



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 22 AUGUST 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: 22 August 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
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

An audio recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Council Meetings - Audio Recording Policy - 14-Plx-008.

This Council Meeting will be streamed live to and can be accessed at:
www.launceston.tas.gov.au/Council/Meetings/Listen.

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 in 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 8 August 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 Workshop Reports - 8 August 2024 and 15 August 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 8 August 2024:

Mona Foma

Councillors discussed the reallocation of the \$50,000 Memorandum of Understanding (MOU) funding from Mona Foma to the special event funding pool.

Future Direction - Public Electric Vehicle Chargers

Councillors received a presentation on the current State of Council-owned electric vehicle charging infrastructure.

In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris, Councillor Prof G Razay, Councillor J J Pentridge, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton

Apologies: Councillor D C Gibson, Councillor T G Walker and Councillor A J Palmer

2. Workshop conducted on 15 August 2024:

University of Tasmania Update

Councillors were provided with an update by Professor Natalie Brown (Pro Vice Chancellor, University of Tasmania) on the Launceston Academy and International Students at University of Tasmania.

Residential Parking Policy

Councillors considered updates to the Residential Parking Permit Policy.

Road Reserves, Parks and Public Reserves Occupation Policy, Guidelines and Fee Capping

Councillors received a brief on draft Road Reserves, Parks and Public Reserves Occupation Policy, Guidelines and Permit Fee Structure.

Leases - Albert Hall Cafe, Gorge Restaurant and Cafe

Councillors provided feedback regarding proposed assessment criteria for the leases of the Basin Cafe and Gorge Restaurant, and Albert Hall Cafe.

Albert Hall Booking Arrangements

Councillors received a brief on the proposed booking and initial management arrangements for the Albert Hall.

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 A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton
Apologies: Mayor Councillor M K Garwood, Councillor D C Gibson and Councillor J J Pentridge

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.

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 - Tim Shaw - St Leonards Structure Plan and Infrastructure Funding Framework - 8 August 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 8 August 2024 by Tim Shaw, have been answered by Nathan Williams (Chief Financial Officer) and Rosanna Coombes (Strategic Projects Advisor).

Questions:

[Regarding Agenda item 17.1]

1. Why does it not say that Mesh, who are a Mainland company, failed to deliver on the South Prospect development?

Response:

Council officers are satisfied that Mesh Liveable Communities Pty Ltd. (Mesh) has met its contractual obligations regarding development south of Prospect, and do not concur with Mr. Shaw's opinions regarding Mesh's service provision.

Mesh has been involved with the feasibility and planning of development south of Prospect since the very early stages of the project. The initial contract included facilitation of an Enquiry by Design workshop (2019) with landowners, stakeholders, and Council officers, the preparation of an initial Strathroy Masterplan, investigation work, project management costs and framework development. The Enquiry by Design provided the initial scope and parameters for the project and established the framework for further feasibility studies to support the preparation of a Framework Plan. The Mesh contract was fully completed to the satisfaction of Council officers and participants.

Mesh was again contracted in 2022 to provide urban planning advice to Council officers during the feasibility assessment phase and prepare a Framework Plan and Narrative upon completion of all aspects of the feasibility assessment. To support the preparation of a framework plan, Council contracted specialist firms to prepare feasibility analysis including for example, traffic impact assessments, road and stormwater concept design, residential land supply and demand assessment, neighbourhood retail studies, and natural values assessments. During this period,

Mesh completed on-site visits, held meetings with officers to provide on-going urban planning advice, prepared a number of iterations of framework plans based on a range of scenarios and multiple changes in direction from landowners, provided guidance and support on best practice planning for the activity centre, met with landowners to discuss planning scenarios and best planning practices, and provided a number of planning tools including but not limited to, cross-sections of road sections, bushland transition zones, and open space and active transportation alternatives. As various studies were completed during the feasibility phase, Mesh completed updated concept level plans for consideration by the landowners and Council officers. These services were provided as required, to the highest standards, and have met the expectations of Council officers.

In November 2023, prior to the completion of the feasibility phase, the landowners advised Council that they wished to disengage from the framework planning process and pursue their own property specific Planning Scheme amendments based on their own planning advice and consultant reports. Upon disengaging from the framework planning process, the landowners were advised by Council that they would be required to finalise and present the strategic justification (i.e. framework plan and narrative) for any planning scheme amendments they wished to submit. With written confirmation from the landowners that they would disengage and complete their own planning, Council suspended the framework planning process, acknowledged the services provided by Mesh to-date, and terminated the Mesh contract.

Council officers have no hesitation with recommending Mesh Liveable Communities Pty Ltd for the completion of the St. Leonards Structure Plan.

2. How much money in total has the City of Launceston paid to Mesh for the South Prospect?

Response:

Council has spent a total of \$183,431 with Mesh since the inception of the South Prospect/Strathroy project, dating back to 2018/2019.

\$97,106 was spent on the initial work involving the facilitation of an Enquiry by Design workshop, initial Strathroy Masterplan, investigation work, project management costs and framework development.

\$86,325 has been spent with Mesh since 2022 on the provision of urban planning advice and services to Council during the feasibility assessment phase (see response 1 for a list of services).

ATTACHMENTS:

Nil

8.1.2. Public Questions on Notice - Robin Smith - Parking Promotion, Launceston Central Funding Variation - 8 August 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 8 August 2024 by Robin Smith, have been answered by David Mullinger (Manager Health and Compliance), Lee Simmons (Team Leader Parking) and Louise Foster (General Manager Organisational Services Network).

Questions:

1. There is free parking in the City between 3.30pm and 5.30pm. Can you confirm if the driver is then charged the overnight fee from 5.30pm onward, or, what the charge is? Does this also apply to weekends and public holidays?

Response:

The free parking promotion is to encourage people to come into the city and take advantage of the free parking in our multi-story car parks between the hours of 3:30pm to 5:30pm Monday to Friday. This is a promotion in collaboration with Launceston Central. The free parking only applies to the hours nominated on the signage at the entrance to City of Launceston car parks. Members of the public entering before or after this time period will incur the nominated fee for the time they park, prior to or after, the free period has commenced or completed. Council have allotted a 30 minute grace period after the completion of the free period. Carpark users will not be charged until 6pm. This grace period is to allow appropriate time for carpark users to exit the carpark and account for circumstances of queuing at the exit.

The free parking period has existed since the car parks were updated to the current AMANO system and applies seven days per week. The current promotion however is to encourage re-engagement with the local economy on weekdays in the hours following school times.

Free Parking is also available all-day in metered zones on Sundays and public holidays.

2. Are the CCTV cameras in the Central Business District out of order and can you advise what outages have occurred in the past six months, including the duration of the outage?

Response:

There is one out of 77 cameras in the Central Business District (CBD) that is currently not operating. This is at the Charles/Elizabeth St intersection, which has been down for the past 12 months. This is due to the infrastructure used to support the camera's operation not being able to work over such a long cable span. Work to fix this is programmed to happen in conjunction with a nearby project.

One other camera in St John Street also failed between 27 June 2024 and 26 July 2024.

3. Item 20.4 Launceston Central Funding Variation includes Key Performance Indicators including a quantitative advocacy report detailing advocacy activities conducted throughout the year. As Launceston Central have been in existence for a couple of years, there would be documents received by Council that report on this. Would it be possible to get a copy so that I can see what issues the Council's receiving, and if not explicit in this document, is it possible for Council to provide to me an idea of the issues that are being brought to Council and the frequency?

Response:

The Launceston Central 2022/23 Annual Report submitted at the Council Meeting on 14 December 2023 outlines Launceston Central's role and mechanisms for advocacy on pages 5 and 6. Launceston Central report to Councillors biannually at Workshop.

Launceston Central, members of the Executive Leadership Team, and Council Officers meet to discuss and address various city issues and advocate for action. Matters have included:

- *anti-social behaviour in the CBD*
- *active involvement in the City of Launceston's Safer Communities Partnership Group, addressing key challenges such as crime prevention and community safety initiatives.*
- *on street dining opportunities and pavement depths*
- *partnership and content development for events to support CBD businesses*

ATTACHMENTS:

Nil

8.1.3. Public Questions on Notice - Ray Norman - Birchalls, Mesh, and Housing - 14 August 2024

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, as submitted to Council on 14 August 2024 by Ray Norman have been answered by Nathan Williams (Chief Financial Officer) and Chelsea van Riet (General Manager Community and Place Network).

Questions:

1. Given the backgrounding set out in the context to this question, will Councillors now commit to providing a full account of all the money expended on this Birchalls site and related project costs and have that reporting audited by an independent forensic accountant by Monday September 30?

Response:

Council has provided a full disclosure of monies expended at both 118 –122 and 124 Brisbane Street, (also known as the Birchalls and Katies buildings), on several occasions in response to questions from members of the public and the media.

Most recently, this was in response to a query from the Honourable Rosemary Armitage MLC, asked during Council's public consultation process regarding the 2024/2025 Annual Plan and Budget. The response was published in the Council meeting Agenda of 13 June 2024 at Item 19.3.

Costs to date can be summarised as;

Revenue foregone in rates since the purchase equated to \$193,776 at the end of 2023/2024, utilities costs of \$29,806; legal fees of \$35,999; consultancy and project management costs of \$192,823 including the development and running of an expression of interest process, architectural fees of \$2,500; security, safety and maintenance works of \$30,225 and \$6,984 on promotional and advertising activities relating the buildings. However, these costs have been effectively more than offset by approximately \$572,730 in interest earned from loan funds which have not been able to be drawn down on.

