



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 14 NOVEMBER 2024
1.00PM**

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 14 November 2024

Time: 1:00 pm

Certificate of Qualified Advice

Background

To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A General Manager must ensure that any advice, information or recommendation given to the council, or a council committee, is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the General Manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the General Manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the General Manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



**Sam Johnson OAM
Chief Executive Officer**

VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

The video and audio of open sessions of ordinary Council meetings and special Council meetings that are held in the Council Chambers at Town Hall, will be streamed live via the Council's meeting stream channel on YouTube.

Video and audio streaming and recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Video and Audio Streaming of Meetings Policy - 17-Plx-017.

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www.launceston.tas.gov.au/Council/Meetings/Listen

The audio-visual recording equipment will be configured in a way which avoids coverage of the public gallery area and Council will endeavour to ensure images in this area are not streamed. However, Council expressly provides no assurances to this effect and by entering or exiting the Council Chamber or by remaining in the public gallery area, it is assumed that consent has been given to the Council to broadcast images and audio recordings.

The Mayor or their representative will provide notice that the meeting will be recorded through live streaming. By attending a Council meeting, attendees will be taken to have consented to their image, speech or statements being live streamed.

For further information, please refer to our Video and Audio Streaming of Meetings Policy and our Privacy Policy available at:
<https://www.launceston.tas.gov.au/Council-Region/Legislation-and-Policy/Policy>

PUBLIC QUESTION TIME - AGENDA ITEM 8

A limit of three questions received in writing by Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at contactus@launceston.tas.gov.au, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting or Taken on Notice and answered at a later Council Meeting.

PUBLIC COMMENT ON AGENDA ITEMS

When attending the Council Meeting, you will be asked if you wish to comment on an item on the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chair may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer. At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

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1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

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

4. CONFIRMATION OF MINUTES

4.1. 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 31 October 2024 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

5.1. Council Workshops Report - 31 October 2024 and 7 November 2024

FILE NO: SF4401

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

RECOMMENDATION:

That Council, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. pre-Council Workshop conducted on 31 October 2024:

Site Visit to Glasgow Engineering

Councillors attended Glasgow Engineering and viewed the Queen Victoria Jubilee Drinking Fountain in its current state.

QVMAG 2023-2024 Annual Report Presentation

The General Manager Creative Arts and Cultural Services provided Council with an overview of the objectives, achievements and outcomes of QVMAG during the 2023-2024 Financial Year reporting period.

Redevelopment of 118-122 and 124 Brisbane Street

Councillors received a presentation on the pre-feasibility analysis for the redevelopment of Council owned land at 118 – 122 and 124 Brisbane Street and provided directions to staff on a preferred development scenario.

In Attendance: Mayor Councillor M K Garwood, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton

Apologies (With a Leave of Absence): Deputy Mayor Councillor D H McKenzie and Councillor D C Gibson

2. Workshop conducted on 7 November 2024:

Future Council Meeting Dates

Councillors reviewed and provided feedback about the proposed Council meeting schedule for 2025.

South Prospect Rezoning

An update was provided to Councillors on the current status of the two rezoning applications, and options available to Council if South Prospect is to progress as a residential growth area for Launceston.

North East Rail Trail Project

Councillors received a presentation about the North East Rail Trail Project.

Budget 2025/2026 and Long Term Financial Plan

Councillors received an update on the Long-Term Financial Plan, preliminary budget parameters for 2025/2026 and the Investment Governance Review.

In Attendance: Deputy Mayor Councillor D H McKenzie Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahan, Councillor S Cai and Councillor A J Britton

Apologies (With a Leave of Absence): Mayor Councillor M K Garwood and Councillor D C Gibson

REPORT:

Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshops held since the last Meeting.

Attendance is recorded for noting and reporting in the Council's Annual Report.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

No Councillors' Leave of Absence Applications have been identified as part of this Agenda.

7. 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 Councillors).

No Community Reports have been identified as part of this Agenda

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1. Public Questions on Notice

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

8.1.1. Public Questions on Notice - Robin Smith - City Heart Place Plan 2024-2029 - Traffic Route - 6 November 2024

FILE NO: SF6381/SF6160

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 6 November 2024 by Robin Smith, has been answered by Anna Feldman (Project Manager Strategic Projects).

Questions:

1. With reference to the City of Launceston City Heart Place Plan 2024-2029 (document prepared by WSP Australia and adopted by Council 30 October 2024 - AKA City Heart Stage 2). An immediate action on page 21 is to 'redesignate Tamar, Cimitiere and York Streets as the A3 route'.

This new traffic route indicates diverting the east bound A3 traffic past Brisbane Street further up the terminating Highway 1 (Midland Highway) onto the Cimitiere Street underpass. However, it does not demonstrate a diversion of southerly traffic volumes travelling south on the A8 East (Tamar Highway) which can only be accommodated by the existing A3 CBD Brisbane, Charles and Paterson Streets route.

Am I understanding the proposal correctly because while the author of the document states that the traffic on the A3 is to be diverted from the CBD, it rather appears that this proposal can only capture and divert north bound traffic on Highway 1 and not the corresponding southbound A8 traffic as the Cimitiere Street flyover lacks a slip lane and thereby unable to connect the newly designated A3 except via the existing CBD route?

Furthermore, has this traffic volume been calculated, together with traffic on the A7 (West Tamar Highway) destined to join the A3, which also carries a tendency run directly towards the CBD and down the Brisbane, Charles and Paterson route please?

Response:

The City Heart Project, with its aim to create a more people friendly Central Business District (CBD), will include the redirection of unnecessary through traffic from the core CBD streets. This will be achieved through the design of these streets and also through directional signage. Currently the A3 to Scottsdale is signed via Brisbane Street, Charles Street, Paterson Street and George Street then back onto Brisbane Street to Elphin Road. The intent is to redirect the A3 in this direction via Cimitiere Street and Tamar Street, however this has not been finalised and will require discussions with the Department of State Growth.

At this stage the route for southbound traffic on the East Tamar Highway to join this route has not yet been determined.

ATTACHMENTS:

1. Public Question on Notice - Robin Smith - City Heart Place Plan 2024-2029 Traffic Routes - 6 Novembe [8.1.1.1 - 1 page]

8.1.2. Public Question on Notice - Robin Smith - Lighting in Princes Square - 6 November 2024

FILE NO: SF6381/SF0582/SF2604

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 6 November by Robin Smith, has been answered by Anna Feldman (Projects Manager Strategic Projects).

