Ravenswood****FILE NO:** 17015/SF0379**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Acting Director Infrastructure Services)

DECISION STATEMENT:

To consider a request to relinquishing the lease agreement dated 21 January 1958 between the Crown Land and Council (PID 6929590). This decision requires an absolute majority of the Council.

PREVIOUS COUNCIL CONSIDERATION:

SPPC - 16 May 2016 - Agenda Item 4.2.

RECOMMENDATION:

That the Council resolves to surrender the lease with Crown Land Services and for 341 Vermont Road Ravenswood (PID 6929590, CT 137989 Folio 1) which includes Council's Ravenswood Memorial Hall to support the establishment of a Men's Shed by Starting Point Neighbourhood House Incorporation.

REPORT:

The parcel of land situated at 341 Vermont Road, Ravenswood ([Attachment 1](#)), where the current Ravenswood Memorial Hall sits, has been leased from Crown Land since 21 January 1958 under a ninety nine year lease ([Attachment 2](#)).

The Council has been working in collaboration with the Starting Point Neighbourhood House Incorporation (SPNHI) to develop a Men's Shed in the Ravenswood community. A formal request has been made by SPNHI ([Attachment 3](#)) requesting management of the Ravenswood Memorial Hall for the use of a Men's Shed. SPNHI have committed to the ongoing maintenance of the hall.

Crown Land Services have indicated that they will support the transfer of the lease to SPNHI.

18.1 Crown Land Lease - 341 Vermont Road Ravenswood ...(Cont'd)

Over the last twelve months Infrastructure Services Parks & Recreation has been undertaking a study into the utilisation and future sustainable existence of community halls across the municipality. Ravenswood Memorial Hall is part of the Public Halls Review and has not been available for hire due to concerns about asbestos in the building and also the poor quality of the internal facilities including the toilets and kitchen. The building is in a difficult location with no passive surveillance. It requires major capital expenditure of more than \$200,000 including the removal of asbestos to make functional.

To facilitate the transfer of the lease to SPNHI, the Council will undertake asbestos removal and minor plumbing works to the septic tanks for a value of around \$20,000.

The value of the property according to the Valuer General (Attachment 1) is \$45,000 with a capital value of \$180,000. However, due to the condition of the property and the works that would be required directorate staff consider the value of the leasehold interest to be negligible.

Asbestos removal works will be funded from the Parks & Recreation recurrent asbestos removal program.

The written down value of the Hall is \$131,000, which would be considered a loss on disposal.

Based on the community benefit of this project and the avoidance of a future liability, Council officers support the surrendering of the lease and transfer of the Hall.

ECONOMIC IMPACT:

This recommendation will have a positive financial impact by reducing future liabilities associated with maintaining and providing a range of community halls to meet current and future user expectations.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Supports the establishment of a Men's Shed in the Ravenswood community.

18.1 Crown Land Lease - 341 Vermont Road Ravenswood ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 1 - A creative and innovative city
Ten-year goal - To foster creative and innovative people and industries
Key Direction -
4. To support and promote alternative uses of underutilised buildings

BUDGET & FINANCIAL ASPECTS:

As noted in the report relinquishing the lease will result in a book loss of \$131,000 which has not been provided for in the Council's budget. However as this is not a cash loss it is not significant in the underlying financial results for the Council.

Budget implications approved by the Director Corporate Services.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

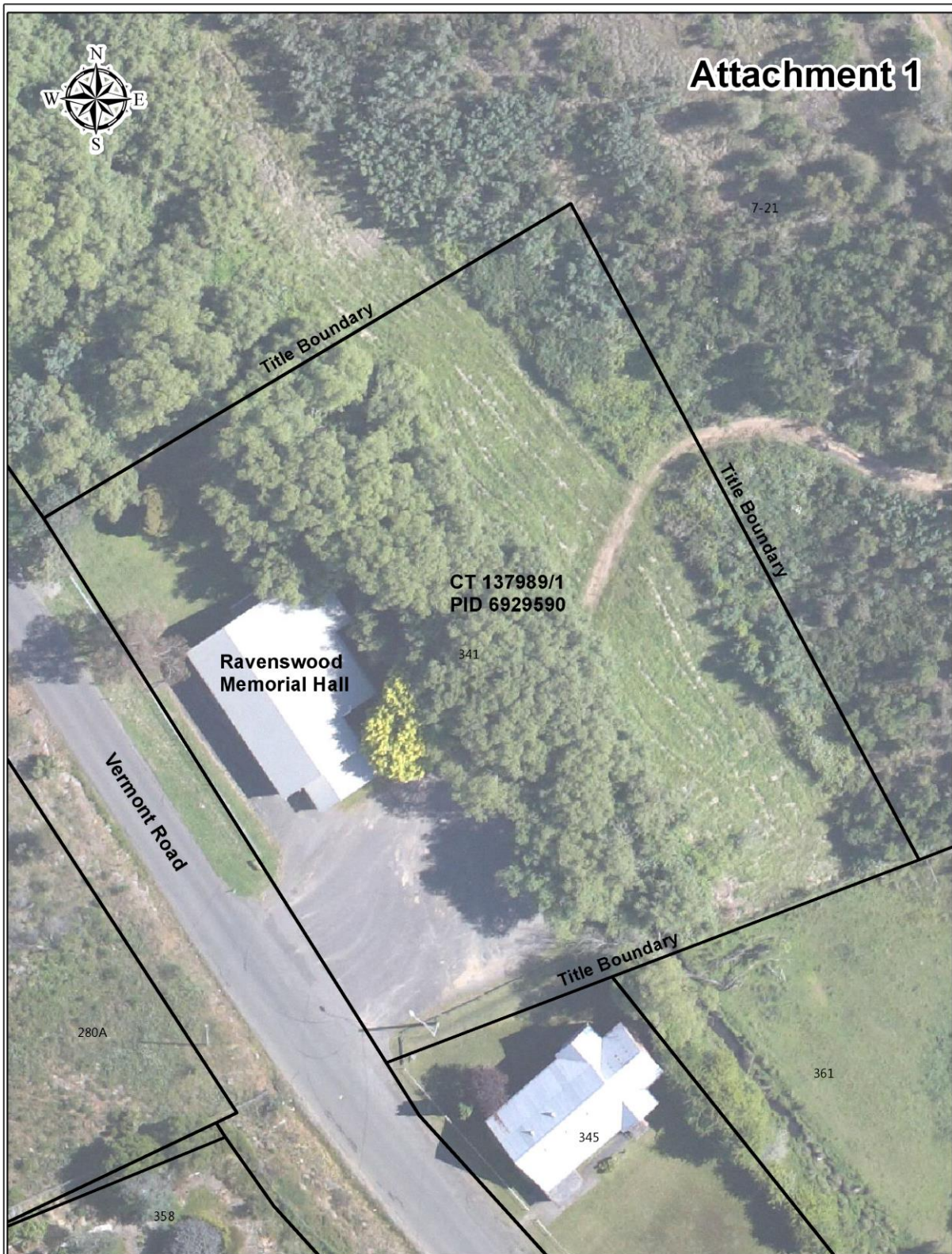
I certify that I have reviewed and approved this advice and recommendation.