Council will continue to respond to requests for information as received.

2. Will Council publish the brief being provided to Mesh Planning prior to Council's next meeting and ensure that within it there is provision for expenditure to conduct an independent arm's length consultation process that enables any citizen who wishes is enabled to do so?

Response:

3. Will Council NOW take immediate steps to ensure the appointment of a qualified Convenor with the expertise and skill sets to:
 1. Initiate a citizen's reference group to investigate the regulatory obstacles home makers are experiencing; and
 2. Facilitate the publication of information to aspiring homemakers thus enabling them to advance their cause using whatever resources they have available; and
 3. Accordingly, proactively seek funding to advance research – academic and citizen researchers – in the area of innovative housing opportunities; and
 4. Put in place proof of concept projects that provide useful references for home seekers and developers?

Response:

Council is currently scoping the development of a housing strategy as one of its Annual Plan Actions for 2024/2025. As part of this strategy we will bring an open mind to how we can do things differently or work with stakeholders and the community to address the issue of constrained housing supply in Launceston. Our population is going to grow and to house existing and new residents we need to be delivering approximately 320 homes per year, but our long term average hovers around 200 homes per year. There are many challenges and opportunities that City of Launceston will explore over the coming year and there will be an opportunity for community feedback on that strategy.

ATTACHMENTS:

1. Public Questions on Notice - Ray Norman - Birchalls, Mesh and Housing - 14 August 2024 Redacted [8.1.3.1 - 3 pages]

8.1.4. Public Questions on Notice - Robin Smith - Personal Mobility Device (E-scooter) Trial Evaluation - 14 August 2024

FILE NO: SF6381, SF7422

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 14 August 2024 by Robin Smith, have been answered by

Questions:

1. The City of Launceston e-scooter trial evaluation (appearing on council general meeting agenda 23rd February 2023) made a number of recommendations, one of which was:

8.3 Signage Changes

The existing signage that prohibits use of bicycles, skateboards, and non-motorised scooters on the footpaths of Charles Street, St John Street, George Street and Brisbane Street between 9am and 5pm, should be amended to also prohibit the use of PMDs.

What is the rationale behind the period being 9am to 5pm?

Response:

The prohibition on PMDs during the hours of 9 am to 5 pm in the CBD reflects the Council's approach to all other mobility devices, including bicycles and skate boards. The use of such devices is limited to outside business hours.

2. What is the principal legislation that PMDs will be regulated in the above mentioned areas, and for the use of that legislation, is there a requirement to use prescribed symbols and words?

Response:

The principle piece of law regulating the use of PMDs is Part 14, Division 3 of the Road Rules 2019 (the Rules).

Those provisions were implemented as a result of the Road Amendment (Personal Mobility Devices) Rules 2021, which also introduced relevant signs into the Rules, such as the 'no personal mobility devices sign' appearing at rule 244E.

3. As a road authority, can council declare (via notice published in the Gazette) that PMDs can be used on a particular bike lane?

Response:

Rule 244F prohibits the riding of PMDs on any road with a speed limit that is greater than 50 kilometres per hour. It also prohibits riding on a road that has a dividing line, median strip or any one way road with more than one lane, unless the road is a 'declared road'.

The Council has not made a declaration in respect of rule 244F, and therefore such riding is prohibited.

ATTACHMENTS:

1. Public Questions on Notice - Robin Smith - PMDs (e- Scooter) Trial Evaluation - 14 August 2024 Reda [8.1.4.1 - 1 page]

8.1.5. Public Questions on Notice - Robin Smith - Princes Square - Anti-social Behaviour and Facilities and Highways By-Law Number 1 of 2021 - 14 August 2024

FILE NO: SF6381, SF0138, SF0864, SF6763

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 14 August 2024 by Robin Smith, has been answered by Duncan Campbell (Team Leader Legal Services).

Questions:

1. I note the purpose of the Local Government Act 1993 is for making of by-laws enforceable by council officers and police. So then, has this divesting of powers (out of the by-law) lost both the ability of authorised Launceston Council Officers themselves to enforce the control of liquor consumption under a by-law and inadvertently Tasmania Police?

Response:

The Facilities and Highways By-Law No. 1 of 2021 does not prohibit the consumption of liquor, nor do any other of the Council's by-laws.

The consumption of liquor in public streets is controlled by section 25 of the Police Offences Act 1935. Relevant prohibitions extends to public places that are prescribed by regulation. At present, prescribed public places do not include areas within Launceston.

ATTACHMENTS:

1. Public Questions on Notice - Princess Square - Antisocial Behaviour - Facilities and Highways By-Law [8.1.5.1 - 4 pages]

8.2. Public Questions Without Notice

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

9. PETITIONS

No Petitions have been identified as part of this Agenda

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 9 - Planning Authority.

11.1. DA0245/2024 - 22 Stone Street, West Launceston - Residential - Construction of an Additional Dwelling and an Additional Crossover

FILE NO: DA0245/2024

AUTHOR: Rachael Huby (Town Planner)

APPROVER: Chelsea van Riet (General Manager Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	22 Stone Street, West Launceston
Zoning:	General Residential
Receipt Date:	12/06/2024
Validity Date:	28/06/2024
Further Information Request:	04/07/2024
Further Information Received:	10/07/2024
Deemed Approval:	23/08/2024
Representations:	7

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

PREVIOUS COUNCIL CONSIDERATION:

Council - 25 January 2024 - Agenda Item 9.1 - DA0505/2023 - 22 Stone Street, West Launceston - Subdivision - Subdivide One Lot into two; Residential - Construction of a Dwelling on Proposed Lot 2 - refused

STANDARDS REQUIRING PLANNING DISCRETION:

8.4.2 General Residential Zone - P1 & P3 Setbacks and building envelope for all dwellings
8.4.6 General Residential Zone - P1 & P2 - Privacy for all dwellings
8.4.8 General Residential Zone – P1 8.4.8 Waste storage for multiple dwellings
C2.5.1 Parking and Sustainable Transport Code – P1.2 Car parking numbers
C2.6.3 Parking and Sustainable Transport Code – P1 Number of accesses for vehicles

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0245/2024 Residential - Construction of an additional dwelling and an additional crossover at 22 Stone Street, West Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Page, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 1/15, Dated 13/5/2024.
- b. Site Survey Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 2/15, Dated 13/5/2024.
- c. Site Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 3/15, Dated 13/5/2024. **AMENDED PLANS REQUIRED**
- d. Strata Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 4/15, Dated 13/5/2024.
- e. Landscape Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 5/15, Dated 13/5/2024. **AMENDED PLANS REQUIRED**
- f. Parking and Turning Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 6/15, Dated 13/5/2024. **AMENDED PLANS REQUIRED**
- g. Upper Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 7/15, Dated 13/5/2024.
- h. Lower Floor Plan, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 8/15, Dated 13/5/2024.
- i. External Services, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 9/15, Dated 13/5/2024.
- j. Elevations NW/SE, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 10/15, Dated 13/5/2024. **AMENDED PLANS REQUIRED**
- k. Elevations NE/SW, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 11/15, Dated 13/5/2024. **AMENDED PLANS REQUIRED**
- l. Building Envelope Diagrams, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 12/15, Dated 13/5/2024.
- m. Building Envelope Diagrams, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 13/15, Dated 13/5/2024.

- n. Shadow Diagrams, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 14/15, Dated 13/5/2024.
- o. Perspectives, Prepared by Design to Live, Project name: Proposed Multiple Dwellings 22 Stone Street, West Launceston, Project Job Number: STNS22, Revision No. R3, Page No 12/15, Dated 13/5/2024.
- p. Planning Report - Multiple Dwellings (2) 22 Stone Street, West Launceston, Prepared by 6ty, Project Number: 24.135, dated 12 June 2024.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed and will then form part of the Permit. The amended plans must show:

- a) *The surface finish and the nominated private open space (POS) for Unit 2 has a gradient not steeper than 1 in 10*
- b) *Remove the guest parking from the Parking and Turning Plan.*

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the planning officer.

3. LEGAL TITLE

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

4. EXTERIOR AND SECURITY LIGHTING

Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2024/00724-LCC, dated 26/06/2024 and attached to the permit.

6. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Manager Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7 am to 6 pm; and
 - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

7. FENCING

The existing fence within 4.5m of the frontage must maintain a uniform transparency of at least 30% (excluding any posts or uprights) and not exceed a height of 1.8m.

8. PRIVACY SCREEN

A 1.7m high privacy screen must be erected along the north-western elevation of the deck area of Unit 2 to ensure reasonable privacy for the adjoining existing dwelling on the site.

9. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

- a) Be properly constructed to such levels that they can be used in accordance with the plans;
- b) Be surfaced with an impervious all weather seal;
- c) Be adequately drained to prevent stormwater being discharged to neighbouring property;
- d) Be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

10. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

Where required as a result of Advice to the Drainage Authority provided on a TasWater Submission to Planning Authority Notice (SPAN), issued for the development, On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of 1 hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development.

Prior to the commencement of works, the plans and calculations must be submitted to the General Manager, Infrastructure and Assets Network for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

11. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

12. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of General Manager - Infrastructure and Assets Network is required prior to undertaking works where the works:

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

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

13. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to Council's stormwater mains.

14. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

15. VEHICULAR CROSSINGS (& ASSOCIATED FOOTPATH WORKS)

No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading non trafficable trenches to a trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra and TasNetworks, etc.). Where applicable, any redundant crossovers and driveways must be removed once the new driveway and/or crossover works have been completed and use has commenced.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

16. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

17. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

18. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

Dwelling	Strata Lot No.	Street Address
Existing	1	Unit 1/22 Stone Street
Proposed	2	Unit 2/22 Stone Street

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

19. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

20. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

21. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the development to be undertaken on-site. Any such waste materials are to be removed to a licensed waste disposal facility (e.g. Launceston Waste Centre), reclaimed or recycled.

22. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0245/2024. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

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

The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).

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

For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

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

REPORT:

1. THE PROPOSAL

The proposal is for the construction of a two (2) bedroom dwelling with a deck extending from the living area and an attached double garage.

The dwelling is a modest slender design over two levels. The garage, porch and entry are on the upper level with the remainder of the dwelling on the lower level.

The dimensions of the building are 22.9m in overall length and width of 8.76m which then tapers to the deck area of 4.1m. The building footprint equates to 135.64m². The maximum building height above natural ground level is 7.539m

The access to the new dwelling will be facilitated with the construction of a new crossover from Frederick Street.

The proposal is a revision of a previous proposal (DA0505/2023) which was refused by at a Council meeting on 25/01/2024. The changes to the proposal include:

- the change from a subdivision proposal to a multiple dwelling development. This change introduces a different set of assessment criteria under the planning scheme.
- additional cladding to the exterior on the lower portion of the building and the provision of a nominated private open space area within the dwelling lot.
- a retaining wall that was proposed to delineate the boundary of previously proposed lots now includes stairs that enables access into an area of private open space.

The proposed new crossover is the same as the previous application.

There is no vegetation removal proposed to facilitate the development.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the lower section of the hillside just west of the central city. Stone Street extends off the northern side of Hillside Crescent with the site on its north western corner with Frederick Street. The existing dwelling is constructed adjoining the Stone Street frontage and is accessed at the south western corner off Frederick Street.

The site generally rises diagonally across the street from the south eastern front street corner, from 42m AHD to 55m AHD with a slope of approximately 26.6%.

Surrounded by predominantly single dwellings constructed around 1900, commencing from the western side of Margaret Street, the area has an historic residential character.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Tasmanian Planning Scheme – Launceston is detailed in Attachment 1.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2024/00724-LCC, dated 26/06/2024
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
TasNetworks	N/A

5. REPRESENTATIONS

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, the application was advertised for a 14 day period from 13 July 2024 to 29 July 2024. Seven (7) representations were received. The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors within the Workshop Agenda dated 15 August 2024.

<p>Issue 1: Obstruction of city view: the new structure's height and location will block this view</p> <p><i>Response 1: The location of the dwelling is assessed in terms of its compliance with the site building envelope at clause 8.4.2 Setbacks and building envelope for all dwellings. The proposal does not trigger assessment of the Scenic Protection Code, and otherwise no other provisions in the Planning Scheme apply for assessment of city views.</i></p>
<p>Issue 2: The proposed development may result in increased traffic on Frederick Street. It is a narrow road with limited capacity for additional traffic.</p> <p><i>Response 2: It has been determined that the proposed development traffic generation will not exceed the number of allowable vehicle movements as prescribed in the Road and Railways Code Table C3.1. The application was also assessed by Council's Infrastructure and Assets Network team.</i></p>

Issue 3: The proposed development will pose an impact to adjoining landowners during construction. The construction phase of the new property will bring considerable disruption to the street due to access to the site, during construction and afterwards, with no public area for the inevitable equipment and vehicles that are needed during building works. With such steep terrain and the narrowness of Stone Street itself and no other vehicle access, congestion will be an issue.

Response 3: It is noted that the construction phase of a development is usually confined to a short period. A standard condition applied to the permit allows hours of construction from 7am and 6pm Monday to Friday, and 9am to 6pm Saturday, with no work to occur on Sundays or public holidays. This is consistent with the Environmental Management and Pollution Control Act 1994. Frederick and Stone Streets are public roads and therefore all vehicles are permitted to park within the road reserve subject to parking restrictions.

Issue 4: The proposed development is not in keeping with the previously identified heritage nature of the buildings in the street (Launceston Heritage Study). The proposal design is incompatible with the amenity and character of the area and does not consider the character of existing buildings.

Response 4: The Council acknowledge the historic qualities of the existing dwelling present at the site. However, the building and the site are not listed in either the state or local historic heritage registers. Similarly, there is not a precinct for this area included in the Local Provisions Schedule. The current Planning Scheme does not allow for interim protections for places of identified state or local significance. There is no scope under the Planning Scheme to refuse the proposed development due to the heritage value.

Issue 5: This land that the additional dwelling is proposed to be developed upon was formerly part of the Frederick Street road reserve but was amalgamated into the Title for 22 Stone Street ‘to expand the garden area for the residence existing there’.

Response 5: It is acknowledged that the land was acquired to expand the available space for the existing dwelling. The current proposal is assessed on its capacity to comply with the planning scheme provisions, which provide a pathway for multiple dwelling development.

Issue 6: The proposed building has no setback from the frontage, which contravenes the Tasmanian Planning Scheme. This results in a visual intrusion that detracts from the cohesion and aesthetic of the neighbourhood. The second primary face of the property will also affect nearby residents, increasing the visual bulk and presence of the structure.

Response 6: The proposal has been assessed for compliance with Clause 8.4.2, which addresses setbacks and the building envelope. The proposed development is positioned on a site with dual frontages—Stone Street and Frederick Street. Stone Street, being the shorter dimension, is considered the primary frontage. The proposed unit has a setback similar to that of the existing dwelling (Unit 1) and does not extend closer to the primary frontage than the existing dwelling. Therefore, the primary frontage setback meets the acceptable solution. However, the development is set 2.078 metres from the secondary frontage boundary, falling short of the minimum 3m setback required for compliance with the acceptable solution. As a result, the secondary frontage requires assessment against the performance criteria. Further details on this assessment can be found in Section 8.4.2, which addresses setbacks and the building envelope for all dwellings.

<p>Issue 7: The proposed development poses safety concerns in terms of the increased congestion resulting from the new dwelling and including during the construction period. It could compromise the safety of residents and children in the area.</p>
<p><i>Response 7: The current Planning Scheme does not consider residential safety. It has been determined that the proposed traffic generation will not exceed the number of allowable vehicle movements as prescribed in the Road and Railways Code Table C3.1. The application was also assessed by Council's Infrastructure and Assets Network team.</i></p>
<p>Issue 8: The proposal has excessive site coverage.</p>
<p><i>Response 8: The multiple dwelling site coverage is assessed for appropriateness in terms of density and site coverage per clauses 8.4.1 Residential density for multiple dwellings and 8.4.3 Site coverage and private open space for all dwellings. The combined roofed area for both the existing dwelling and the proposed additional dwelling is 305.15m². The site area is 882.7m². The site coverage equates to 34.5%, which complies with the acceptable solution of not greater than 50%.</i></p>
<p>Issue 9: The nominated private open space (POS) is insufficient at only 51.7m² and the remainder relatively unusable.</p>
<p><i>Response 9: The multiple dwelling site coverage is assessed for appropriateness in terms of available private open space (POS) to service all dwellings at clause 8.4.3 Site coverage and private open space for all dwellings. The proposal complies with the nominated POS for each dwelling meets the minimum 24m². In addition, both dwellings have deck areas for use by residents.</i></p>
<p>Issue 10: There is no direct pedestrian access to the new dwelling and due to the site orientation is only accessible by vehicle.</p>
<p><i>Response 10: Dedicated pedestrian access is only required where there is a use on a site that requires 10 or more car parking spaces. The proposal only requires 5 parking spaces to be provided therefore the proposal complies with the acceptable solution at C2.6.5 Pedestrian access.</i></p>
<p>Issue 11: The DA would require considerable excavation and change to surface and underground water movement involved is in an area subject to landslip risk.</p>
<p><i>Response 11: The proposal is exempt from assessment of the Landslip Hazard Area Code as building authorisation is required for the works. This issue would be the responsibility of the building designer and/or suitably qualified professionals to address at the building application stage.</i></p>
<p>Issue 12: Floor level of unit 2 breaches the military crest of that proportion of West Launceston thereby dominating the view /elevation from Stone Street.</p>
<p><i>Response 12: The bulk and scale of the proposed dwelling has been assessed by Clause 8.4.2 Setbacks and building envelope for all dwellings.</i></p>

6. CONCLUSION

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

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:

1. DA0245 2024 22 Stone Street West Launceston Planning Scheme Assessment [11.1.1 - 12 pages]
2. D A 0245-2024 - 22 Stone Street West Launceston - Plans to be Endorsed [11.1.2 - 36 pages]
3. D A 0245-2024 - 22 Stone Street West Launceston - SPAN [11.1.3 - 2 pages]

11.2. PSA-LLP0024 - 64 Robin Street, Newstead - Planning Scheme Amendment - Add 64 Robin Street, Newstead as a Local Heritage Place

FILE NO: PSA-LLP0024

AUTHOR: Iain More (Senior Town Planner Policy and Projects)

APPROVER: Chelsea van Riet (General Manager Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant: 6ty° Pty Ltd
Address: 64 Robin Street, Newstead
Existing Zones: General Residential
Existing Use: Community Hall