Questions:

1. The lighting in Princes Square is wholly inadequate considering the anti-social threat level. Has Council conducted an audit of the lighting levels in this park recently please?

Response:

A 'Now' action for South Fringe (the character area where Princes Square is located) is 'Conduct a lighting audit of the area and identify dark spots' (City Heart Place Plan, page 56). Currently, the lighting is working as intended in Princes Square and is appropriate to the heritage nature of the park. A recent audit of lighting levels in Princes Square has not been conducted.

2. Is Council currently aware that much of the footpath night lighting in the west end of the City Park appears to have failed?

Response:

City Park is largely outside the bounds of the City Heart Place Plan, however the park is designated as a key link between the Civic Spine and UTas/QVMAG Inveresk. It is acknowledged that improvements to wayfinding will likely require a lighting component. Any changes to lighting within City Park will need to balance the heritage values of the park with contemporary uses.

Council was not aware that footpath lighting in City Park has potentially failed. This will be investigated.

ATTACHMENTS:

1. Public Question on Notice - Robin Smith - Lighting in Princes Square - 6 November 2024 Redacted [8.1.2.1 - 1 page]
-

8.2. Public Questions Without Notice

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

9. PETITIONS

9.1. Petition - Thomas Wickert - Community Pantry Reinstatement at Princes Square - 31 October 2024

FILE NO: SF0097 SF7000

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To receive a petition submitted by Thomas Wickert urging Launceston City Council to reinstate Freeda (or equivalent community pantry) in Princes Square.

STATUTORY REQUIREMENTS:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, receives the petition regarding the reinstatement of Freeda (or equivalent community pantry) in Princes Square submitted by Thomas Wickert and tabled by the Chief Executive Officer.

REPORT:

An electronic petition containing 800 signatures was received from Thomas Wickert. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition requests:

That Launceston City Council re-instates Freeda (or equivalent community pantry) in Princes Square.

This petition has been forwarded to Michelle Ogulin (Acting General Manager Community and Place Network) for action. As required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

The Chief Executive Officer will provide reasonable notice to the Petitioner of when Council is to consider this petition.

RISK IMPLICATIONS:

There are no risk implications associated with receipt of a petition.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Chief Executive Officer have no interests to declare in this matter

ATTACHMENTS:

1. Petition - Reinstatement of Freeda (Or Equivalent Community Pantry)_ Redacted [9.1.1 - 22 pages]

9.2. Petition - Denise Delphin - DA0272/2024 General Retail and Hire - Addition of Bottleshop - 385-389 Invermay Road - 31 October 2024

FILE NO: SF0097

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To receive a petition submitted by Denise Delphin regarding DA0272/2024 General Retail and Hire.

STATUTORY REQUIREMENTS:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, receives the petition regarding DA0272/2024 General Retail and Hire submitted by Denise Delphin and tabled by the Chief Executive Officer.

REPORT:

A paper petition containing 131 signatures was received from Denise Delphin. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition requests:

Stop the proposed development of a liquor and bottle shop at the Coles Supermarket, Mowbray.

There are currently 4 existing bottle shops within a 5km radius of this proposed development, and a further bottle shop is not seen by community as a necessary community need.

This petition has been forwarded to Michelle Ogulin (Acting General Manager Community and Place Network) for action. As required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

The Chief Executive Officer will provide reasonable notice to the Petitioner of when Council is to consider this petition.

RISK IMPLICATIONS:

There are no risk implications associated with receipt of a petition.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Chief Executive Officer have no interests to declare in this matter

ATTACHMENTS:

1. Petition - Denise Delphin - D A 02722024 General Retail and Hire - Addition of Bottleshop - 385-389 [9.2.1 - 14 pages]

10. DEPUTATIONS

No Deputations have been identified as part of this Agenda

11. PLANNING AUTHORITY

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 11 - Planning Authority.

No Planning Items have been identified as part of this Agenda

12. ANNOUNCEMENTS BY THE MAYOR

12.1. Mayor's Announcements

FILE NO: SF2375

Thursday 31 October 2024

- Attended the TasTAFE Excellence Awards 2024, Tailrace, Riverside

Monday 11 November 2024

- Deputy Mayor officiated at The Remembrance Day Service, Launceston Cenotaph

Tuesday 12 November 2024

- Officiated at the Citizenship Ceremony, Tramsheds, Inveresk
 - Attended National Survivors Day Event, Town Hall, Launceston
 - Attended Airport Exclusive Cocktail Evening, Josef Chromy
-

13. COUNCILLORS' REPORTS

(This item provides an opportunity for Councillors 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).

14. QUESTIONS BY COUNCILLORS

14.1. Councillors' 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 Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).

14.1.1. Councillors Questions on Notice - Councillor T J Walker - Midlands Highway, Kings Meadows - Truck Pullover Area - 31 October 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 31 October 2024 by Councillor T J Walker, has been answered by Richard Jamieson (Manager City Development).

Questions:

1. Has the Council had any communication with the State Government regarding the truck pullover area since the Council decision of 5 September 2024?

Response:

Council officers have had no direct conversations with State Growth on this matter. Some communication has been held with Pitt and Sherry (Consultants acting for State Growth on the matter) re-iterating that the Council is open to further consideration of a revised design that could be considered compliant with the planning scheme.

ATTACHMENTS:

Nil

14.1.2. Councillors' Questions on Notice - Councillor A J Palmer - Construction of Toddler Pool at Lilydale Swimming Pool - 31 October 2024

FILE NO: SF6381/SF0906

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 31 October 2024 by Councillor A J Palmer, has been answered by Justin Dale (Manager Business Enterprises).

Questions:

[Regarding Agenda Item 8.1.4. Public Question on Notice - Daisy Barnett Construction of Toddler Pool at Lilydale Swimming Pool - 22 October 2024]

1. The response provided doesn't say anything about the pool resurfacing. Can some clarification be provided about if this will be occurring?

Response:

The Lilydale toddler pool upgrades include enhancements to the plumbing system, installation of an isolated filtration and heating system, minor structural repairs, and resurfacing with a two-part epoxy paint, similar to that used on the main pool with enhanced slip-resistant flooring properties and greater durability. Completion of these works is anticipated by mid-November and is being undertaken by a local pool specialist.