Shane Eberhardt: Acting Director Infrastructure Services

ATTACHMENTS:

1. Map of title boundary
 2. Crown Lease agreement of 1958
 3. Letter from Starting Point Neighbourhood House Inc. dated 25 February 2016.
 4. Land Title (PID 6929590)
-



Created: 11/03/2016

NOTE:
While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan.
Launceston City Council 2015

Ravenswood Memorial Hall

Scale : 1:500
(at A4)

0 5 Metres



Attachment 2

This Indenture made the Twenty-first day of July one thousand nine hundred and fifty-eight

BETWEEN THE HONOURABLE ERIC ELLIOTT REECE THE COMMISSIONER OF CROWN LANDS for the time being (hereinafter called "the Commissioner") of the one part and THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF ST. LEONARDS (hereinafter called "the lessee") of the other part.

WHEREAS pursuant to Section 7 of the Crown Lands Act 1935 the lands and premises hereinafter described were by proclamation dated the Twenty-first day of January one thousand nine hundred and fifty-eight excepted from sale and reserved to Her Majesty the Queen for the purposes of a Public Hall AND WHEREAS pursuant to the said Section for the purpose of giving effect to the said recited proclamation the Commissioner has agreed to lease to the lessee the lands and premises hereinafter described for the term of Ninety-nine years upon the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the rent hereinafter reserved and of the covenants and agreements by the lessee hereinafter contained the Commissioner in exercise of the power in that behalf conferred upon him by Section 7 of the Crown Lands Act 1935 and of all other powers him thereunto enabling and with the consent and approval of the Governor of the State of Tasmania acting with the advice of the Executive Council as is testified by a certain memorandum or minute bearing date the Twenty-first day of January one thousand nine hundred and fifty-eight DOETH HEREBY DEMISE AND LEASE unto the lessee all that piece or parcel of land situate in the Parish of Seaford in the County of Dorset and containing One acre twenty perches and five-tenths of a perch

be the same a little more or less and bounded as follows that is to say

Commencing at a point on the south-east boundary of 233 acres Surrendered to the Crown for Public Recreation purposes distant 12 links north-easterly from the intersection with Ravenswood Road and bounded on the south-west by 3 chains 38 4/10 links north-westerly along 21 4/10 perches being set aside for Public Road on the north-west by 3 chains 23 links north-easterly along 44 acres 3 roods 5 perches being set aside as a Recreation Ground on the north-east by 3 chains 90 8/10 links south-easterly again along that land and thence on the south-east by 3 chains 0 1/10 links south-westerly along part of 2000 acres granted to D. McGown to the point of commencement as the same is shown on Survey Diagram Volume 258 Folio 23 filed and registered in the Office of the Surveyor-General and Secretary for Lands at Hobart

together with the buildings and messuages erected thereon all of which with the said land are hereinafter referred to as "the said demised premises."

TO HAVE AND TO HOLD the same for the term of Ninety-nine years from the First day of January one thousand nine hundred and fifty-eight

YIELDING AND PAYING therefor unto the Commissioner his successors or assigns during the said term the yearly rent of One shilling if demanded on the first day of January in each year the first payment thereof to be made on the first day of January one thousand nine hundred and fifty-eight AND the lessee hereby covenants with the Commissioner his successors or assigns—

- (i) THAT the Lessee will not assign underlet or part with the possession of the said demised premises or any part thereof.
- (ii) THAT the Lessee will not use or suffer to be used the said demised premises for any purposes whatsoever other than for the purposes of a Public Hall for which the said demised premises were reserved by proclamation as aforesaid.
- (iii) THAT the Lessee will at the expiration or sooner determination of this lease peaceably deliver up to the Commissioner his successors or assigns the said demised premises.

PROVIDED ALWAYS and it is hereby expressly agreed and declared that these presents are upon the expressed condition that if and whenever there shall be any breach or non-observance by or on the part of the lessee of any of the covenants or agreements on the part of the lessee herein contained then subject to the provisions of Subsection 2 of Section 8 of the Crown Lands Act 1935 the said term of Ninety-nine years or the residue thereof of the said demised premises shall be absolutely forfeited and shall revert to Her said Majesty.

IN WITNESS WHEREOF the party hereto of the one part has hereunto set his hand and seal and the parties hereto of the other part have hereunto set their hands and seal on the day and in the year first hereinbefore written.