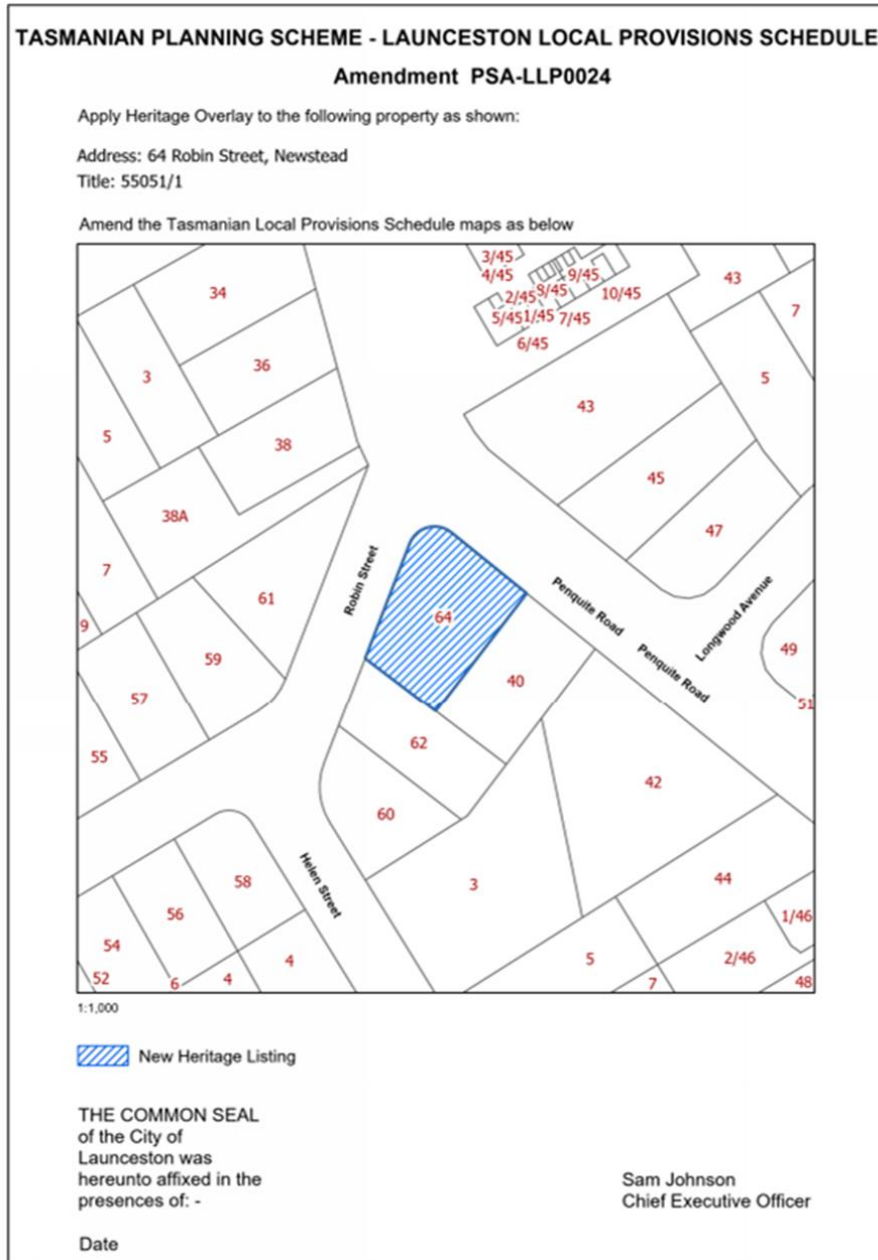
RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

RECOMMENDATION:

That Council, pursuant to:

1. Sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0024 to:
 - a. Add 64 Robin Street, Newstead, local heritage listings within LAU-Table C6.1 Local Heritage Places;
 - b. Create one (1) new datasheet within Appendix A: Local Historic Heritage Code Datasheets; and
 - c. Add 64 Robin Street, Newstead into the local heritage listing place overlay map.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0024 identified below and in Attachment 2.
3. Sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.



REPORT:

1. EXECUTIVE SUMMARY

The application seeks to add 64 Robin Street, Newstead into the local heritage listings as identified within LAU-Table C6.1 Local Heritage Places.

The site in question is currently part of a separate scheme amendment, PSA-LLP0012. That scheme amendment also sought to add the property onto the local heritage list, create a new datasheet for the property, and add the property to the overlay mapping. PSA-LLP0012 was initiated by Council on 11th July 2024, and is currently on public exhibition.

The situation is unusual in that the owners are seeking to make the scheme amendment fully aware of the existing amendment in progress. Notwithstanding, noting the sometimes lengthy timeframes for scheme amendments, and the potential for PSA-LLP0012 to take a longer time to determine due to the larger scope of that amendment, the owners are seeking initiation of a planning scheme amendment for 64 Robin Street on its own, anticipating a shorter timeframe for assessment.

Officers fully support the addition, noting it has been identified as a site with heritage value that should be protected.

The owners have ambition to convert the building to support another non-residential use which is not currently possible within the General Residential zone. The listing would allow a currently prohibited use to be assessed under General Provision 7.4 under the Planning Scheme. This clause allows for changes of use to occur on locally listed places, where those uses may otherwise be prohibited. Such uses are still subject to planning applications, where there is a need to demonstrate any such use would facilitate the restoration, conservation, or future maintenance of a culturally significant place. In short, the provision allows for sites that have heritage value to be protected instead of lying dormant.

This report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and State importance. The report provides a discussion of the degree of compliance with the legislative requirements.

If the proposed planning scheme amendment is initiated, the next steps in the process are as follows:

- The proposed amendment will be exhibited for 28 days.
- The proposed planning scheme amendment will be brought back to a Council meeting, where the Planning Authority will consider if any recommendations and modifications can be made. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission (TPC) does not approve the amendment.
- The TPC will assess and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

2. PROPOSED AMENDMENT

The proposed planning scheme amendment applies to 64 Robin Street, Newstead, a currently unlisted heritage site, identified however as having historic significance that should be protected.

The site is highly significant as one of a few buildings built post war for community groups, specifically the Masonic Lodge, in Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

The foundation stone of the Heather Lodge's new temple was laid in 1952. It was the first time the ancient Masonic ceremony had been performed in Launceston for over 50 years.

The place maintains significance in its ability to convey key characteristics of the Post-War International architectural style, with prismatic form and asymmetry to windows and entryway. It maintains smooth brick exterior walls with areas of contrasting textures including concrete and glass. A good representative example of a large Post-War International style community building form, complete with fence.

The place is aesthetically significant achieving precision, sharpness, and transparency in design. Typical of the Post-War International type, the structure is well established and large in scale with a vertical monumentality. It is considered to contribute aesthetically and historically to the surrounding streetscape.

The place is known to have been designed by prominent architects Roy Smith, Willing & Newman; and built by H. J. Martin & G. J. Luck between 1952 and 1964. The site is further associated with the Freemasons / Masonic Order of Tasmania.

The inclusion of the property onto this protected heritage list will ensure future use and development maintains and facilitates heritage protections. Therefore, the proposed scheme amendment seeks to:

- a. Add 64 Robin Street, Newstead, local heritage listings within LAU-Table C6.1 Local Heritage Places;
- b. Create one (1) new datasheet within Appendix A: Local Historic Heritage Code Datasheets; and
- c. Add 64 Robin Street, Newstead into the local heritage listing place overlay map.

3. SITE & SURROUNDS

The site is located at 64 Robin Street, Newstead. The site is a flat, 860m² corner lot, with frontages to Robin Street and Penquite Road, with both frontages containing vehicular access. The site is established, with an existing two storey masonic brick hall. There is little in the way of vegetation, with hedging along the frontages, and some planted species along the boundaries. The remained is utilised for parking. The site contains no overlays, but has been identified as historically relevant.



Figure 1 - Aerial Mapping (source: SAM Mapping)

The site is located within a residential area of greater Launceston, approximately 3km south of the Central Business District. It is zoned General Residential.

4. STRATEGIC OUTCOMES

4.1 Local Strategies and Impacts

4.1.1 City of Launceston Corporate Strategic Plan 2014-2024

Section 20(1) of the *Local Government Act 1993* (Tas) requires a planning scheme amendment to have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Act.

Attachment 1 includes an assessment against the Corporate Strategic Plan.

4.1.2 Infrastructure Impacts

The changes will not affect infrastructure requirements for any site.

4.1.3 Environmental Impacts

The proposed amendment will have no negative environmental impacts. Vegetation removal will be a consideration under the Local Historic Heritage Code if any datasheets identifies it as having heritage significance.

4.1.4 Amenity Impacts

The purpose of the amendment is to protect the historic significance of the property. This will mean that heritage amenity is able to be retained.

4.1.5 Social and Economic Impacts

The proposed amendment is considered to have positive social and economic impacts. This will be achieved by protecting what can be considered a social identity within the Launceston community. Heritage protection ensures social heritage amenity is maintained, and will attract like-minded persons to the region.

4.2 Regional Strategy

The Northern Tasmanian Regional Land Use Strategy (NRLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of *Land Use and Approvals Act 1993* (LUPAA) on 27 October 2011. The current version was amended on 23 June 2021 and provides a framework for the sustainable use and development of land within the region.

The NRLUS is a strategic regional plan for the eight council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies. It defines three land use categories to direct the allocation of all land in the region:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

This site falls within an urban area under the land use categories.