ATTACHMENTS:

Nil

14.1.3. Councillors' Questions on Notice - Councillor L M McMahon - Bricks and Mortar Food Vendors and Outdoor Dining Spaces - 31 October 2024

FILE NO: SF6381/SF0476

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 31 October 2024 by Councillor L M McMahon, has been answered by Nathan Williams (Acting General Manager Organisational Services Network) and Liam Seymour (Manager Building Assets and Investigation).

Questions:

[Regarding Agenda Item 17.4. Mobile Food Vendor Policy Review]

1. Can Council reduce the fees for bricks and mortar food vendors and outdoor dining spaces?

Response:

Councillors are responsible for setting all Fees and Charges under s205 of the Local Government Act. Fees and Charges for the 2025/2026 Financial Year are currently being reviewed and prepared for discussion with Council in early 2025, these fees will form part of this review and direction will be sought from Councillors on these fees specifically moving forward.

There is also the ability for Councillors to amend fees during a financial year, which would require a formal decision of Council. Council Officers do not have delegated authority to change, reduce or remit and fees, and as such needs to be brought to Council for a formal decision.

The current fees are:

- *Central CBD (The area bounded by Cimitiere, George, Charles and York Streets) - \$94 per m²*
- *Outer CBD (Launceston City Area excluding the CBD) - \$56 per m²*
- *Other minor areas - \$27 per m²*
- *District Centres (The following Shopping districts: Kings Meadows, Mowbray, Newstead and Invermay) - \$52 per m².*

ATTACHMENTS:

Nil

14.1.4. Councillors Questions on Notice - Councillor A G Harris - Request to Waive Road Occupation Fee - Max Jago - SunSmart Light Show - 31 October 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 31 October 2024 by Councillor A G Harris, has been answered by Chelsea van Riet (Acting General Manager Infrastructure and Assts Network).

Questions:

[Regarding 19.1 - Request to Waive Road Occupation Fee - Max Jago - SunSmart Light Show]

1. Do we know if it is a plan to have an entry fee and do we know the charity or otherwise that entry fee is going to?

Response:

Officers are not currently aware that the organiser intends to donate any proceeds from the event. From the information available we understand the ticket price assists with the costs of event delivery.

Further to this, the information available does not include an indicative or confirmed ticket price for entry to this year's event. However, in previous years the cost of a ticket has been in the range of \$10-15 per person.

ATTACHMENTS:

Nil

14.2. Councillors' 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).

15. NOTICES OF MOTION

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

No Notices of Motion have been identified as part of this Agenda

16. COMMITTEE REPORTS

No Community Reports have been identified as part of this Agenda

17. COMMUNITY AND PLACE NETWORK

17.1. Launceston Local Housing Strategy Update

FILE NO: SF7000

AUTHOR: Fintan Langan-Clarke (Senior Strategic Planner)

APPROVER: Michelle Ogulin (Acting General Manager Community and Place Network)

DECISION STATEMENT:

To note the report providing an update on the Launceston Local Housing Strategy.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council notes the content of the report providing an update on commencement of drafting a Local Housing Strategy that will outline long-term dwelling growth within the City of Launceston municipality.

REPORT:

In June 2024, Council agreed to prepare a new Local Housing Strategy for the City of Launceston municipality. The Launceston Local Housing Strategy (the Housing Strategy) will provide an overarching plan to guide the short and medium-term dwelling growth in the municipality and will seek to address changing needs and enshrine resilience within the local community. Housing is important to the wellbeing of the community and Launceston has not been immune to the supply challenges being experienced nationally.

Background

Council last prepared and adopted the Launceston Residential Strategy 2009-2029, which aimed to create a 20-year plan for choice, diversity and desirability, and sustainability in Launceston's housing market. Since adoption, the economic, demographic and settlement landscape in Tasmania, and Australia more broadly, has changed significantly. Specifically for Launceston, the increase in growth in bordering municipalities has undermined its position as the 'capital' of northern Tasmania, and its momentum as a major strategic centre that effectively supports the region through delivering housing diversity in proximity to key services and amenities. It was determined that an updated housing strategy is needed to address these fast-evolving factors for the City of Launceston.

Strategic Context

As the Northern Regional Land Use Strategy (NRLUS) and Greater Launceston Plan are currently under review to provide a broad vision for the north region of Tasmania, the Housing Strategy will form the key document to link and align the policy and actions of these regional strategies with more localised key projects within City of Launceston. The

new strategy will also align to the goals of the Corporate Strategic Plan under development. It is intended that the Strategy will provide the strategic framework for key land use and infrastructure projects, including the St Leonards and Alanvale Structure Plans, Launceston Heritage Study and CBD Building Height and Massing Study, to progress in a considered manner.

Appointment of consultant

Council engaged REMPLAN to prepare and deliver the new Housing Strategy, and formally commenced the project on 23 October 2024. REMPLAN are a multi-disciplinary consultancy specialising in economic, demographic and planning projects. Most recently REMPLAN was commissioned by northern Tasmanian councils via the Northern Tasmania Development Corporation to prepare technical inputs for the new NRLUS and Greater Launceston Plan. It was considered appropriate to engage REMPLAN for the project, as the Housing Strategy is a logical extension of their work to date for the current review of the NRLUS and Greater Launceston Plan. This approach delivers efficiencies in the work program and value for money in terms of not re-commissioning key inputs to validate the evidence base for the strategy.

Project Plan and Delivery

A project plan has been agreed with REMPLAN, setting out the timing of the project for delivery in the first half of 2025. Key tasks include:

- Background analysis and strategic directions discussion paper to support the themes, principles, targets and actions of the draft Housing Strategy
- Preliminary key stakeholder engagement and input
- Councillor workshop outlining the key themes, principles, targets and actions of the draft Housing Strategy.

We are currently progressing toward completing an initial draft before Christmas 2024, with community input planned for the first half of 2025. It is anticipated that a finalised Housing Strategy will be completed for Council consideration and adoption by the end of the 2024/25 financial year.

