



City of
LAUNCESTON

COUNCIL AGENDA

COUNCIL MEETING
THURSDAY 13 FEBRUARY 2025
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: 13 February 2025

Time: 1:00 pm

Certificate of Qualified Advice

Background

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

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

Certification

I certify that:

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



Sam Johnson OAM
Chief Executive Officer

VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

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

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

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

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

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

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<https://www.launceston.tas.gov.au/Council-Region/Legislation-and-Policy/Policy>

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

When attending the Council Meeting, you will be asked if you wish to comment on an item 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 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 23 January 2025 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

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

5.1. Council Workshops 30 January 2025 and 6 February 2025

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. Workshop conducted on 30 January 2025:

St Leonards and Waverley Neighbourhood Plan - Project Update

Councillors received an update from the project team on the St Leonards and Waverley Neighbourhood Plan project.

Council Committees and Membership

Councillors discussed the future of Council Committees following the completion of the Committee Review Project.

Vehicular Access (Driveway) Policy and Guidelines

Councillors received a briefing on the Draft Vehicular Access (Driveway) Policy and Guidelines.

Planning Delegations Review

Councillors participated in a review of the Planning Delegations to ensure that the delegations are fit for purpose and are contemporary with best practice.

CARP (Corporate Application Replacement Program) Update

Councillors were be provided with an update on CARP (Corporate Application Replacement Project).

Future of Local Government Review - Priority Reform Program 2024-2026

Councillors provided feedback via an online Workshop to the Office of Local Government on the discussion paper, '*Targeted Amendments to the Local Government Act 1993*', which proposes a number of legislative changes to support the delivery of the Local Government Priority Reform Program 2024-2026.

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

2. Workshop conducted on 6 February 2025:

Elected Member Professional Training

Councillors participated in the following Professional Training:

- Roles and responsibilities and Code of Conduct
- Council meetings and meeting procedures

In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, 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: 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.
3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Chief Executive Officer 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 - Jim Dickenson - Albert Hall - 26 January 2025

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 29 January 2025 by Jim Dickenson has been answered by Liam Seymour (Senior Leader Building Assets and Investigations).

Questions:

1. Further to Public Questions on Notice 8.1.6. Council Meeting Agenda 23 January 2025:
 - a) Does the Shape contract include associated site works and landscaping?
 - b) Is work underway in the Hall to improve and upgrade the facilities as outlined in the Infrastructure and Assets Network report of 3 May 2023?
 - c) Please advise current progress of these works and expected completion date.
 - d) Putting aside for the moment the extension of time request for the Shape contract that is under review, what is the expected overall project completion date?
 - e) Have stakeholders been advised?

Response:

Some of these works were originally intended to be completed directly by City of Launceston following completion of the Shape contract. Officers are now reviewing how to best carry out these works given a number of factors have changed since project commencement.

The works are currently in the planning phase and are being considered for appropriateness in line with Theatre North's requirements, as they are now known to be the operators of the facility. Once the scope is finalised by officers, Council will be briefed.

Council and Theatre North are working closely together throughout this process and have communication channels with other stakeholders. Once Shape completes their works and exit the site there will be a commissioning period. At this stage officers are yet to establish an official opening date this year but expect to be in a position to advise in the near future.

ATTACHMENTS:

1. Public Question on Notice - Jim Dickenson - Albert Hall Renewal Project - 26 January 2025 Redacted [8.1.1.1 - 1 page]

8.1.2. Public Questions on Notice - Jessica Hoyle - Council Support for Families Suffering from Drug Addiction - 23 January 2025

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 23 January 2025 by Jessica Hoyle, have been answered by Leanne Purchase (Acting Executive Leader Connections and Liveability).

Questions:

1. What is Launceston City Council doing about drug addiction and the drug issue in our time?

Response:

Council does not directly provide services in respect of treatment for drug addiction or support for affected families.

2. What is Launceston City Council doing to support enforced rehabilitation and the effects on families?

Response:

Council officers frequently work with the some of the consequences of drug addiction, responding to property damage, anti-social behaviour, drug-use related litter, and perceptions of safety within the community.

3. We need to be stronger on crime to ensure help for families. Drugs destroy families?

Response:

Council Officers would be pleased to meet with Jessica Hoyle to understand any action it would be reasonable for Council to undertake in the context of the services provided by, and the community service organisations funded by, the Tasmanian Government.