The detailed assessment against the relevant principles, policies and actions of the NRLUS is provided in Attachment 1 to this report.

4.3 State Strategy

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through more efficient use of underutilised, serviced, highly accessible, urban land. Attachment 1 also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

4.4 Statutory Considerations

4.4.1 Section 32 - Land Use Planning and Approvals Act 1993

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. Attachment 1 provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

4.4.2 Section 56S - Water and Sewerage Industry Act 2008

Under Section 56S(1) of the *Water and Sewerage Industry Act 2008*, a Planning Authority must refer a draft planning scheme amendment to the relevant regulated entity. Under Section 56S(2) of the same Act, the relevant regulated entity may provide comments during the public notification period. The application was referred to TasWater on 24/07/2024.

4.4.3 Landowner Consent

The landowner, being Selora Pty Ltd, has provided consent.

6. CONCLUSION

The proposed planning scheme amendment seeks to introduce a new property onto the local heritage listing, introduce a new datasheet for the new listing, and provide relevant overlay mapping. The inclusion will ensure the local heritage significance of the place is retained.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the intent of the Tasmanian Planning Scheme - Launceston and is consistent with the Northern Tasmanian Regional Land Use Strategy and State policies.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Launceston
Northern Tasmania Regional Land Use Strategy

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.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

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:

1. PS A- LL P 0024 - Attachment 1 - Statutory Assessment - Response to Requirements for Local Provision [11.2.1 - 13 pages]
2. PS A- LL P 0024 - Attachment 2 - Instrument 1 - Mapping [11.2.2 - 1 page]
3. PS A- LL P 0024 - Attachment 3 - Instrument 2 - Datasheet [11.2.3 - 2 pages]
4. PS A- LL P 0024 - Attachment 4 - Applicant's Planning Report & Associated Documents [11.2.4 - 73 pages]

12. ANNOUNCEMENTS BY THE MAYOR

12.1. Mayor's Announcements

FILE NO: SF2375

Saturday 10 August 2024

- Attended DanceSport, Silverdome

Tuesday 13 August 2024

- Toured Central Adelaide Waste and Recycling Authority, Kilburn, South Australia
- Toured Her Majesty's Theatre, Adelaide
- Joined a walk through of Central Market, Adelaide
- Met with the Mayor of the City of Port Adelaide Enfield, including attending a Council meeting

Wednesday 14 August 2024

- Met with Mayor and Chief Executive Officer City of Salisbury, South Australia
- Met with a grouping of mayors from with the greater Adelaide area
- Met with Lord Mayor, City of Adelaide

Thursday 15 August 2024

- Met with Mayor and Chief Executive Officer of Mount Barker
- Attended Local Government Housing Summit Reception, Adelaide Town Hall

Saturday 17 August 2024

- Toured Adelaide Oval, Adelaide
- Attended Adelaide v Port Power AFL Game, Adelaide Oval

Monday 19 August 2024

- Hosted a Civic Function for 50th Anniversary of Legal Aid in Tasmania, Town Hall

Wednesday 21 August 2024

- Attended New Horizons Thank you, Mowbray
-

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).

No Councillors' Questions on Notice have been identified as part of this Agenda

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)

15.1. Notice of Motion - Increase Housing Diversity in the Municipality - Mayor Councillor M K Garwood - 15 August 2024

FILE NO: SF5547 SF7447

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider a Notice of Motion submitted by Mayor Councillor M K Garwood regarding community housing.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council explores an opportunity to increase housing diversity in the municipality by:

1. Investigating the use of a CBD carpark for the development of community housing as well as retaining public car parking facilities;
 2. Engage a Registered Community Housing Provider (CHP), following due process, to devise plans for the identified site that result in affordable housing at a high-density in line with desirable heights for the CBD; and
 3. Support the CHP to apply for funding in a future round of the Federal Government's Housing Australia Future Fund to develop the site for affordable housing.
-

REPORT:

Background

Council owns a number of inner-city carparks. It has been identified that there is an opportunity to better utilise these landholdings for other outcomes through various bodies of work undertaken by Council over the years.

Affordable housing is a critical issue in Launceston. The municipality is critically undersupplied across most housing typologies. The development of affordable housing within the CBD would contribute to improved community outcomes, specifically:

- Increased supply of affordable housing
 - Increased housing diversity to appeal to people in different life stages
 - Increased CBD activation through increased residential in the area
 - Increased consumer expenditure in the CBD
 - Improved wellbeing for residents through easy access to amenities.
-

Community Housing in Tasmania

Tasmania has four Tier 1 registered Community Housing Providers (CHPs). Tier 1 CHPs typically have development and/or tenancy management capacity. A key issue for CHPs is securing land for development and is one of their biggest hurdles in project development. Additionally, there are examples of private sector developers working with CHPs to deliver projects via this funding model.

Furthermore, as reported in the Examiner (19 July 2024), homelessness has more than doubled to 105% during the 2006 and 2021 period. Sadly, the social housing waitlist has increased by 87% over the past decade, with some 4,598 community members across Tasmania remaining on social housing waitlists.

Exploring such opportunities will further align with the State Government's key focus of the 20-year Tasmanian Housing Strategy, which is seeking to deliver some 10,000 homes by 2032 across Tasmania.

With increasing rental demand, the Tenants' Union has cited a state-wide housing rental increase of some 8% year on year, and 7.7% over the past decade.

Housing Australia Future Fund

The Housing Australia Future Fund (HAFF) and the National Housing Accord are Federal Government initiatives to improve housing outcomes for Australians and collectively support the delivery of 20,000 new social and 20,000 new affordable homes across Australia over five years. Housing Australia specifically calls out the opportunities related to government-owned land: "Local governments can enable access to well-located sites through the sale, transfer or leasing of land to charitable entities eligible for funding, such as CHPs and organisations with the primary purpose of improving housing outcomes."

Housing Australia expects multiple funding rounds over the five-year program, subject to further decisions from the Federal Government. Round One of the program has closed and Housing Australia is currently assessing applications and is expected to make funding decisions in the third quarter of 2024. As such it is an opportune time to engage with the sector to explore opportunities locally in preparation for a future funding round.

Strategic alignment

This body of work aligns to our Council's commitment to addressing the supply of housing through the recently adopted Homelessness: State of Commitment and the planned housing strategy due for development this financial year.

OFFICER COMMENTS:

Chelsea van Riet (General Manager Community and Place Network)

The motion as prepared supports the intent of various Council strategies. It presents an opportunity for Council to partner with other sectors for the benefit of the community and leverage existing assets without diminishing current uses.

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.

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. Notice of Motion - Increase Housing Diversity in the Municipality - Mayor Councillor M K Garwood [**15.1.1** - 2 pages]

16. COMMITTEE REPORTS

16.1. Transport Committee Meeting - 25 July 2024

FILE NO: SF7429

AUTHOR: Cathy Williams (Roads and Traffic Officer)

APPROVER: Shane Eberhardt (General Manager Infrastructure and Assets Network)

DECISION STATEMENT:

To receive a report from the Transport Committee after its meeting held 25 July 2024.

RECOMMENDATION:

That Council receives the report from the Transport Committee Meeting held on Thursday, 25 July 2024.

REPORT:

The Transport Committee at its meeting held on 25 July 2024 received presentations on:

- Heavy vehicle driver rest areas;
- Transport Industry Open Road physical and mental health and wellbeing program including truck stop health checks and workplace health support for transport workers;
- Learnings from Active Leicester 2024;
- An Active Transport connection to St Leonards;
- New grants for Financial Year 2024 and summary of works to be delivered this year; and
- Invermay Road / Lindsay Street signalisation design.

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 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.

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

17. COMMUNITY AND PLACE NETWORK

17.1. 213-215 and 217-229 Wellington Street, Launceston - Request to Waive Planning Permit Fees

FILE NO: SF2855

APPROVER: Chelsea van Riet (General Manager Community and Place Network)

DECISION STATEMENT:

To consider a request for a fee dispensation to waive the fees for two of three proposed Development Applications and to apply a single maximum fee pro rata across the three.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas) - Division 7, s205 and s207

Local Government (Meeting Procedures) Regulations 2015

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting - 27 July 2024 - Agenda Item Number 17.2. 213-215 & 217-229 Wellington Street, Launceston - Request to Waive Planning Permit Fees

Workshop - 1 August 2024 - Item 1.5. 213-215 and 217-229 Wellington Street, Launceston - Request to Waive Planning Permit Fees

RECOMMENDATION:

That Council refuses a request for a fee dispensation to apply a single maximum development fee to the proposed three separate applications for the development and use of the Launceston Private Hospital at 213-215 and 217-229 Wellington Street, Launceston.

REPORT:

This report was presented to Council at the meeting of 25 July 2024. At that meeting, Council resolved to receive and note the report and refer the matter to a future Council Workshop.

The matter was discussed in greater detail at Workshop on 1 August 2024 and, in accordance with Council policy and legislative requirements, the report is represented for a second time for Council to consider the merits of the request.

Background

In recent years, Launceston has seen significant development within the informal health precinct incorporating the Launceston General Hospital (LGH) and surrounding public and private health facilities.

These include:

- The ongoing development and expansion of the Launceston Health Hub (the Hub);
- The development of the Eye Hospital on Wellington Street;
- The expansion of the Children's wards at the LGH;
- The development of the new helipad at the LGH; and
- The demolition of the Anne O'Byrne Centre buildings, opposite the LGH on Charles Street.