Internal workshop

An internal officer workshop was held on 22 October 2024 with key Council staff and REMPLAN project consultants. The purpose was to involve a broad range of individuals across Council networks to ensure there is a collective understanding of the project and identify the key challenges and opportunities to providing housing for current and future demographic trends in Launceston. The outputs from the workshop will assist the identification of key themes for housing delivery and provide potential actions for the Housing Strategy to adequately respond with in our local context.

Stakeholder Engagement

Several in-person and virtual meetings have been undertaken over the past month with community housing providers and representatives, such as Shelter Tasmania, Centacare Evolve Housing, City Mission and St Vincent de Paul Society. These meetings have provided context and input into the challenges and opportunities with social, community and affordable housing options. Further engagement with State agencies and utility providers, such as TasWater and TasNetworks, will be completed prior to delivery of a draft Housing Strategy to understand infrastructure implications for providing more housing within the City of Launceston.

It is anticipated that once considered and endorsed by Council in the first half of 2025, a comprehensive suite of community engagement will be undertaken to ascertain the sentiment of the broader community for actions outlined in the Strategy. Further to this we are exploring the possibility of a supporting communications campaign to highlight the need for a change in the housing delivered in new and established suburbs to ensure we have the right home for every resident available at an affordable price.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 7: We are a City planning for our future by ensuring our approach to strategic land-use, development and infrastructure is coordinated, progressive and sustainable.

10-Year Goal: To facilitate appropriate development via integrated land-use planning, infrastructure investment and transport solutions within our municipality and region.

Focus Areas:

1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.
2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.
3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.
4. To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.

BUDGET AND FINANCIAL IMPLICATIONS:

The project is currently tracking on-time and on-budget.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

18. CREATIVE ARTS AND CULTURAL SERVICES NETWORK

No items have been identified as part of this Agenda

19. INFRASTRUCTURE AND ASSETS NETWORK

19.1. Transfer of York Park to Stadiums Tasmania

FILE NO: SF0880/SF7455

AUTHOR: Duncan Campbell (Team Leader Legal Services)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider the approval of transfer of York Park to Stadiums Tasmania, excluding Elizabeth Gardens and Invermay Park.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Stadiums Tasmania Act 2022 (Tas)

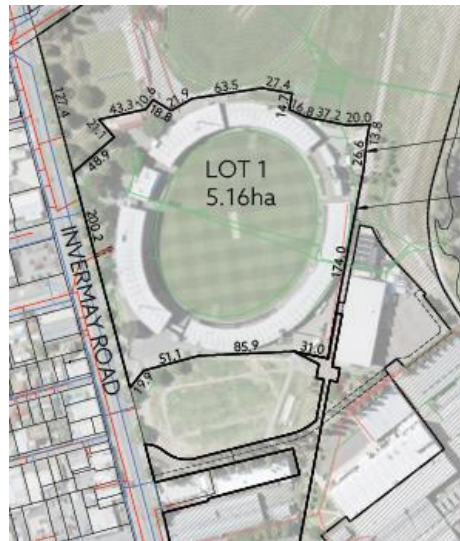
PREVIOUS COUNCIL CONSIDERATION:

Council - 15 December 2022 - Item 16.3 - Intention to Dispose of York Park and Associated Land to Stadiums Tasmania
Council - 8 February 2024 - Item 15.1 Transfer of York Park to Stadiums Tasmania

RECOMMENDATION:

That Council:

1. notes the 8 February 2024 decision of Council to transfer York Park and associated land and assets to Stadiums Tasmania for nominal consideration.
2. amends the dimensions of the land to be transferred to be approximately 5.16ha of land identified as Lot 1 in Attachment 1, an indication of which is provided in the plan below:



3. requests the State Government to recognise their commitment to provide the City of Launceston the first right to purchase the facility should the Crown wish to dispose of the transferred land in the future, as part of the required public notice of transfer to be published in the Gazette as set out in the *Stadiums Tasmania Act 2022*.
4. rescinds the request for the Chief Executive Officer to negotiate a term sheet with Stadiums Tasmania, as described at Recommendation 6 of the 8 February 2024 decision of Council, and in its place:
 - (a) requests the Chief Executive Officer to do all things necessary for the transfer to occur substantially in accordance with the Consent Deed appearing at Attachment 2, including providing Council's consent to any notice required under section 23D of *Stadiums Tasmania Act 2022*;
 - (b) approves the terms of the Cooperation Agreement, appearing at Attachment 3, which sets out rights and obligations in respect of two-tiered pricing for community groups, activation, and transitional services.
5. requests the Chief Executive Officer to execute the Consent Deed, Cooperation Agreement and other documentation necessary to give effect to the transfer.
6. notes that the transfer of land and assets will not occur until each of the following events has also occurred:
 - (a) a planning permit has been issued by the Council in its capacity as Planning Authority to subdivide the relevant land; and,
 - (b) the exact dimensions of the land have been confirmed by way of final survey.
7. authorises the Chief Executive Officer to enter negotiations with Hawthorn Football Club, to determine what, if any, future commercial arrangements may be possible by way of community activation.
8. notes that the term Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*.

REPORT:

Background

York Park (also known under a commercial naming rights agreement as UTAS Stadium) is a significant asset for Northern Tasmania and generates in excess of \$30m in visitor spending annually in the region. It hosts AFL and AFLW football, Big Bash League cricket, local sports groups, and entertainment events.

While the stadium provides economic returns for the state and the entire Northern region, its operation is funded solely by the Council.

On average, the City of Launceston invests approximately \$5m per year in operational and capital costs for UTAS Stadium.

The stadium site forms part of the broader Inveresk precinct, which comprises the stadium itself, Invermay Park, Queen Victoria Museum (QVMAG), Elizabeth Gardens, flood levees, Invermay Bowls Club and associated facilities, carparks, cafes, gardens, shared pathways, a Tramways museum, Don River Railway (Inveresk Division), the Big Picture School, Tram Shed Function Centre and a number of University of Tasmania assets.

There are up to 9 Full Time Equivalent (FTE) positions that will be transferred from Council to Stadiums Tasmania as part of the change in ownership.

Some years ago, the Council identified that the stadium is approaching a pivotal period for its future with a number of factors converging to cause the Council to reflect and review its future ownership and governance structures, together with its future development needs. Substantial future capital investment is required for the stadium's facilities and assets, which is being driven by factors such as increasing compliance requirements, increasing user expectations as well as community sport and recreation needs.