ATTACHMENTS:

Nil

8.1.3. Public Questions on Notice - Mikaela Lee - Public Disclosures, Alleged Misconduct, and Accountability - 23 January 2025

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 23 January 2025 by Mikaela Lee, have been answered by Leanne Purchase (Acting Executive Leader Connections and Liveability).

Questions:

1. Given the recent public disclosures regarding Council fund use and alleged misconduct within council backed community organisations, what process is employed to assure all organisations being endorsed/sponsored are upholding their duty of care to community?

Response:

For event sponsorship and community grants, entities that apply for funding are usually required to have risk assessments and waste management plans in place and maintain an appropriate level of public liability cover. Funding agreements also include a provision for the Council to insist on other reasonable requirements. While this provision is not usually exercised it could, for example, include relevant qualifications or Registration to Work with Vulnerable People if the entity was engaged in a regulated activity.

2. If a community member has concerns re: misconduct and/or a harmful environment within a community organisation that is supported, what options exist for informing Council/requesting re-assessment of support?

Response:

A conversation with a Council Officer is often the best place to start, so any escalation or referrals can be appropriately directed, for example through statutory reporting channels or internal complaint handling processes.

3. What accountability does council hold toward volunteer based community organisations who ultimately represent the City of Launceston should they be found to be maintaining an unsafe environment (e.g. harmful interactions reported and organisation does not uphold positive duty to prevent further occurrences)?

Response:

Depending on the source of the funding, a portion of the grant or sponsorship may be withheld until after a successful event. In extenuating circumstances, Council may consider a complete withdrawal of support. Our current approach and processes do not contemplate all scenarios and while they are regularly reviewed to reflect contemporary standards and expectations, it is often the case that matters are dealt with on a case by case basis.

ATTACHMENTS:

Nil

**8.1.4. Public Questions on Notice - Robin Smith - Abuse of Parking Officers,
Blockie Route - 23 January 2025**

FILE NO: SF638

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 23 January 2025 by Robin Smith, have been answered by Erica Deegan (Senior Leader infrastructure and Engineering) and Lee Simmons (Team Leader Parking).

Questions:

1. As City Heart Stage 2 (City Heart Place Plan endorsed 31 October 2024), places such emphasis on challenging 'blockies' as a reason for converting one-way streets to two-way, at the Annual General Meeting, Councillor Harris (Special Council Committee Member - Launceston City Heart Reference Group) maintained the 'blockie route' as comprising Paterson, George, York and Charles Streets, (being 1.1km) whereas I consider it to include York Street to Bathurst Street, along Bathurst Street and back along Brisbane Street to Charles Street, (a total of 1.9km). Where addressing the blockie route, what streets does council's City Heart project consider the 'blockie' route to include?

Response:

The City Heart Place Plan outlines the intention to progress with implementation of the conversion of multiple one-way streets to two-way streets as noted within Section 5.3 of the document. There is no specific reference to the blockie route, and Council has not formally designated a blockie route.

2. As several recent Council Parking Officer reports appearing on agenda items relating to parking enhancements make references to the challenges to the safety of the Parking Officers, could Council provide a report on reports made by parking officers of abuse, insults, threats to person, physical harm and any outcomes for say, the last few years?

Response:

The City of Launceston's Parking Officers play a critical role in ensuring the city's parking infrastructure operates effectively. Their work is essential in maintaining clear access to loading zones and truck zones for deliveries, keeping bus zones unobstructed, and ensuring fair access to public parking spaces.

Despite the necessity of this role, officers are frequently subjected to verbal abuse, threats, and physical aggression. Alarmingly, much of this abuse is not linked to compliance-related interactions but is random and unprovoked, including passers-by yelling insults, individuals in moving vehicles hurling abuse, and targeted acts of harassment.

Incidents of Abuse and Violence

In the last 12 months, 127 incidents of threats, abuse and aggression towards Parking Officers have been reported across multiple locations, with the highest frequency occurring in the Central Business District (CBD). Not all incidents of threats and abuse are reported and realistically these figures are conservative. City of Launceston is working on addressing barriers to reporting of incidents by adopting more intuitive and easily accessed reporting tools.