Also, two applications were received and withdrawn for the development of a new Calvary Hospital. First at 52 Frankland Street and more recently at the Anne O'Byrne site on the north-east corner of Charles and Howick Streets.

A development application for the construction of a seven-level car park, on the site of the current LGH ground level car park at the north-west corner of Charles and Howick Streets, is currently being assessed by Council officers.

Two planning scheme amendments have been initiated by Council, at the applicant's request, and approved by the Tasmanian Planning Commission to provide for the discretionary use of Hospital Services at the Hub building and on its nearby site at 213-215 Wellington Street.

With the Calvary proposal withdrawal, the proponents of the Hub identified the opportunity to step into the void and develop a private hospital to service the region's growing needs. As such, they have secured the use of 217-229 Wellington Street and propose a \$175.2 million development of a multi-level hospital and associated car parking over that site and the adjoining 213-215 Wellington Street.

Both sites are zoned Commercial by the Tasmanian Planning Scheme, and the use class Hospital Services is prohibited in the zone. Notwithstanding the recent amendment to the scheme to include a site-specific qualification allowing the use of Hospital Services at 213-215 Wellington Street, the use at 217-229 Wellington Street remains prohibited. A further amendment to the planning scheme is required to facilitate the proposed hospital development.

Whilst the proponents can lodge a combined scheme amendment and development application for the development and use of the hospital, given the likely 6-12-month time frame for such an amendment, and the likely construction cost increases over such a period, the proponents have proposed to break the project into three distinct stages as advised by the proponents in the attached letter of 30 May 2024 (Attachment 1):

Stage 1: standalone multi-storey car park on 217-229 Wellington Street which is allowable within the Commercial Zone. The estimated value of works for this stage is \$4 million.

Stage 2: first stage of the hospital building on 215 Wellington Street which is allowable within the Commercial Zone through the recently approved Site-Specific Qualification. The estimated value of works for this stage is \$61.5 million.

Stage 3: combined amendment and development application encompassing both 215 and 217-229 Wellington Street and including the remaining levels of parking and hospital on top of the buildings in stages 1 and 2. The estimated value of works for this stage is \$109.7 million.

Precedent

To the extent that precedent may be considered relevant, at its meeting of 15 June 2023, Council refused a request to waive the capped development fee of a second application where the proponents sought to split a proposed hotel development into two applications. The report at the time noted:

There is also concern that the waiving of fees for the second application may set a precedent that encourages the splitting of Development Applications for future large-scale developments which simply adds to the complexity and reduces the transparency of what is being proposed for a particular site.

Discussion

Council's fee structure includes an advertising fee of \$392, a development fee component based on \$2.74 per \$1,000 in the cost of the development, and a planning scheme amendment fee of \$5,255. The development fee is capped at \$36,500 (a minimum fee of \$454, or \$250 for residential development, applies for small scale developments). If a single application was lodged for a combined scheme amendment and the \$175.2 million hospital development, the development fee component of the application fee would be capped at \$36,500 (it would be \$480,048 if there was no capping).

If the proposal proceeds as three separate applications, based on the values advised above, the development component of the fees for each application would be:

Stage 1 - \$10,960

Stage 2 - \$36,500

Stage 3 - \$36,500

A total of \$83,960.

The proponents request that Council waive \$47,460 of the development component of the fees and charge only the single capped development fee as if only a single application was lodged. They further request that this single fee be dispersed pro rata across the three applications (i.e. Stage 1 - \$4,764.66 and stages 2 and 3 - \$15,867.67 each).

In support of their request, the proponents cite the delay resulting from the need for a scheme amendment and advocate the need for and community benefit of a new private hospital on this site. The proposal to proceed in three separate stages seeks to allow the development of the first two stages to proceed without the need for the scheme amendment.

It should be noted that final approval of a scheme amendment is a matter for the Tasmanian Planning Commission to determine. Their decision and its timing should not be presumed.

Clearly, all three applications form part of a whole and, as such, there will be some consistency and repetition in the assessment process, nevertheless each application will still require substantial assessment by officers, advertising and potential representation, and reports to Council.

Whilst regard will inevitably be given to the aspirational outcome of the whole hospital proposal, there can be no certainty that all three stages will be completed. Thus, each application will have to be assessed, on its merits, as a stand-alone development.

The timing of the applications is the decision of the proponents who would reasonably have been aware, for a substantial time, that a scheme amendment is required for the development at 217-219 Wellington Street and that stages 2 and 3 cannot be linked into a single application without that amendment.

Notably the amendment to allow hospital services at the Hub site was undertaken in 2022 and the same amendment for the 213-215 Wellington Street site was undertaken in 2023.

The proponents urge the requested fee waiver as representing “*a strong and actionable step beyond an intent of support to improve the health of ratepayers and the wider community.*” Whilst there is no argument against the community benefit of the proposed hospital, both to the Launceston ratepayers and the region, it is ultimately a commercial venture driven by private equity.

Council has consistently demonstrated its support for major developments, particularly those with a clear community benefit, through proactively working with proponents, existing fee capping, strategic reports such as massing and parking studies, and flexibility in a long-term approach to resolution of issues such as parking shortages.

As noted in a similar request previously, Council must also have regard to the potential setting of an undesirable precedent that may raise an expectation of future fee reductions, which in turn increases assessment costs to Council and reduce certainty and transparency in the community.

The waiving of \$47,460 in application fees, which equates to 0.027% of the project cost, is not recommended.

RISK IMPLICATIONS:

There is concern that the waiving of fees for the multiple applications may set a precedent that encourages the splitting of Development Applications for future large-scale developments.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Whilst the economic and social impact of the proposed Launceston Private Hospital may be significant, the waiving or otherwise of what amounts to 0.027% of the projected cost of the development can have only marginal impact upon the viability of the proposal.

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:

4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

This information is contained within the report.

DISCLOSURE OF INTERESTS:

The General Manager has no interest to declare in this matter.

ATTACHMENTS:

1. 10-16 Wellington Street - Request to Waive Planning Permit Fees - Request for Fee Dispensation [17.1.1 - 3 pages]

18. CREATIVE ARTS AND CULTURAL SERVICES NETWORK

No items have been identified as part of this Agenda

19. INFRASTRUCTURE AND ASSETS NETWORK

19.1. Albert Hall Project Update and Booking Arrangements

FILE NO: SF6109, SF0367

AUTHOR: Debbie Pickett (Personal Assistant Infrastructure and Assets Network)

APPROVER: Shane Eberhardt (General Manager Infrastructure and Assets Network)

DECISION STATEMENT:

To consider booking and initial management arrangements for Albert Hall.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council - 4 May 2023 - Agenda Item Number 15.1 - Albert Hall Renewal Project

Workshop - 30 March 2023 - Albert Hall

Workshop - 2 February 2023 - Albert Hall Update

RECOMMENDATION:

That Council:

1. note the progress update for the Albert Hall project included in the report;
 2. pursuant to section 205 of the *Local Government Act 1993 (Tas)*, sets the fees as detailed in ECM Doc Set ID 5108860 which is Attachment 1 to this agenda item, for the financial year ending 30 June 2025;
 3. authorise the Chief Executive Officer to enter into a contract with Theatre North, if required, to provide a booking service from October 2024 until an operational contract is negotiated and executed.
-

REPORT:

The Albert Hall project is a Launceston City Deal project with Federal funding of \$10m received from the Department of Infrastructure, Transport, Regional Development and Communications. An additional \$1m was sourced from the Local Roads and Community Infrastructure Program. The City of Launceston is contributing approximately \$6.295m of its own funds.

In conjunction with the Australian Government, the funding was agreed to be used to establish a cultural destination for the communities of Northern Tasmania and to increase tourism to the region. This is the agreed basis of the grant deed. To provide a greater understanding of how the above statement is achieved, the Council agreed on a number of project objectives which were driven from engagement with stakeholders:

1. enhance the users' experience of the Albert Hall;
2. increase flexibility of the various spaces within the Albert Hall to allow more use (not to compete with other viable events spaces around Launceston);
3. retain the heritage significance of the Albert Hall; and
4. create a more sustainable asset for the City of Launceston and our community.

A contract was awarded in November 2023 to Shape Australia Pty Ltd who took possession of the Albert Hall site on 17 November 2023 with an estimated completion date of 27 March 2025. The construction completion date is still 27 March 2025.

The project is continuing to progress on time and budget.

Key achievements to date are:

- Slab strengthening to Level 1 concrete slabs completed.
- Concrete slabs to the Northern Foyer's ground level completed.
- Structural steel installation to the Northern Foyer commenced and is nearing completion (approx. 90% completed with only secondary structure to the façade remaining).
- Detailing of the façade cladding system is now complete, and with the Contractor for shop drawing and manufacture.
- Roofing works have commenced with the installation of safety wire and gutter supports.
- Mechanical service installation commenced with the installation of rigid ductwork.
- Demolition works in the George Bass Foyer (northern end of hall) completed.
- Budget pricing for Stage 2 works received.

Over the coming months we expect to see:

- Minor planning amendment for changes to the Northern Foyer façade to be submitted for approval.
- Roofing works to continue with the installation of roof sheeting.
- Mechanical services installation to continue.
- Internal services rough in to commence.
- Cladding works to the façade to commence.
- Glazing works to commence.
- Level 1 concrete slab to Meeting Room extension to be poured.
- Stage 2 scope of works to be reviewed and confirmed.