In 2019, the Council engaged KPMG to conduct a review of the existing ownership structure of the stadium and investigate suitable options for ownership and management, along with the potential requirements and implications of establishing an alternative governance model. The key finding made by KPMG was that *"...The stadium is currently a net financial burden on the Council and Council is not in a position to be able to make significant capital upgrades to the venue, particularly if Tasmania is successful in securing a permanent AFL license."*

The KPMG report regarding ownership along with a York Park Master Plan, 2016, informed the development of the Future Directions Plan, York Park 2021 which was endorsed by Council at its meeting on 11 February 2021. The preferred governance model which was endorsed at this meeting was that the stadium be transferred to the Tasmanian Government through the creation of a Stadium(s) Trust.

The key considerations supporting this decision was that the establishment of a Trust would:

1. enable the stadium to act commercially, being more responsive and flexible in decision-making than a traditional local government department;
2. provide the ability to operate with independence;
3. recognise that the management of major sports venues is highly specialised and distinct from the traditional roles of government and departments;
4. reduce the Council's and State Government's exposure to the risks involved in the management of major sports facilities, including financial and legal risks; and
5. provide a vehicle for delivering a state-wide stadia strategy.

Since this time the Council has worked with the State Government in the development of Stadiums Tasmania, which is a statutory authority which has been established to better coordinate the management and future development of Tasmania's major public stadium infrastructure.

Stadiums Tasmania was established as a new statutory entity, following the passage of the *Stadiums Tasmania Act 2022*, to oversee the management and development of Tasmania's major stadium assets and infrastructure.

The intention was to centralise the ownership, management, and capital development of the State's major public stadiums under a single entity with a whole of State perspective. This will in turn build their capacity to host major sporting, entertainment, and community events.

This reform will also ensure that the stadiums operate effectively and efficiently and that they continue to meet the future needs of sporting codes and competitions, other users, and audiences. This approach aligns Tasmania with the approach adopted by other states, where national standard stadiums are managed by government.

Under the *Stadiums Tasmania Act 2022*, Stadiums Tasmania has a number of legislated functions, including:

- to be the custodian of major public stadiums;
- to acquire, manage and invest in assigned assets;
- to host sporting, entertainment and event content and services; and
- to ensure the safe, accessible, effective and efficient operation, use and development of assigned assets.

Statutory requirements on disposal

On 15 December 2022, in accordance with section 178 of the *Local Government Act 1993* (Tas) (LGA), the Council formed the intention to transfer York Park and associated land and assets at 2 Invermay Road, Invermay to Stadiums Tasmania for nominal consideration.

On 18 November 2023, the Council commenced providing public notice of its intention to transfer the stadium, as required by section 178(4) of the LGA. This included placing statutory notices on boundaries facing public highways (roads), in the Examiner Newspaper, and on the City of Launceston's website.

As part of the public objection period, three objections were received. The objections are provided at Attachment 4.

Those objections were considered by Councillors at the Council Workshop on 18 January 2024, and were assessed as part of the Chief Executive Officer's report to Council on 8 February 2024. At that Meeting, Council affirmed its intention to transfer the relevant land and assets to Stadiums Tasmania.

Notice of that decision was provided to the objectors, as required by section 178(6) of the *Local Government Act 1993*. No appeals were made against Council's decision.

Following the 8 February 2024 decision of Council, Council officers proceeded with negotiations for the transfer and progression with the subdivision to allow the appropriate land title to be transferred. This included commencing the negotiation of a "term sheet" and the land to be transferred including Elizabeth Gardens, Invermay Park and the stadium itself.

Amendment of land to be transferred

By reason of an in-principle agreement between Stadiums Tasmania and Council officers, the land proposed to be transferred is less than which was approved on 8 February 2024. The reduced footprint is consistent with discussions with and issues raised by Councillors with respect to retaining Elizabeth Gardens and ensuring the Council's continued support of the community's use of Invermay Park.

Recommendation 2 of this item gives effect to this in-principle agreement.

Transfer terms

Recommendation 6 of the 8 February 2024 decision required the Chief Executive Officer to negotiate a terms sheet for further approval by Council. As negotiations on the terms of transfer have progressed, it became clear that detailed and formalised transfer terms were required.

Recommendation 4 gives effect to this change, and ensures that the terms that would otherwise be included in the term sheet will be legally enforceable under the Consent Deed and Cooperation Agreement.

Stadium Upgrades

In May 2021, the Tasmanian Government committed to pursuing a major redevelopment of the UTAS Stadium, committing \$65 million with the additional Project funding to be sought from the Australian Government.

In April 2023 the additional funding from the Australian Government was secured, providing a total investment of \$130 million.

The Department of State Growth's, Infrastructure Tasmania (ITas) branch is the delivery agency for the Project, responsible for managing the Project from design, procurement, construction through to commissioning.

The upgrade project aims to realise the following outcomes and objectives:

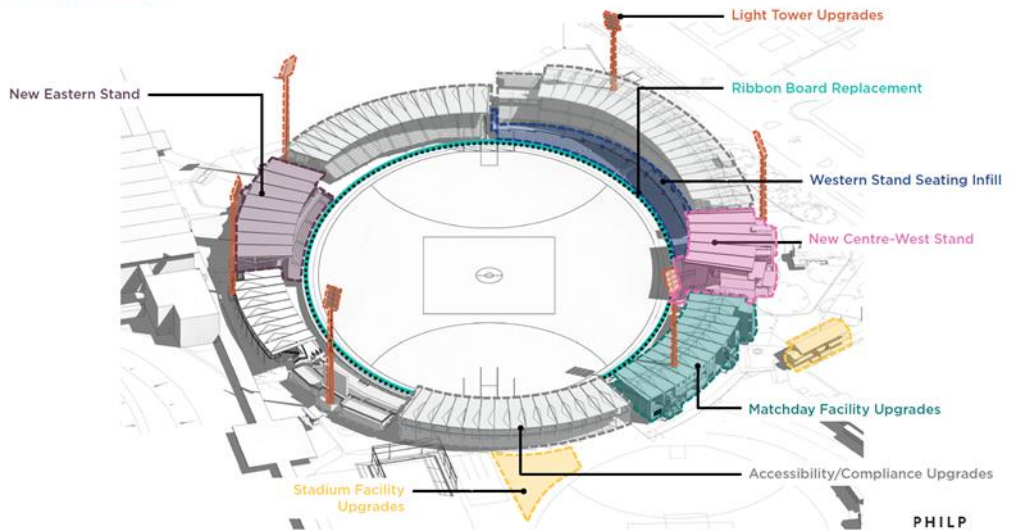
- increased venue patronage and memorable ‘fan first’ patron experience
- northern home for the Tasmania AFL Club
- deliver functional and integrated facilities that meet the Tasmanian Government’s redevelopment commitments and the needs of stadium management, tenants, hirers, patrons and the local community
- support opportunities for attracting major events to the City of Launceston and further supporting opportunities for business, retail, and lifestyle within the city
- maximise opportunities for increased financial returns for the stadium management, tenants, and hirers
- an accessible and economically sustainable venue
- minimise the operational and financial impact for stadium management, tenants, hirers, and patrons during the redevelopment