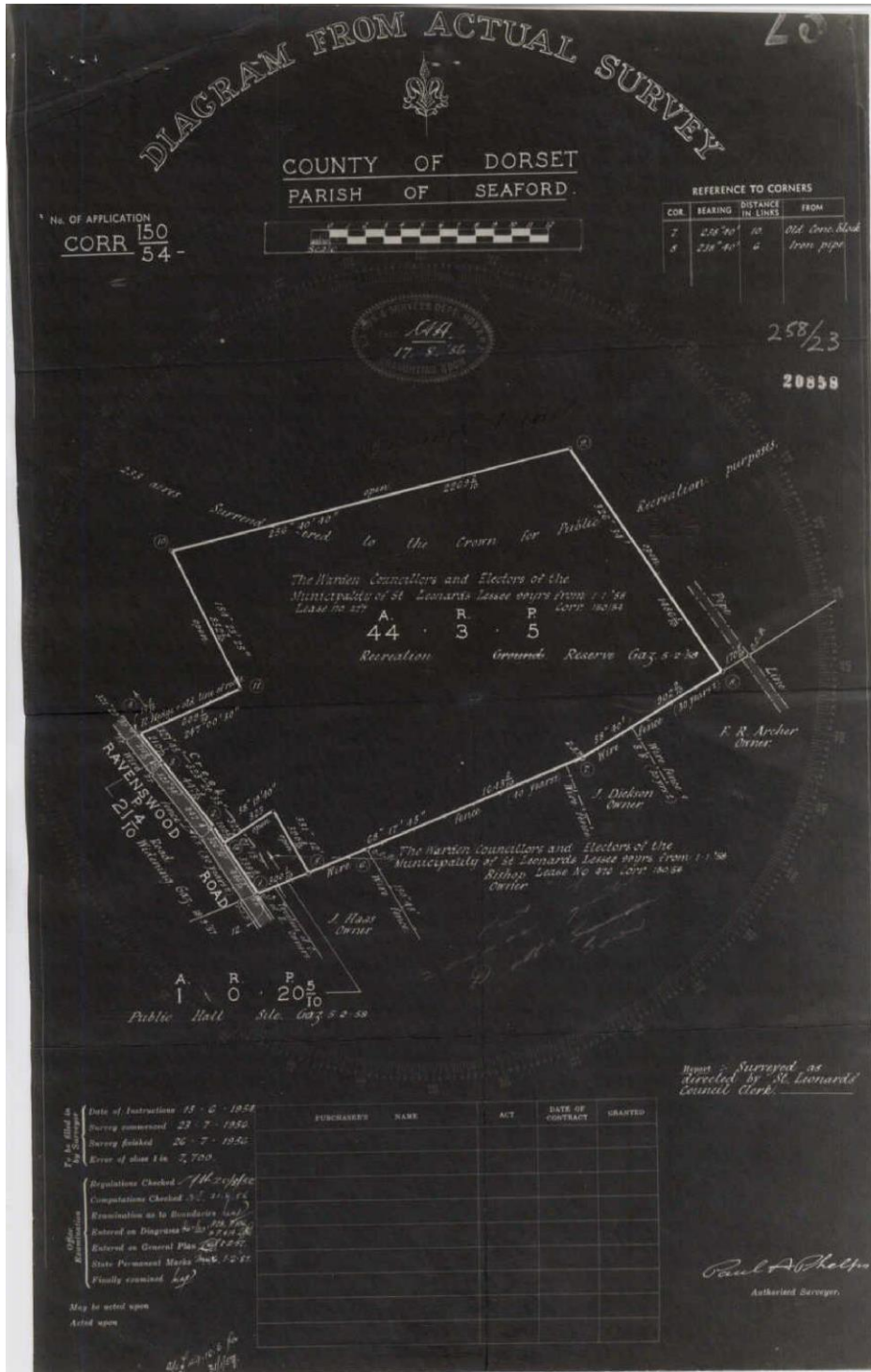
SIGNED SEALED and DELIVERED by the COMMISSIONER OF CROWN LANDS in the presence of

A. Hawkins

Eric Elliott Reece
Commissioner of Crown Lands.

The Common Seal of the Municipality of St. Leonards has been hereunto affixed in the presence of us this 21st day of July, 1958 in pursuance of authorisation given at the meeting of the Council of the Municipality of St. Leonards held on the 21st day of July, 1958.

W. G. Lippin
Warden.



Attachment 3**STARTING POINT NEIGHBOURHOOD HOUSE INC.**

Starting Point a safe and friendly place where you can grow and develop.

Phone: 03 63392861
Fax: 03 63391543
Email: manager@ravenswoodnh.org
ABN 62037104600

6 Prossers Forest Road
P.O Box 11
Ravenswood TAS 7250

Use of Vermont Hall Men and Community Shed
(MACS)

25/2/2016

Dear Barry,

As you are aware Starting Point Neighbourhood House has been exploring the possibility of a starting a Men Shed in the Ravenswood community. We have a working group that has been meeting for several months, and includes members from Starting Point Neighbourhood House, various other Community Sector Organisations, and around 15 local community members, all who are supportive of a Men and Community Shed for Ravenswood. After discussion with the group and viewing the Vermont Road Community Hall, our working group has decided we would like to formally request access to, and use of this facility.

While the building presents a great opportunity for the development of a Men's and Community Shed and associated activities, there is some work that would need to be done to make the building safe and ready for use. We would appreciate any support the Council can give us to deal with issues such as the removal of asbestos, ceiling repairs, power and wiring issues, and septic repairs.

We understand that we would have to negotiate a lease but hope that Launceston City Council will be generous in offering a peppercorn rent, and in seeing the use of this valuable community asset.

If you have any questions please do not hesitate to contact me. I now the local community are excited by the potential opportunity and so we look forward to hearing from you, and your response to our request.

Regards

Nettie Burr
Manager



PROPERTY INFORMATION REPORT Attachment 4

VALUER-GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001

PROPERTY ID: 6929590
MUNICIPALITY: LAUNCESTON

PROPERTY ADDRESS: RAVENSWOOD MEMORIAL HALL
 341 VERMONT RD
 RAVENSWOOD TAS 7250

PROPERTY NAME: RAVENSWOOD MEMORIAL HALL

TITLE OWNER: 137989/1 : THE CROWN

INTERESTED PARTIES: LAUNCESTON COUNCIL

POSTAL ADDRESS: PO BOX 396
(Interested Parties) LAUNCESTON TAS 7250

MAIN IMPROVEMENTS SUMMARY

Improvements: HALL

Improvement Sizes (Top 3 by Size): Improvement: HALL Area: 238.0 square metres
 FENCING & PAVING

Number of Bedrooms:

Construction Year of Main Building:

1958

Roof Material: Galvanised Iron

Wall Material: Weatherboard

Land Area: 0.4565 hectares

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
22/12/2010	01/07/2010	\$45,000	\$180,000	\$7,200	Revaluation
24/02/2005	01/10/2004	\$32,000	\$108,000	\$4,320	Revaluation