Following the completion of construction the new venue needs to be commissioned prior to use. The opening will be in May 2025 with the aim to commence acceptance of bookings from 1 October 2024. The opening date of the Albert Hall will be confirmed prior to 1 October 2024.

The operational management of the use of the Albert Hall is split into two components, operation of the café and management of the Hall and meeting spaces. The operation of the café is proposed to be by lease to an operator and is currently in an expression of interest process.

The Council is currently undertaking the design and planning for refurbishment of the Princess Theatre and Earl Street Theatre which will see the venue closed for 18 to 24 months from January 2026.

Albert Hall provides the opportunity to continue to support Theatre North and the theatre community as an alternative venue for some performances. Theatre North estimate that the Hall would provide a suitable venue for around half their annual content. On this basis it is proposed to negotiate interim Hall management arrangements with Theatre North. This also provides the Council time to understand how the Hall will be used and can be managed into the future. Although it will provide an important alternative venue for theatre it will be open for all functions and events.

Theatre North provide exceptional service in management of the Princess Theatre, working closely with Council officers and the theatre community. They have been able to provide a great balance between attracting for profit commercial shows while managing to provide accessible fees for community use.

It is proposed to develop an agreement with Theatre North for management of the Albert Hall with the intent of going to a public tender process at the completion of the agreement. It is intended that this agreement be brought to the Council for a formal decision in December 2024. However, in the interim we need to be able to start accepting bookings and marketing of the venue and it is therefore proposed to enter into a short-term contract with Theatre North to support this process while the management agreement is negotiated.

The management agreement will be structured as a contract for service rather than a lease given the many unknowns or risks of operating the refurbished Albert Hall. The agreement would exceed a contract value of \$250,000 for services which requires a public tender under the Local Government regulations unless regulation 27 applies. Relevantly, regulation 27(i) provides that a Council may avoid the requirement for a tender for:

- (i) a contract for goods or services, if the council resolves by absolute majority and states the reasons for the decision, being that a satisfactory result would not be achieved by inviting tenders because of –*
 - i. extenuating circumstances; or*
 - ii. the remoteness of the locality; or*
 - iii. the unavailability of competitive or reliable tenderers;*

Launceston is not a remote place so regulation 27(i)(ii) will not apply. Some venue management competitors are likely to exist, either in Launceston or able to relocate, such that 27(i)(iii) is also unlikely to apply.

To enter into a management agreement with Theatre North, the Council will be asked under regulation 27(i)(i) to determine that a public tender process will not occur due to extenuating circumstances.

The extenuating circumstances may include:

1. The timely redevelopment of the Princess Theatre can only be achieved with the surrender or suspension of the Theatre North lease.
2. The ending of the Theatre North lease will put it in a precarious financial position if it is not adequately compensated.
3. Engaging Theatre North to operate under a management agreement will reduce the subsidy that the Council makes in order to ensure Theatre North stays financially sustainable during the closure of the Princess Theatre.
4. If the Council does not offer Theatre North the Albert Hall management agreement, it will be required to pay a higher rate of compensation for the surrender of the lease / a grant to ensure financial viability, as well as pay an alternative operator at Albert Hall. These combined costs could well exceed the cost of engaging Theatre North as the operator.
5. Theatre North is a critical cultural institution and if it fails, a number of user groups will be without facilities, and more generally the community and the arts will be at significant detriment.
6. In the event that Theatre North has taken bookings for the period in which Council requires the Princess Theatre back, those events will need to be cancelled unless a suitable venue can be accommodated. Other than a refurbished Albert Hall, that may be difficult to achieve, particularly at a subsidised venue.

In consultation with Theatre North management, the fee structure has been developed to ensure that Theatre North can operate in a manner that strikes a balance between operational needs and financial sustainability, but also ensures sufficient activation of the Albert Hall upon its reopening. The fee structure is consistent with other areas of Council in terms of community/concessional vs commercial usage, with a discounted rate being offered for community/concessional users. The fee structure will be reviewed on an ongoing basis, and any proposed changes brought to Council for approval.

RISK IMPLICATIONS:

The Albert Hall has been underutilised for at least the last couple of decades for many reasons, however one of the contributing factors is considered to be the leasing/operational requirements. Given a key driver of the project is to increase utilisation, the interim arrangements proposed allow a flexible approach for Theatre North and the Council to work in partnership to achieve the best outcome.

Closure of the Princess Theatre for an extended period of time will have significant impact on the sustainability of Theatre North. This recommendation supports the theatre community and Theatre North during the works.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

As addressed in 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:

Initial estimates are \$12,000 for Theatre North to develop a hirer pack and around \$6,000 quarterly to support bookings. Given there are few operational and maintenance costs at the Hall currently this can be funded from the Albert Hall maintenance and operations budget.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Albert Hall Hiring Fees [**19.1.1** - 2 pages]
2. Attachment 1 - Theatre North Letter of Support - Proposed booking service agreement [**19.1.2** - 1 page]

20. ORGANISATIONAL SERVICES NETWORK

20.1. Fees and Charges 2024/2025

FILE NO: SF2968

AUTHOR: Nathan Williams (Chief Financial Officer)

APPROVER: Chelsea van Riet (General Manager Community and Place)

DECISION STATEMENT:

To consider amendments to the adopted 2024/2025 Fees and Charges.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council - 4 April 2024 - Agenda Item 15.3 - Fees and Charges 2024/2025

RECOMMENDATION:

That Council, pursuant to section 2015 of the *Local Government Act 1993 (Tas)*, approves the below fees which will change the previously adopted Fees and Charges for 2024/2025 as listed below:

Line No.	Fee Name	GST Status	2024/2025 Fee
	COMMUNITY AND PLACE		
	Car Parks		
New	Paterson Street East Overnight Parking Fee	Taxable	\$2.00
New	Paterson Street West Overnight Parking Fee	Taxable	\$2.00
New	Multi Story Carpark After Hours Let Out Fee	Taxable	\$50.00
	COMMUNITY AND PLACE		
	Launceston Aquatic		
332	Complete Health and Fitness Single Visit	Taxable	\$21.65
409	Complete Health & Fitness 10 Visit Pass	Taxable	\$194.85
410	Complete Health & Fitness 10 Visit Pass Concession	Taxable	\$155.70

REPORT:

The recommended changes to the adopted schedule of fees and charges have been identified by the Council's Officers and require the approval of Council.

Parking Department:

Overnight parking fees were excluded from the previously adopted 2024/2025 Fees and Charges due to administrative error.

The \$50 let out fee is a cost recovery function that allows for payment to be made directly to Council at the normal point of exit payment machine. The after hour let out service is provided by a contracted security company, who then on-charge to Council.

Launceston Aquatic

Adopted fees and charges changes for;

- Complete Health & Fitness Single Visit (line 332) - Rounded to the nearest \$0.05 to allow correct cash payments.
- Complete Health & Fitness 10 Visit Pass and Complete Health & Fitness 10 Visit Pass Concession (Line 409 & 410) - Updated to reflect the change to the single visit amount.

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.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

The change to the overall revenue received are minor and do not warrant a budget amendment.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

20.2. Consultation on Draft Amendments to the Local Government (General) Regulations 2015 and Draft Local Government Code of Conduct Order

FILE NO: SF0291

AUTHOR: Leanne Purchase (Manager Governance)

APPROVER: Louise Foster (General Manager Organisational Services Network)

DECISION STATEMENT:

To consider amendments to the *Local Government (General) Regulations 2015* and a new *Local Government (Code of Conduct) Order*.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. notes the correspondence from the Hon. Nic Street MP, Minister for Local Government, which explains proposed amendments to the *Local Government (General) Regulations 2015* and a new *Local Government (Code of Conduct) Order* (attachment 1 – Doc Set ID 5110739); and
 2. requests the Chief Executive Officer provides feedback by email to the Office of Local Government indicating the City of Launceston's support for the proposed amendments.
-

REPORT:

Background

On 1 August 2022, the Tasmanian Government released a draft *Local Government Amendment (Code of Conduct) Bill 2022* and a draft of the prescribed information to be included in every Council's dispute resolution policy. Public consultation closed on 5 September 2022. A summary of the Tasmanian Government response to public feedback on the draft Bill is included as attachment 1.

A final Bill was introduced into Parliament on 10 November 2022 and received Royal Assent on 29 September 2023.

Concurrently, the Tasmanian Government commenced a review of the *Local Government (General) Regulations 2015* and the *Local Government (Model Code of Conduct) Order 2016*, as supporting instruments to the Bill. As explained in attachment 2, draft amendments to the *Local Government (General) Regulations 2015* and a new draft *Local Government (Code of Conduct) Order* are outputs from that review.

Feedback on the draft documents is invited and may be provided by 23 August 2023. (The City of Launceston sought and received an extension of time to the published closing date of 20 August 2023 to allow for Council's consideration of this matter.)

Draft Local Government (General) Regulations 2015

The changes proposed to be made to the Regulations are explained in some detail in attachment 2 and are in keeping with the Tasmanian Government response to public feedback on the draft Bill. In practice, if the changes are adopted, Council will be required to adopt a dispute resolution policy that addresses nominated principles. Annual reporting will be required. This is like the Council's existing obligations in relation to a Customer Service Charter.

The proposed amendments are included in the consultation draft of the *Local Government (General) Amendment Regulations 2024*, included as attachment 3.