To achieve these outcomes the project will deliver the following:

- redeveloped eastern stand (and entry plaza)
- new centre-west stand
- matchday facility upgrades
- sports lighting upgrades
- ribbon board replacement
- infill seating to the existing western stand
- identified accessibility/ compliance items upgrades across the stadium;

Overall, there will be around 2,000 new seats and over 50 new accessible seats.

Overall Project Scope



UTAS STADIUM REDEVELOPMENT

PHILP
LIGHTON
ARCHITECTS
POPULOUS + ARCHITECTS

Future Content

In respect to the future content at the stadium, and in order to demonstrate the intention to maintain the existing AFL and AFLW content at the stadium, the Council and State Government have developed a Memorandum of Understanding (MoU) to document the Tasmanian Government's and Council's commitments and expectations regarding the future of AFL content in Launceston following the announcement of a Tasmanian AFL and AFLW Club. The MoU was endorsed by Council at its meeting on 16 November 2023 and contains the following commitments:

- AFL games in Launceston - current arrangements UTAS Stadium in Launceston is expected to host four AFL matches per annum until and including 2025 under the current agreement between the Hawthorn Football Club and the Tasmanian Government.
- AFL games in Launceston - 2026 to Tasmanian Club entry into AFL competition It is the Government's intention, to the extent that it is within the Government's influence or control and subject to negotiations with the AFL or an AFL club, that AFL matches will continue to be played in Launceston between the end of the current arrangements and when the Tasmanian Club is established and entered into the AFL competition.
- AFL games in Launceston - after Tasmanian Club entry into AFL competition it is Government's intention, and to the extent that it is within the Government's influence or control, that once the Tasmanian Club is entered into the AFL competition, four of its matches will be played in Launceston each year and that the Government will request that the Tasmanian Club seek one of the matches to be played against a high-drawing Melbourne-based club.
- AFL pre-season games in Launceston - after Tasmanian Club entry into AFL competition it is the Government's intention and to the extent that it is within the Government's influence or control, that once the Tasmanian Club is entered into the AFL competition, one of its pre-season matches will be played in Launceston each year.
- AFLW games in Launceston - it is the Government's expectation that a Tasmanian AFLW team will play matches in Launceston each season, contributing to a net increase in the total amount of elite football content in the region.
- Other related content in Launceston - In addition to an overall increase in elite level football content, it is the Government's expectation that additional related content will be played in Launceston, including: (a) VFL matches; (b) VFLW matches; and (c) Pre-season AFLW matches.

Current consideration

To guide the transfer negotiations there have been numerous Councillor Workshops with officers, Stadiums Tasmania, Infrastructure Tasmania and the Minister for Sports and Events. Further to these workshops there has also been correspondence between parties as follows:

- Letter to the Premier from City of Launceston Mayor dated 19 April 2024 (Attachment 5 – ECM Doc Set ID 5130266).
- Letter from Stadiums Tasmania to Deputy Mayor and Councillors dated 14 May 2024 (Attachment 6 – ECM Doc Set ID 5130268).
- Letter from Nick Duigan, Acting Minister for Sport and Events to the Mayor dated 13 June 2024 (Attachment 7 – ECM Doc Set ID 5087071).

The key issues are explored in the following sections.

First right to purchase

The City of Launceston is seeking a first right of purchase should Stadiums Tasmania or the State want to dispose of any land in the future that is subject to the transfer.

Any dispositions of major assets or property by Stadiums Tasmania must be approved by the Minister and Treasurer under section 7(2) and 23E(2) of the Act.

There are a number of mechanisms that could achieve this and in Attachment 7 the Acting Minister notes one option is for the State Government to recognise their commitment to provide the City of Launceston the first right to purchase the facility should the Crown wish to dispose of the transferred land in the future, as part of the required public notice of transfer to be published in the Gazette as set out in the *Stadiums Tasmania Act 2022*.

No financial disadvantage for local users

The City of Launceston requires a commitment that there is no financial disadvantage for local users, specifically from a pricing perspective.

Council currently operates a two-tier fee structure that differentiates fees for local groups as opposed to fees for commercial activities. This recognises the difference in costs to host the different tiers but also provides a greater subsidy to community focused sport. Council expects that the current users are not to be priced out of the facility.

Stadiums Tasmania have agreed that there will be a two tiered pricing structure.

No Ongoing Financial Contribution

Early expectations from the State were that City of Launceston would continue to support Stadiums Tasmania through an ongoing financial contribution. Based on the current negotiations there are no expectations of the State or Stadiums Tasmania that the City of Launceston ratepayers continue to financially support this critical State asset.

Following the transfer, it is intended that the Council would continue to provide the following to support the ongoing operation of the Stadium:

- Maintain the Inveresk Northern Carpark, the Half Circle Carpark and broader Inveresk precinct area;
- Maintain the eastern portion of the equestrian grounds (from the retaining wall and including the levee and surrounds);
- Provide on-going access to the Northern Carpark for match days and special events at the stadium;
- Engage in City activation initiatives in the lead up to events at the Stadium;
- Provide event attraction funding where the Council identifies an economic and community benefit; and
- Provide transition arrangement to support employees and/or services for a period to be agreed with Stadiums Tasmania.

In order to reduce the potential financial burden to Stadiums Tasmania, this report proposes that Council retain Invermay Park and Elizabeth Gardens which represents an annual expense of around \$500,000 to \$700,000. Invermay Park and Elizabeth Gardens are not required as part of the stadium operations and are predominately community use.