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

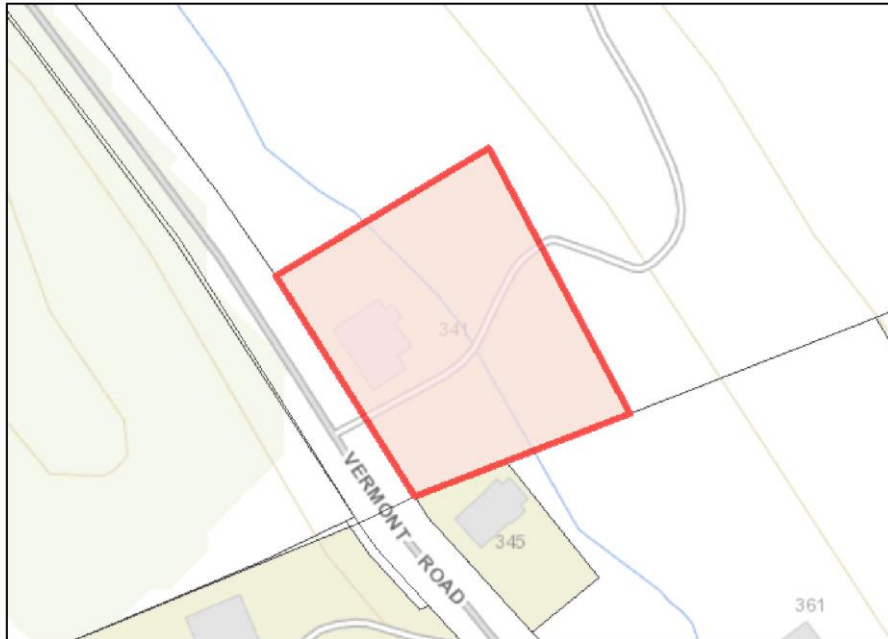
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PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001



Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

19 CORPORATE SERVICES DIRECTORATE ITEMS

19.1 Targeted Review of the *Local Government Act 1993*

FILE NO: SF0081

AUTHOR: John Davis (Manager Corporate Strategy)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider providing comments to the Local Government Association of Tasmania on the targeted review of the *Local Government Act 1993*

PREVIOUS COUNCIL CONSIDERATION:

16 May 2016 - Workshop.

RECOMMENDATION(S):

That Council provide the following comments to the Local Government Association of Tasmania as part of the Targeted Review of the *Local Government Act 1993* and in response to the questions raised in the Discussion Paper:

Questions	Support	Brief Response (if required)
Q1 What should the leadership role of the mayor include?	N/A	The current Act provides sufficient guidance on this matter.
Q2 What should the requirement for the mayor to liaise with the general manager include?	N/A	The current Act provides sufficient guidance on this matter.
Q3 Should mayors be required to undertake induction and training, particularly in the development of leadership skills?	Yes	There should be a role description and induction training (scaled to the size and demands of the council) provided for mayors.
Q4 Should mayors be given a casting vote when decisions are tied, so that tied decisions are not automatically determined in the negative?	No	
Q5 Should the provisions requiring a person to be both a mayor and councillor candidate remain?	Yes	
Q6 What should the role of deputy mayor include?	N/A	The current Act provides sufficient guidance on this matter.
Q7 Should deputy mayors be appointed by the council rather than popularly elected?	Yes	This overcomes the current issues around separate processes for standing as mayor or deputy mayor.

19.1 Targeted Review of the *Local Government Act 1993*...(Cont'd)

Questions	Support	Brief Response (if required)
Q8 How should mayors fulfil their role of overseeing councillors in the performance of their functions?		The performance of the aldermen should be tied to the Code of Conduct.
Q9 What protocols should councils develop to guide interactions between council staff and councillors?		These protocols should be determined by the mayor and general manager and aligned with the code of conduct.
Q10 Should elected members be required to participate in induction and professional development programs and, if so, what sort of training should they do?	Yes	Induction training should scaled to the size and demands of the council
Q11 What role should mayors have in relation to the appointment and performance appraisal of general managers?	N/A	The current Act provides sufficient guidance on this matter.
Q12 Should the Act include principles for the selection, reappointment and performance appraisal of general managers?	N/A	The current Act provides sufficient guidance on this matter.
Q13 What should the requirement for general managers to liaise with mayors include?	N/A	The current Act provides sufficient guidance on this matter. Further requirements of the Act would make the relationship too prescriptive.
Q14 What level of information should be provided to the council by the general manager?	N/A	The current Act provides sufficient guidance on this matter. Further requirements of the Act would make the relationship too prescriptive.
Q15 Is a council's organisational structure a strategic or operational matter?		An operational matter
Q16 Should the strategic matters that are the responsibility of the council and the operational matters that are the responsibility of the general manager be clarified?	No	The current Act provides sufficient guidance on this matter.
Q17 Is it necessary to have two separate bodies to perform the functions of conducting strategic reviews of and investigations into councils, or should the two be combined?	No	
Q18 How can the processes for a Local Government Board review or Board of Inquiry investigation be improved?		No comment

19.1 Targeted Review of the *Local Government Act 1993*...(Cont'd)

Questions	Support	Brief Response (if required)
Q19 Are the potential outcomes of a review or inquiry sufficient? Or should the Act provide additional potential outcomes following an inquiry or review, such as the suspension or dismissal of an individual councillor?		No comment
Q20 Should the Director of Local Government have the power to summons councillors and council staff as part of his/her investigation?	No	The power should rest with the Minister
Q21 Does the Director of Local Government have sufficient power to enable him/her to support councils and councillors to practice good governance and comply with the Act (especially following an investigation)?	Yes	
Q22 Should the Act contain a mechanism to dismiss a council and/or individual councillor following an investigation by the Director of Local Government?	No	This would be a matter for the Minister
Q23 Should the Act provide a mechanism for more rapid intervention (such as a performance improvement order) in the instance where it is evident a council and/or individual councillor's performance is significantly impacting on the governance of the council and/or the service provided to the community?	No	There does need to be a timely resolution where it is apparent that the Council is unable to resolve the matter on its own.
Q24 Does the Act provide sufficient powers to suspend or dismiss an individual councillor for breaches of the Act?	Yes	
Q25 Do the penalty provisions in the Act need to be both increased and broadened to include other important sections of the Act?	No	
Q26 Should councils be required to report to the Minister on the actions taken in response to the Auditor-General's findings on their financial statements?	Yes	Where the matter is viewed by the Auditor-General as significant.
Q27 Does the Act provide for best practice in relation to keeping record of and reporting financial activities and transactions?	Yes	