Draft Local Government (Code of Conduct) Order

The content of this new Order is explained in some detail in attachment 2. This order will replace the *Local Government (Model Code of Conduct) Order 2016*, providing for a statewide Code of Conduct instead of a locally adopted version. In practice, this means that the Council will no longer have to adopt a model code. The Council will no longer be able to make changes to the Code of Conduct.

A consultation draft of the new Order is included as attachment 4.

Both documents are in keeping with the outcomes from public consultation on the draft *Local Government Amendment (Code of Conduct) Bill 2022* and are required to give effect to that legislation. It is recommended that the Council supports the amendments.

RISK IMPLICATIONS:

The work undertaken by the Tasmanian Government to review and refine the Code of Conduct form part of broader efforts to respond to work health and safety needs in the local government sector.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

As noted in attachment 1, the Tasmanian Government seeks to collaborate with the local government sector to *ensure our system of local government is well-placed to meet the needs of Tasmania's local communities now and into the future.*

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:

It is reasonable to expect that a locally managed dispute resolution policy and its associated processes will have some budgetary implications for the Council in terms of third party support in, for example, mediation or investigations. These costs are currently unknown.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Summary of Tasmanian Government response to public feedback on the draft Bill [20.2.1 - 7 pages]
2. Letter - Mr Sam Johnson - Launceston City Council - From the Minister for Local Government [20.2.2 - 3 pages]
3. Local- Government- General- Amendment- Regulations-2024-consultation-draft [20.2.3 - 9 pages]
4. Local- Government- Code-of- Conduct- Order-2024- Consultation- Draft [20.2.4 - 14 pages]

20.3. Local Government Association of Tasmania - Voting Directions for General Meeting 4 September 2024

FILE NO: SF2218, SF2217

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Louise Foster (General Manager Organisational Services Network)

DECISION STATEMENT:

To consider voting directions to be provided to the City of Launceston's delegate at the Local Government Association of Tasmania's 2024 General Meeting to be held on 4 September 2024.

RECOMMENDATION:

That Council in respect of the Local Government Association of Tasmania's General Meeting to be held on 4 September 2024, directs its delegate to vote as follows for the matters listed below:

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
1.1	5	Confirmation of Minutes <i>That the Minutes of the meeting held on 26 July 2024, as circulated, be confirmed.</i>	LGAT	Confirm
1.2	5	Business Arising <i>That Members note the information. (Attachment 1.2 can be found on page 45)</i>	LGAT	Note
1.3	6	Confirmation of Agenda <i>That consideration be given to the Agenda items and the order of business.</i>	LGAT	Confirm
1.4	6	Follow Up of Motions <i>That Members note the following report. (Attachment 1.4 can be found on page 46)</i>	LGAT	Note
1.5	6	President's Report <i>That Members note the report on the President's activity from 3 July 2024 to 5 August 2024.</i>	LGAT	Note
1.6	7	Chief Executive Officer's Report	LGAT	Note

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
		<i>That the Meeting note the report on the CEO's activity 29 September 2023 to 23 February 2024.</i>		
1.7	9	Annual Plan Update <i>That Members note the report against the Annual Plan.</i>	LGAT	Note
1.8	12	Council Round Ups <i>That Members note that City of Hobart will provide a round up.</i>	LGAT	Note
2.1	12	Motion - Psychosocial Safety Insurance for Elected Members <i>That LGAT:</i> <i>1. Lobby the State Government as a priority, to introduce legislation that mandates the need to have workers' compensation insurance (or equivalent) made available to councillors, to support recent legislative changes regarding psychosocial safety; and</i> <i>2. The State Government work with the insurance industry to introduce the insurance framework as a priority.</i>	Burnie City Council	Officer Comments: Supported, although it would seem appropriate to consider the application of workers' compensation insurance generally rather than specifically in relation to psychosocial safety. We note that by extension, changes to the legislation to accommodate this request would likely require Councils to meet other obligations around, for example, return to work, which would necessitate complementary changes to the <i>Local Government Act 1993 (Tas)</i> .
2.2	14	Motion - Working with Vulnerable People Card – Eligibility criteria for Councillor Nominees <i>That LGAT request the State Government legislate, that eligibility for nomination as Councillor requires a person to hold a Working with Vulnerable People Card.</i>	Devonport City Council	Officer Comments: Supported In 2022, Council wrote to the Local Government Office requesting that the Tasmanian Government reviews the eligibility criteria for Councillors to include a requirement for a mandatory police check, provision of criminal history and Working With Vulnerable People registration. This position was restated earlier in 2024 following a question

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
				<p>asking during public question time at a Council Meeting.</p> <p>We note the Tasmanian Government response to this notice of motion from Devonport City Council and acknowledge the shortcomings of the current Working With Vulnerable People legislative framework. However, given the desire and obligation that Council has to be a safe place for children and youth, any advocacy for legislative change is welcome.</p> <p>We also note the Tasmanian Government's statements on page 15 of the agenda papers that the <i>Local Government Act 1993 (Tas) prevents people with criminal convictions to stand for elected office in local government, and that Councils have within their existing authority the ability to impose additional eligibility criteria on councillor nominees.</i> We would welcome further information on both these points, as neither is supported by our reading of the <i>Local Government Act 1993 (Tas).</i></p>
2.3	16	<p>Motion – Amendment of Local Government Act 1993, Schedule 5 Councillor Allowances</p> <p><i>1. That LGAT calls on the Tasmanian Government to amend Schedule 5 of the Local Government Act 1993, mandating the</i></p>	George Town Council	<p>Officer Comments: Not supported. Regulation 43(c) of the <i>Local Government (General) Regulations 2015</i> makes provision for the reimbursement of reasonable expenses in relation to the care of any</p>

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
		<p><i>requirement for councils to have a provision for reimbursement of costs associated with the care of a dependent/s incurred while a councillor is undertaking their duties; and 2. Calling on the Tasmanian Government to draft a model clause for use by councils in allowance policies for the reimbursement of costs for care, to ensure consistent approaches across the sector and to encourage greater diversity in candidates considering becoming elected representatives.</i></p>		<p>person who is dependent on a councillor.</p>
2.4	19	<p>Motion – Substantial Commencement of Work <i>That LGAT engages in dialogue with the State Planning Office to seek legislative amendment to permit individual councils to define ‘substantial commencement of work’ in the context of local Planning Permit Approvals.</i></p>	Circular Head	<p>Officer Comments: Conditional support</p> <p>The principle of clarifying the term 'substantial commencement of work' is supported, however we would prefer LGAT consult with the State Planning Office to develop a statewide approach to assessing 'substantial commencement of work'. This is preferable as it would avoid inconsistent interpretation across different Council areas.</p>
2.5	23	<p>Motion - Legislative Reform to Effectively Manage the Environmental and Economic Risks Posed by Wild and Nuisance Pigs <i>That the Local Government Association of Tasmania lobby the Tasmanian State</i></p>	Central Coast Council	<p>Officer Comments: As this is not a matter on which City of Launceston Officers can comment, it is recommended that our delegate listen to the discussion/debate and vote as thought appropriate at the meeting.</p>

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
		<i>Government for legislative reform to enable state and local government to manage and control the environmental and economic risks posed by wild and nuisance pigs more effectively.</i>		
3.1	27	Safeguarding Children <i>That Members note the update and member discussion on safeguarding children and child safe organisations.</i>	LGAT	Officer Comments: Note
4.1	31	Procurement Update <i>That members note the following update on procurement support for councils.</i>	LGAT	Note
4.2	32	Planning Update <i>That Members note the update on planning policy matters.</i>	LGAT	Note
4.3	33	LGAT Housing Position Statement <i>That Members note the LGAT Housing Position Statement.</i>	LGAT	Note
4.4	34	Emergency Management and Recovery Update <i>That Members note the update on emergency management and recovery.</i>	LGAT	Note
4.5	35	Climate Change <i>That Members note the update on climate change activities.</i>	LGAT	Note
4.6	36	Regional towns CCTV Project <i>That Members note the update on the Regional Towns CCTV project.</i>	LGAT	Note
4.7	37	Open Spaces Grants Program Update <i>That Members note the update on the Open Spaces Grants Program.</i>	LGAT	Note

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
4.8	38	Events and Professional Development overview <i>That Members note the report on events and professional development.</i>	LGAT	Note
4.9	40	Policy update <i>That Members note the update on various policy matters.</i>	LGAT	Note

REPORT:

The Local Government Association of Tasmania is the peak body for local government in Tasmania. The Local Government Association of Tasmania’s 2024 next General Meeting will be held in Hobart on 4 September 2024.

The City of Launceston will be represented by Mayor Councillor Matthew Garwood.

An outline of matters requiring decisions at both meetings, with a recommended voting direction for consideration by the Council, is included in this report’s Recommendation. On the day of the meeting, Mayor Councillor Garwood will have the Council’s determination in respect of this report to hand, so that City of Launceston votes will be directed in the manner determined by the Council.

Relevant agenda papers are included as attachment 1.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

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Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Provision for attendance at Local Government Association of Tasmania meetings is a budgeted item.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. 4 September 2024 General Meeting Agenda and Attachments [20.3.1 - 96 pages]

21. CHIEF EXECUTIVE OFFICER NETWORK

No items have been identified as part of this Agenda

22. LATE ITEMS

23. CLOSED COUNCIL

No Closed Items have been identified as part of this Agenda

24. MEETING CLOSURE

25. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 5 September 2024 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.