Partial rescission of 8 February 2024 decision (Attachment 8)

Recommendation 2 and 4 will result in a partial rescission of the 8 February 2024 decision of Council, in that the area proposed to be transferred is reduced, and the mechanism by which such transfer is to occur are being amended.

As required by regulation 18 of the *Local Government (Meeting Procedures) Regulations 2015*, this report is required to include the following matters, each of which is addressed in the following paragraphs

- (a) a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision or part of that previous decision;
- (b) the details of that previous decision, or the part of that previous decision, that would be overturned; and
- (c) advice as to whether or not that previous decision, or that part of that previous decision, directed that certain action be taken; and
- (d) if that previous decision, or that part of that previous decision, directed that certain action be taken, advice as to whether or not that action has been wholly or substantially carried out

In respect of matters (a) and (b), the decision is question will partially overturn the 8 February 2024 decision of Council, in that Recommendation 6 and part of Recommendation 3 are in effect being replaced with updated requirements.

Recommendation 3 is being partially overturned by the replacement of the plan referred to therein, with the plan referred to at Recommendation 2 and Attachment 2 of this item.

Recommendation 6 is being overturned in its entirety.

In respect of matter (c), Recommendation 3 identified the relevant land to be transferred and in effect directed which land was to be transferred, and Recommendation 6 required that the Chief Executive Officer negotiate a Terms Sheet for further Council approval.

In respect of matter (d), the requirement to negotiate a term sheet has in effect been carried out, albeit the form of the obligations it could have created, are being encapsulated in the Consent Deed and Cooperation Agreement referred to at Recommendation 2 of this item.

Timeline of events

The following is a summary of key events in the process.

- On 11 February 2021, Council endorsed the Future Directions Plan - York Park (UTAS Stadium)
- On 15 December 2022, Council formed the intention to transfer York Park to Stadiums Tasmania
- On 18 November 2023 and following, public notifications of the intention to dispose were provided, allowing members of the object to the intended transfer
- On 11 December 2023, the public objection period closed
- On 8 February 2024, Council confirmed its intention to transfer York Park to Stadiums Tasmania
- On 20 March 2024, the Chief Executive Officer provided landowner permission for the lodging of the planning permit application for subdivision of the land
- On 22 March 2024, the planning permit application was received
- On 8 May 2024, the planning permit was approved
- On 30 May 2024, Council officers engaged PDA to prepare a revised application for subdivision, which would see the Council retaining Invermay Park and Elizabeth Gardens
- On 24 September 2024, Council officers and Stadiums Tasmania staff met to finalise negotiations on outstanding terms
- On 8 November 2024, Council officers and Stadiums Tasmania reached an in-principle agreement on the terms of transfer, being by way of the Consent Deed and Cooperation Agreement appearing at Attachments 2 and 3
- On 14 November 2024, it will be recommended to Council to approve the transfer in accordance with those documents
- If the reduced footprint is approved, a second landowner consent will be provided allowing a second planning permit to subdivide the reduced footprint from the existing land
- In the event that the planning permit is approved, a final plan of survey will be completed, for sealing by the Council
- It is estimated that the transfer would occur in 2025

Options on transfer

Consistent with Council's decisions to date, and feedback from Councillors and stakeholders in relation to the need to retain community assets in the area, it is recommended that Council proceed with the transfer of York Park with the reduced footprint of 5.16ha. The transfer will be by way of a Transfer Notice and in accordance with the transfer mechanisms as provided in the *Stadiums Tasmania Act 2022*.

Council could instead decide to proceed with its 8 February 2024 decision unamended, to transfer 9.46ha of land to Stadiums Tasmania, including Invermay Park and Elizabeth Gardens.

Council could choose to revoke its 8 February 2024 decision and not proceed with the transfer. In doing so, it would need to be satisfied that it can continue to manage the site in a financially sustainable way into the future, including responding to the capital investments required.

RISK IMPLICATIONS:

Considered within the report above.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Considered within the report and previous decisions of Council related to this matter.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET AND FINANCIAL IMPLICATIONS:

Recent financial results for the Inveresk Precinct are as follows:

Financial Year	Cost to Council (\$m)
2023/2024	\$3.505
2022/2023	\$3.961
2021/2022	\$4.476
2020/2021	\$4.959
Average:	\$4.225

This annual cost is reflective of the entire Inveresk precinct. The average cost will represent a saving of approximately 6.3% in terms of rates, which will be reinvested in to other Council services – to be determined formally when Council approves its Budget and Annual Plan.

As currently proposed, Council will retain ownership of Invermay Park, the equestrian area, cricket turf practice wickets and the Elizabeth Gardens. It is expected that areas that these areas retained by Council will cost between \$400k- \$550k pa to maintain.

Under the assumption that \$80m of the \$130m are new assets, an additional depreciation cost of \$1.01m and operational/maintenance costs of \$3.84m per annum are expected to be incurred upon completion of the redevelopment. This equates to a rate rise of 7.2% based on 2024/2025 figures. It can be reasonably expected that following completion of the upgrades, the precinct would run at an operating loss of between \$7m - \$8m.

There would be a significant asset loss on disposal incurred during the upgrades for those assets which are replaced.

If Council retained ownership, it would be required to borrow to fund the upgrades, indicative interest rate figures show an annual interest expense of in excess of \$7m.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Attachment 1 - York Park Disposal Plan - Reduced Footprint [**19.1.1** - 1 page]
2. Attachment 3 - Cooperation Agreement COL and ST final [**19.1.2** - 23 pages]
3. Attachment 4 - Objections and 8 February 2024 Disposal Plan [**19.1.3** - 10 pages]
4. Attachment 5 - Letter from Mayor to Premier - University of Tasmania Stadium dated 19 April 2024 [**19.1.4** - 3 pages]
5. Attachment 6 - Letter from Stadiums Tasmania to Deputy Mayor and Councillors dated 14 May 2024 [**19.1.5** - 2 pages]
6. Attachment 7 - Letter from Hon Nick Duigan ML C, Acting Minister for Sport and Events to the Mayor d [**19.1.6** - 1 page]
7. Attachment 8 - Council Minutes - Transfer of York Park to Stadiums Tasmania - 8 February 2024 [**19.1.7** - 4 pages]
8. Attachment 9 - Consent Deed Annexure 1 - Plant and Equipment [**19.1.8** - 190 pages]

20. ORGANISATIONAL SERVICES NETWORK

20.1. Lease - Lilydale Bowls Club

FILE NO: SF2967

AUTHOR: Sharin Imlach (Lease Officer)

APPROVER: Nathan Williams (Acting General Manager Organisational Services Network)

DECISION STATEMENT:

To consider the lease for The Lilydale Bowls Club at 8 Charob Avenue and 10–12 Charob Avenue Lilydale.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council – 28/11/2019 - 18.2 - Lease – Lilydale Bowls Club Inc.