19.1 Targeted Review of the *Local Government Act 1993*...(Cont'd)

Questions	Support	Brief Response (if required)
Q28 Has recent reform of Part 7 (Administration) and Part 8 (Financial Management) of the Act achieved the desired outcomes in relation to financial management and reporting?	Yes	
Q29 Should the general manager's roll be retained or abolished?		Retained
Q30 If it is retained, should the general manager's roll be amended so it includes only Australian citizens or permanent residents living in the municipality, not non-permanent residents?		The council position is that the roll should ensure fairness and inclusion and maximise potential participation in the electoral process
Q31 If it is retained, should the general manager's roll continue to include people who own or occupy a property in the municipality or are the nominee of a corporate body in the municipality?	Yes	
Q32 If the general manager's roll is retained, should it be amended so a person cannot vote in their own right as well as on behalf of a corporate body in a single municipality?	Yes	Council supports the 'one vote, one value' principle in line with all other states.
Q33 If the general manager's roll is retained, should it be amended so a person may only vote in one municipality, rather than in any municipality where they own or occupy a property?	No	
Q34 Should electoral campaign advertising expenditure limits be abolished, retained or increased?		Retained
Q35 Should there be restrictions on the donations local government electoral candidates are permitted to receive? If so, what should the restrictions include?	Yes	Limits that are reasonable within the context of the spending limits.
Q36 Should local government electoral candidates disclose who they receive election campaign donations from and the monetary value of the donations?	Yes	
Q37 If candidates are required to disclose donations received, should there still be limits on campaign advertising expenditure?	Yes	

19.1 Targeted Review of the *Local Government Act 1993*...(Cont'd)

Questions	Support	Brief Response (if required)
Q38 Should online electoral campaign advertising be included in the existing advertising regulations?	Yes	Clarification will need to be included as to what constitutes advertising costs. Does it include data costs from the internet service provider and if so how would this be calculated and/or costs of advertising on other internet sites?
Q39 Should internet advertising be included in the expenditure limit (if there is a limit)?	Yes	
Q40 Should an electoral candidate be able to name another candidate in campaign advertising?	No	
Q41 Should the regional bodies have a common governance structure or should there be a flexible approach on how they operate?		Common governance structure
Q42 How will legislative recognition and prescription of common over-riding functions add value to regional decision making? How will it add value to the sector as a whole?		It wouldn't. A common governance structure should be sufficient as over-prescription would hinder the bodies from fulfilling their functions.
Q43 What roles and functions of regional bodies should be specified in the Act?		Nil
Q44 Are there any opportunities for reducing red tape in the Act to enable councils to more effectively govern themselves?		No comment

REPORT:

The Minister for Planning and Local Government, Hon Peter Gutwein MP, has released a discussion paper for the targeted review of the *Local Government Act 1993* (the Act) (Attachment 1).

The discussion paper outlines a range of ideas on how the Act can be improved to help ensure good governance and the Minister is seeking feedback on these ideas from local government and members of the community.

19.1 Targeted Review of the *Local Government Act 1993*...(Cont'd)

The following matters are being considered as part of the review and are addressed in the discussion paper:

- the functions of mayors, deputy mayors and aldermen;
- the appointment, functions and powers of the general manager;
- financial management and reporting;
- the functions and powers of the Director of Local Government;
- the functions, powers and procedures of the Local Government Board;
- the functions, powers and procedures of a Board of Inquiry;
- local government elections – electoral rolls, funding and advertising;
- the recognition, structure and role of regional bodies; and
- the reduction of unnecessary administrative requirements.

While Local Government will play a significant role in the review, all interested parties, including community groups and members of the public, are being encouraged to participate in the review process.

The Local Government Association of Tasmania (LGAT) has advised that they will provide a whole of sector response based on the feedback from Council. To meet the 10 June deadline set by the Local Government Division, LGAT will require a response from Council by 3 June 2016.

The Targeted Review questions were taken to a Council Workshop on 16 May 2016. The officer recommendations in this report were prepared following the Workshop.

It was generally agreed that any overly prescriptive changes to the Act involving the governance structure of councils could have the undesirable outcome of making it more difficult for councils to govern rather than fulfilling the intention of clarifying the roles and responsibilities within the councils.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

19.1 Targeted Review of the *Local Government Act 1993*...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goal - To communicate and engage consistently and effectively with our community and stakeholders
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey; Director Corporate Services

ATTACHMENTS:

1. Discussion Paper for the Targeted Review of the Local Government Act (distributed separately)
-

19.2 Launceston Flood Authority: Appointment of Chairman**FILE NO:** SF4493**AUTHOR:** John Davis (Manager Corporate Strategy)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the appointment of the Chairman of the Launceston Flood Authority.

RECOMMENDATION:

That Council approves the re-appointment of Mr Alan Birchmore as Director for a four year term and Chairman for a two year term of the Launceston Flood Authority.

REPORT:

A letter was received from Mr Andrew Fullard, General Manager of the Launceston Flood Authority (LFA) on 9 May 2016, on behalf of the LFA, requesting Council approve the re-appointment of Mr Alan Birchmore as Director for a four year term and Chairman for a two year term (Attachment 1).

The LFA Board unanimously resolved the following:

The Board support the reappointment of Mr Alan Birchmore as Director of the Launceston Flood Authority for a further term of four years and Chairman for a further term of two years and so request the reappointment to be formalised by Council

According to the LFA Rules Rule 12.4:

Each Director shall be appointed for a maximum term of four years. A person appointed as a Director who remains eligible to be appointed a Director, may be reappointed for a further period or periods provided each term does not exceed four years

And Rule 13.1:

Council may appoint one of the Directors to be Chair of the Authority and that person will be Chair. If not appointed by Council, the Directors shall elect one of them as Chair. The Chair shall hold that office for an initial term of two years and may be appointed pursuant to these Rules for a further term of two years thereafter.

19.2 Launceston Flood Authority: Appointment of Chairman...(Cont'd)

There are no impediments to Council approving the appointment of Mr Birchmore as Director for a four year term and Chairman for a two year term.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals -
To continue to meet our statutory obligations and deliver quality services
Key Direction -
5. To strategically manage our assets, facilities and services

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

ATTACHMENTS:

1. Correspondence from the Launceston Flood Authority
-

Attachment 1

**LAUNCESTON
FLOOD AUTHORITY**

Town Hall, St John Street, Launceston
PO Box 396, Launceston, Tasmania
Ph (03) 6323 3243 Fax (03) 6323 3396

File No: SF4493
AF:cb

4 May 2016

Robert Dobrzynski
General Manager
Launceston City Council
Town Hall, St John Street
LAUNCESTON TAS 7250

Dear Robert

Re: Launceston Flood Authority - Reappointment of Alan Birchmore as Director and Chairman

At the Launceston Flood Authority's April 2016 Board meeting, it was reported that Mr Alan Birchmore's term as a Director and Chairman expired on 4 April 2016.

The Board unanimously resolved that the following recommendation be submitted to Council:

- The Board support the reappointment of Mr Alan Birchmore as Director of the Launceston Flood Authority for a further term of four years and Chairman for a further term of two years and so request the reappointment to be formalised by Council.

Accordingly, as per clause 13.1 of the Launceston Flood Authority Rules which states:

"Council may appoint one of the Directors to be Chair of the Authority and that person will be Chair. If not appointed by the Council, the Directors shall elect one of them as Chair. The Chair shall hold that office for an initial term of two years and may be reappointed pursuant to these Rules for a further term of two years thereafter",

the Authority requests that the recommendation be submitted to the next Council meeting for consideration.

Yours sincerely



Andrew Fullard
GENERAL MANAGER



19.3 Proposed City of Launceston 2016/2017 Annual Plan**FILE NO:** SF6178**AUTHOR:** Leisa Hilkmann (Corporate Planning Administration Officer)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the City of Launceston's proposed Annual Plan Actions for 2016/2017.

PREVIOUS COUNCIL CONSIDERATION:

Strategic Planning and Policy Committee Meeting - 21 March 2016 - Agenda Item 4.1 - *Proposed City of Launceston 2016/2017 Annual Corporate Plan*

Strategic Planning and Policy Committee Meeting - 16 May 2016 - Agenda Item 4.1 - *Proposed City of Launceston 2016/2017 Annual Corporate Plan*

RECOMMENDATION:

That Council:

1. Notes the continuation of the following 2015/2016 Annual Plan Actions:

- Review the smoke-free area in the Launceston CBD - Facilitate the expansion of the smoke-free area in the Launceston CBD and review regulatory processes

MEASURES OF SUCCESS

- Smoke-free area in CBD reviewed and expansion implemented if determined necessary

- Implement the City of Launceston Asia Engagement Strategy - Actively investigate opportunities and promote business, educational and cultural exchange and engagement opportunities between the City of Launceston and identified markets in Asia, including Indonesia and China

MEASURES OF SUCCESS

- Facilitation of business exports or inbound investment; facilitation of outward and inward trade missions; participation with northern and Statewide initiatives to grow relationships with Asia

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

- Economic Development Strategy -
Implement an economic development strategy which positions Launceston within Regional, State and National economic development policies and strategies

MEASURES OF SUCCESS

- Economic development strategy developed

2. Endorses the following Actions for inclusion in the City of Launceston's 2016/2017 Annual Plan:

1. A creative and innovative city

Ten-year goal: To foster creative and innovative people and industries

Action	Directorate
Key direction: To support and promote alternative uses of underutilised buildings	
Macquarie House - Manage the redevelopment of Macquarie House to accommodate the Macquarie House Innovation Hub MEASURES OF SUCCESS - Completed Detailed Design and Documentation process - Secure approvals and permits - Manage construction project - Manage Lease agreements - Complete Capital Work Project	Facilities Management
Key direction: To contribute towards artistic, cultural and heritage outcomes	
Heritage List Review - Stage 2 Review the Launceston Heritage List to ensure its currency and consistency with the State Heritage List MEASURES OF SUCCESS - Update local heritage database for the City of Launceston	Development Services
Produce the permanent exhibition gallery titled "Gallery of the First Tasmanians" MEASURES OF SUCCESS - Increased awareness of Tasmanian Aboriginal culture - Increase in visitor numbers to the art gallery - Adoption of gallery into regional schools including site visits	Queen Victoria Museum and Art Gallery

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

<p>Provide strategic support for the development of the City of Launceston's future Cultural Framework and Strategy</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Increased awareness of cultural activities within the region - Greater collaboration amongst the cultural/arts organisations - Increased use of cultural facilities - Greater recognition of regional cultural product in the tourism industry 	<p>Queen Victoria Museum and Art Gallery</p>
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2. A city where people choose to live

Ten-year goal: To promote Launceston as a unique place to live, work, study and play

Action	Directorate
<p>Key direction: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston</p>	
<p>Gorge Reimagining - Implementation to the Gorge White Paper adopted by Council in 2015/2016</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Development of a prioritised implementation plan for capital upgrades - Commence implementation of the prioritised action plan 	<p>Infrastructure Services</p>
<p>North Bank - Implement Stage 1 of the North Bank project plan</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Delivery of projects as identified in the 3-year project plan 	<p>Major Projects</p>
<p>Resurface the St Leonards Athletics Centre running track</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Resurfaced track 	<p>Infrastructure Services</p>
<p>Undertake the renewal of the Seaport board walk</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Existing timber board walk replaced with a recycled plastic product 	<p>Infrastructure Services</p>

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

Key direction: To support the CBD and commercial areas as activity places day and night	
<p>Implement the Launceston City Heart Project - Implementation of priority projects identified within the Launceston City Heart Project Masterplan</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Successful application for Stronger Regions Funding Round 3 - Major Public Spaces - Commencement of identified key major public spaces (detailed design process early 2016) 	Major Projects
<p>Launceston City Heart Events and Activation Plan - Plan a program of events that activate and create vibrancy in the City Centre</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Develop and Implement the Launceston City Heart Events and Activation Plan 	Development Services
<p>Wayfinding and Connectivity Strategy Implementation - Implementation of the wayfinding treatment of the CBD area (Launceston City Heart area)</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Develop and implement signage treatments across the City Heart area 	Major Projects
Key direction: To contribute to enhanced public health and amenity to promote a safe and secure environment	
<p>Review the smoke-free area in the Launceston CBD - Facilitate the expansion of the smoke-free area in the Launceston CBD and review regulatory processes</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Smoke-free area in CBD reviewed and expansion implemented if determined necessary 	Development Services
<p>To undertake upgrades of public area CCTV network in accordance with priorities identified by Tasmanian Police</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Installation complete in identified areas 	Facilities Management

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

3. A city in touch with its region

Ten-year goal: To ensure Launceston is accessible and connected through efficient transport and digital networks

Action	Directorate
Key direction: To regularly review our strategic approach to parking in Launceston	
To undertake the development of a new parking strategy for Launceston	Facilities Management
MEASURES OF SUCCESS - Strategy developed and adopted by Council	

4. A diverse and welcoming city

Ten-year goal: To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities

Action	Directorate
Key direction: To support the delivery of programs and events for people to connect with each other through participation in the community activities and civic life	
Events Strategy Action Plan - Development of an Action Plan and supporting policies to coordinate the implementation of the City of Launceston Event Strategy	Development Services
MEASURES OF SUCCESS - Action Plan is developed and implemented	