RECOMMENDATION:

That Council:

1. pursuant to section 179 of the *Local Government Act 1993 (Tas)*, decides to lease part of the land situated at 8 Charob Avenue Lilydale and 10–12 Charob Avenue Lilydale, (CT 150335/3 and CT 150335/12) known as the Lilydale Bowls Club as identified on the plan below:



2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
 - a. the term shall be 5 years commencing on 1 December 2024 or as determined by the Chief Executive Officer;
 - b. the lease amount shall be \$340.34 per annum (as per the Lease and Licence Policy);
 - c. tenant to be responsible for:
 - i. energy costs;
 - ii. volumetric and connection charges for water;
 - iii. contents insurance; and
 - iv. other service charges if any.
 - d. tenant shall continuously maintain:
 - i. building in good and reasonable order;
 - ii. and keep clear all noxious growth from premises;
 - iii. hold public liability insurance of at least \$20 million.
 - e. the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).

REPORT:

Since 2010, the Lilydale Bowls Club has served as a vibrant community hub, offering a venue for events, bowling, and local meetings. With a current membership of 49, the club welcomed 8 new members over the past year. The club leases the land, while owning the clubhouse and an adjoining parcel of land. In 2023, a grant allowed the installation of a synthetic green, enabling year-round use, extending the time that the bowling green can be utilised. As an essential part of the community, the club fosters participation from people of all ages, including local schoolchildren. It hosts various events throughout the year, such as Melbourne Cup functions, AFL finals breakfast, outdoor movie nights and trivia evenings. The club receives support from local businesses and volunteers throughout the year.

RISK IMPLICATIONS:

Without the club, community members have limited facilities to gather, engage in sporting activities and socialise which would put them at a disadvantage.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The club provides social engagement for all age groups, promoting outdoor sports and activities.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Areas:

4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

In accordance with Council's Lease and License Policy, the commencing annual rent is recommended to be \$340.34, which is 182 fee units as established under the *Fee Unit Act 1997*.

The Act establishes the value of a fee unit for each financial year, with such value indexing in line with movements in the Consumer Price Index (CPI) for Hobart.

The area to be leased is approximately 2806m², a combination of two titles, and has a combined assessed annual value (AAV) of \$20,400, resulting in an effective subsidy of approximately \$20,059.

That assessment does not take into account the individual circumstances of the site, such as capital improvements or maintenance responsibilities.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

20.2. Notice Period for Annual General Meeting Submissions Policy (14-Plx-028)

FILE NO: SF7556/SF2633/SF0098

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Nathan Williams (Acting General Manager Organisational Services Network)

DECISION STATEMENT:

To consider the approval of 14-Plx-028 Notice Period for Annual General Meeting Submissions Policy.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. approves the Notice Period for Annual General Meeting Submissions Policy (14-Plx-028) (ECM Doc Set Id 1729929) as follows:

Notice Period for Annual General Meeting Submissions Policy

PURPOSE:

To set out the minimum number of days for the giving of Notice and the receiving of submissions in relation to Council's Annual General Meeting (AGM).

SCOPE:

This policy applies to Councillors, Council employees and the community.

POLICY:

Section 72 of the *Local Government Act 1993 (Tas)* provides a statutory obligation to advertise a Council's AGM and to call for submissions on its Annual Report, but the Act is silent as to a time period in which to receive such submissions.

This policy requires the Council's Organisational Services Network to advertise the particulars relating to Council's Annual General Meeting in sufficient time so that the public has a minimum of fourteen (14) days in which to make a submission on the City of Launceston's Annual Report for consideration at the AGM.

PRINCIPLES:

Council's organisational values apply to this policy.

RELATED POLICIES & PROCEDURES:

14-Plx-001 Council Meetings Policy (Frequency and Commencement Time)

RELATED LEGISLATION:

Local Government Act 1993 (Tas) - sections 72 and 72B

REFERENCES:

N/A

DEFINITIONS:

N/A

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands.

REPORT:

Section 72(2)(d) of the *Local Government Act 1993* (Tas) (the Act) requires councils to advertise the availability of the Annual Report and invite electors to lodge submissions on the report for discussion at the Annual General Meeting (AGM). The Act is silent on the length of the submission period and 14-Plx-028 Notice Period for Annual General Meeting Submission Policy formalises that a minimum of 14 days will be allowed for public submissions.

RISK IMPLICATIONS:

Documenting the public submissions period for the City of Launceston Annual Report gives members of the public an opportunity to provide feedback on the Annual Report and Financial Statements to meet our governance obligations under the Act. Without a minimum time period for submissions, the public may not receive adequate time to consider the Annual Report or make a submission prior to the AGM, which may also impact the ability for their questions or concerns to be addressed at the AGM.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Publishing the Annual Report for electors to review, provide feedback and ask questions about its content encourages engagement with our community. It gives electors the opportunity to raise concerns and/or make suggestions about City of Launceston's services, where our money comes from and how it is spent.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

There are no budget and financial implications associated with approving this Policy.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

21. CHIEF EXECUTIVE OFFICER NETWORK

No items have been identified as part of this Agenda

22. LATE ITEMS

No Closed Items have been identified as part of this Agenda

23. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

That Council moves into Closed Session to consider the following matters:

23.1. Confirmation of the Minutes

REASON FOR CLOSED COUNCIL:

Regulation 35(6) of the Local Government (Meeting Procedures) Regulations 2015 states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

23.2. Princess Theatre and Earl Street Theatre Redevelopment CD036/2024

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with regulation 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

- (d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

23.3. End of Closed Session

24. MEETING CLOSURE

25. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 28 November 2024 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.