5. A city that values its environment

Ten-year goal: To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards

Action	Directorate
Key direction: To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders	
Tamar River Health and Amenity - To collaborate with the State, Australian Governments and other key stakeholders to develop a strategy and funding model to address the long-term health and amenity of the Tamar River.	Infrastructure Services
MEASURES OF SUCCESS - Strategy and funding model for the medium term adopted - Funding applications prepared by the responsible organisation within the agreed model	

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

Key direction: To manage the risks of climate-related events particularly in the area of stormwater management	
Undertake hydraulic modelling and development of Stormwater Management Plans for priority catchments	Infrastructure Services
<p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Priority catchments identified - Models for priority catchments developed - Work on stormwater management plans for priority catchments commenced 	
Key direction: To reduce our and the community's impact on the natural environment	
Kerbside organic collection and regional composting service - A commercial food and green organics composting facility at the Launceston Waste Centre and the introduction of a 3rd green and food organics kerbside service	Infrastructure Services
<p>MEASURES OF SUCCESS</p> <p>Year 2 of 2 year project:</p> <ul style="list-style-type: none"> - Commissioning of regional composting facility by October 2016 - Start organics kerbside wheelie bin service by March 2017 	
LED street light project - Replacement of all local street lighting over 2 years with more efficient and clearer light LEDs	Infrastructure Services
<p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Replacement of existing local street lights with LEDs - Improved lighting levels in local streets - Reduced on-going street lighting costs 	

6. A city building its future

Ten-year goal: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Action	Directorate
Key direction: To develop and take a strategic approach to development sites to maximise public benefits of development	
Residential Land Use Audit - Review and update the Residential Land Use Audit to identify the availability of land for future residential development in the Launceston Municipality	Development Services
<p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Audit complete 	

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

<p>St Leonards Area Plan - Stage 2 To develop an integrated physical development strategy for the longer term consolidation of the St Leonards area and progressive development of a new major growth area in the City of Launceston</p> <p>MEASURES OF SUCCESS - Development Plan presented to Council</p>	<p>Development Services</p>
<p>Key direction: To ensure that the planning system at a local and regional level is effective and efficient</p>	
<p>Northern Suburbs Strategy Stage 1 - Undertake the development of an integrated strategy for the City of Launceston Northern Suburbs (GLP Project G.2). A comprehensive broadly based strategy encompassing social and physical planning with economic and housing initiatives noting the changes that may happen with the relation of the University</p> <p>MEASURES OF SUCCESS - Stakeholder group established with Terms of Reference - Identified projects completed</p>	<p>Development Services</p>
<p>Conversion to State-wide Planning Scheme - Work with the Tasmanian Planning Commission to develop and finalise the local provisions in the new statewide Planning Scheme, following the completion of the statewide provisions</p> <p>MEASURES OF SUCCESS - Progress consistent with statewide planning reform timelines</p>	<p>Development Services</p>

7. A city that stimulates economic activity and vibrancy

Ten-year goal: To develop a strategic and dedicated approach to securing economic investment in Launceston

Action	Directorate
<p>Key direction: To actively market the City and Region and pursue investment</p>	
<p>Implement the City of Launceston Asia Engagement Strategy - Actively investigate opportunities and promote business, educational and cultural exchange and engagement opportunities between the City of Launceston and identified markets in Asia, including Indonesia and China</p> <p>MEASURES OF SUCCESS - Facilitation of business exports or inbound investment; facilitation of outward and inward trade missions; participation with northern and Statewide initiatives to grow relationships with Asia</p>	<p>Development Services</p>

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

Key direction: To provide an environment that is conducive to business and development	
Economic Development Strategy - Implement an economic development strategy which positions Launceston within Regional, State and National economic development policies and strategies	Development Services
MEASURES OF SUCCESS - Economic development strategy developed	
Key direction: To promote tourism and a quality Launceston tourism offering	
Review and update the City of Launceston Tourism Plan - Undertake a review of the City of Launceston Tourism Strategy, roles and responsibilities to prepare an updated plan that ensures a consistent approach by stakeholders to the development and promotion of Launceston as a premier tourism destination	Development Services
MEASURES OF SUCCESS - Tourism Plan updated	
Key direction: To facilitate direct investment in the local economy to support its growth	
UTAS Launceston Campus - To work with UTAS, the State and Australian Government to relocate the UTAS Launceston campus, other than the Australian Maritime College, to the Inveresk and Willis Street Precincts. To collaborate with UTAS to achieve improved educational and economic outcomes for the northern region and the state.	General Manager
MEASURES OF SUCCESS - Planned change endorsed with required funding committed by all levels of government - Timetable for the relocation confirmed	

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

8. A secure, accountable and responsive Organisation

Ten-year goal: To continue to meet our statutory obligations and deliver quality services

Action	Directorate
Key direction: To continually improve our service delivery and supporting processes	
Municipal Property Revaluation - Assist with managing the revaluation by the Office of the Valuer General and complete transfer of updated property values to Council's property system which will be used as the basis of rates for the year ending 30 June 2018 MEASURES OF SUCCESS - Reliable values received from the Office of the Valuer General - Load into Council's system complete - Rate modelling based on new values completed for year ending 30 June 2018 issued before 31 July 2017	Corporate Services

Ten-year goal: To continue to ensure the long term sustainability of our Organisation

Action	Directorate
Key direction: To strategically manage our assets, facilities and services	
To complete the review of the 2005 Inveresk Master Plan including consideration of UTAS relocation proposal, current and future Precinct user groups. MEASURES OF SUCCESS - Master plan completed - Implementation plan completed for priority actions identified in the Masterplan	Facilities Management
To complete York Park Masterplan 2016-2026 to identify future upgrade and renewal actions to maintain the facility as a premier boutique sporting stadium and major regional sporting facility. MEASURES OF SUCCESS - Master plan completed - Implementation plan completed for priority actions identified in the Masterplan	Facilities Management

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

REPORT:

In accordance with the provisions of the *Local Government Act 1993*, Council is required to prepare an Annual Plan.

The proposed Annual Plan Actions for 2016/2017 are Key Actions Council is undertaking in 2016/2017 to work toward achieving the goals and strategies from Council's 10-year Strategic Plan 2014-2024.

Annual Plan Actions have one or more of the following features:

- Close alignment with the strategic intent defined in the Strategic Plan 2014-2024
- Significant interest to the community
- A need for cross-directorate collaboration
- Resource-intensive
- Delivery of outcomes that will significantly benefit the community
- Demonstrate compliance with legislation, especially around governance

Actions are directly linked to the strategic framework delivered in the Strategic Plan 2014-2024. The strategic framework takes the form of priority areas, 10-year goals and strategies as detailed in Attachment 1 – Strategic Plan Report.

The proposed 2016/2017 Annual Plan includes 30 Actions that cover all eight priority areas from the Strategic Plan 2014-2024. Additionally, nine 10-year goals from the Strategic Plan 2014-2024 are represented and 18 of 44 Key Directions are also addressed. All Key Directions from the Strategic Plan 2014-2024 will be addressed in the annual planning cycles that occur over the life of the strategic plan.

Progress against 2016/2017 Annual Plan Actions will be reported to the Council in October 2016, January 2017 and April 2017. Final progress against 2016/2017 Annual Plan Actions will be reported to Council in July 2017.

ECONOMIC IMPACT:

Consideration contained in Report.

ENVIRONMENTAL IMPACT:

Consideration contained in Report.

SOCIAL IMPACT:

Consideration contained in Report.

19.3 Proposed City of Launceston 2016/2017 Annual Plan...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

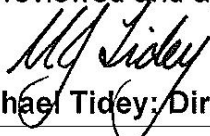
BUDGET & FINANCIAL ASPECTS:

Where relevant, budgetary implications are considered in the City of Launceston's 2016/2017 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.



Michael Tidey; Director Corporate Services

ATTACHMENTS:

1. City of Launceston Strategic Plan Report - Priority Areas, 10-Year Goals and Key Directions
-

Attachment 1

Strategic Plan 2014-2024

Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions

Priority Area	1	A creative and innovative city
10-Year Goal	1.1	To foster creative and innovative people and industries
Key Direction	1.1.1	To establish appropriate mechanisms to support the retail sector
	1.1.2	To understand and support the establishment and growth of creative industries in Launceston
	1.1.3	To optimise the use and usability of our assets for different types of activities
	1.1.4	To support and promote alternative uses of underutilised buildings
	1.1.5	To promote the wide variety of learning opportunities within Launceston
	1.1.6	To contribute towards artistic, cultural and heritage outcomes

Priority Area	2	A city where people choose to live
10-Year Goal	2.1	To promote Launceston as a unique place to live, work, study and play
Key Direction	2.1.1	To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
	2.1.2	To support the CBD and commercial areas as activity places during day and night
	2.1.3	To contribute to enhanced public health and amenity to promote a safe and secure environment
	2.1.4	To promote Launceston's rich heritage and natural environment
	2.1.5	To plan for better connections between the river and Launceston
	2.1.6	To promote active and healthy lifestyles

Strategic Plan 2014-2024

Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions - Page 2 of 4

Priority Area	3	A city in touch with its region
10-Year Goal	3.1	To ensure Launceston is accessible and connected through efficient transport and digital networks
Key Direction	3.1.1	To engage with neighbouring Councils, as well as infrastructure and transport providers, to improve access to greater Launceston for all modes of transport through planning and advocacy
	3.1.2	To improve and maintain accessibility within the City of Launceston area, including its rural areas
	3.1.3	To regularly review our strategic approach to parking in Launceston
	3.1.4	To promote digital connectivity for industry sectors, households and the community

Priority Area	4	A diverse and welcoming city
10-Year Goal	4.1	To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities
Key Direction	4.1.1	To understand the needs and requirements of the key community service providers and stakeholders
	4.1.2	To plan services and facilities that recognise the changing demographics of our community
	4.1.3	To define and communicate our role in promoting social inclusion and equity
	4.1.4	To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community
	4.1.5	To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
	4.1.6	To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

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Priority Area	5	A city that values its environment
10-Year Goal	5.1	To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards
Key Direction	5.1.1	To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders
	5.1.2	To manage the risks of climate-related events particularly in the area of stormwater management
	5.1.3	To enhance community awareness and resilience to uncertain weather patterns
	5.1.4	To implement floodplain management plans in the Invermay area
	5.1.5	To reduce our and the community's impact on the natural environment

Priority Area	6	A city building its future
10-Year Goal	6.1	To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions
Key Direction	6.1.1	To advocate and collaborate to address regionally significant infrastructure and transport solutions
	6.1.2	To develop and take a strategic approach to development sites to maximise public benefits of development
	6.1.3	To ensure that the planning system at a local and regional level is effective and efficient
	6.1.4	To explore opportunities to minimise heavy freight movements through residential areas and the central area

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Priority Area	7	A city that stimulates economic activity and vibrancy
10-Year Goal	7.1	To develop a strategic and dedicated approach to securing economic investment in Launceston
Key Direction	7.1.1	To actively market the City and Region and pursue investment
	7.1.2	To provide an environment that is conducive to business and development
	7.1.3	To promote tourism and a quality Launceston tourism offering
	7.1.4	To promote and attract national and international events and support the sector to ensure a diverse annual events calendar
	7.1.5	To support sustainable population growth in Launceston
	7.1.6	To facilitate direct investment in the local economy to support its growth

Priority Area	8	A secure, accountable and responsive Organisation
10-Year Goal	8.1	To communicate and engage consistently and effectively with our community and stakeholders
Key Direction	8.1.1	To develop and consistently use community engagement processes
10-Year Goal	8.2	To seek and champion collaboration to address major issues for Northern Tasmania
Key Direction	8.2.1	To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives
10-Year Goal	8.3	To ensure decisions are made in a transparent and accountable way
Key Direction	8.3.1	To ensure decisions are made on the basis of accurate and relevant information
10-Year Goal	8.4	To continue to meet our statutory obligations and deliver quality services
Key Direction	8.4.1	To continually improve our service delivery and supporting processes
10-Year Goal	8.5	To continue to ensure the long term sustainability of our Organisation
Key Direction	8.5.1	To strategically manage our assets, facilities and services
	8.5.2	To maintain a financially sustainable organisation
	8.5.3	To strengthen our workforce capabilities

20 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

21 URGENT BUSINESS

Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.

No Urgent Items have been identified as part of this Agenda

22 CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)

No Closed Items have been identified as part of this Agenda

23 MEETING CLOSURE