Breakdown of Reported Incidents by Location

- CBD – 65 incidents
- Phone/Remote Interactions – 4 incidents
- Communication Room – 5 incidents
- Outskirts Vehicle Patrol – 18 incidents
- North Zones of Launceston – 9 incidents
- South Zones of Launceston – 7 incidents
- Car Parks - 16 incidents
- Other Locations - 3 incidents

Nature of Abuse

Reports detail a consistent pattern of hostility, including:

- *Verbal harassment – Officers are frequently subjected to shouted insults, personal attacks, and degrading remarks, often from random passers-by or individuals in moving vehicles with no direct engagement.*
- *Threats of violence – Officers have faced menacing behaviour, explicit threats of physical harm, death threats and acts of intimidation.*
- *Physical assaults – Officers have been pushed, struck, had objects thrown at them, threatened with concealed weapons and had drivers veer toward them with their vehicle.*
- *Damage to Council property – Incidents include vandalism and deliberate damage to patrol vehicles as an act of retaliation or intimidation.*

Response and Mitigation Measures

The City of Launceston is committed to protecting its officers and treats all incidents of abuse with the highest priority. Actions taken include:

- *Referral to Tasmania Police – Assaults, threats, and property damage are formally reported and investigated.*
- *Operational adjustments – Where officers face repeated, high-risk hostility, deployment strategies are adjusted to reduce unnecessary exposure to volatile locations.*
- *Officer welfare and support – All reported incidents result in immediate welfare checks, and officers are offered counselling through the Employee Assistance Provider, Newport and Wildman.*

Expectation of Public Conduct

Parking Officers provide a critical service that supports the functionality of the city's transport and business operations. The consistent hostility directed at them is completely unacceptable.

The City of Launceston expects all members of the public to conduct themselves with decency and respect. No individual should be subjected to ongoing abuse, intimidation, or physical violence for simply performing their duties.

ATTACHMENTS:

Nil

8.1.5. Public Questions on Notice - Robin Smith - Parking Matters including Parking Operations, Christmas Arrangements - 31 January 2025

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 31 January 2025 by Robin Smith, has been answered by Lee Simmons (Team Leader Parking).

Questions:

1. Regarding: Questions on Notice - Parking Matters - General Council Meeting 13th February 2025

Parking Operations - Public Holiday and Boxing Day - 2025 Onwards

Arising from City of Launceston Council Meeting Agenda Thursday 23 January 2025 item 15.1., Notice of Motion - Councillor T G Walker - Provision of Multi-storey Parking in the CBD on Boxing Day, I note these officer comments:

- 'There are however multiple considerations regarding public safety due [to]...'*
1. *'...the traffic flow limiting design of our car parks, ...'*
 2. *'...the outdated incumbent infrastructure in the car parks...'*
 3. *'...the need to officially classify the Parking Team as essential workers.'*

Irrespective of the awaited report findings, do I read it that these three aspects contained in the officer comments were written in response to anticipated public safety aspects that may arise in the carparks (multi-deck Paterson Street East and West and Elizabeth Street) on future Boxing Days [and public holidays] only were they to be operated uniquely with both

- I. vehicle entry and exit boom gates held permanently in the open position, and
- II. completely free of charge?

Free Christmas Shopping Initiative - 2024

- Would you indicate the amount of revenue that was likely forgone during council's free parking initiatives of the 14th, 15th, 21st and 22 December 2024?
- What hours did they operate?
- How many officer hours were employed to operate those carparks on those days?
- Were any of the three numbered public safety items listed above noted as a particular a challenge to operations?

Boxing Day 2024

- What consideration was given to parking operations on 26 December 2024 (Boxing Day)?
- If so, were any of the three numbered public safety items listed above raised in any consideration as being likely to cause a particular challenge during either
 - I. free of charge, or
 - II. revenue operations with the vehicle control boom gate in full use?

Boxing Day 2023

Of the council's multi-deck parking structures that operated on 26th December 2023:

- Which carparks did council operate?
- How much parking revenue was generated?
- What hours did they operate?
- How many officer hours were employed to operate those carparks on that day?
- Were any of the three numbered items above found to have caused any challenge to full revenue operations with boom gates in full operation on this day please?

Response:

Parking Operations - Public Holiday and Boxing Day - 2025 Onwards

Interpretation of Officer Comments Regarding Public Safety Considerations

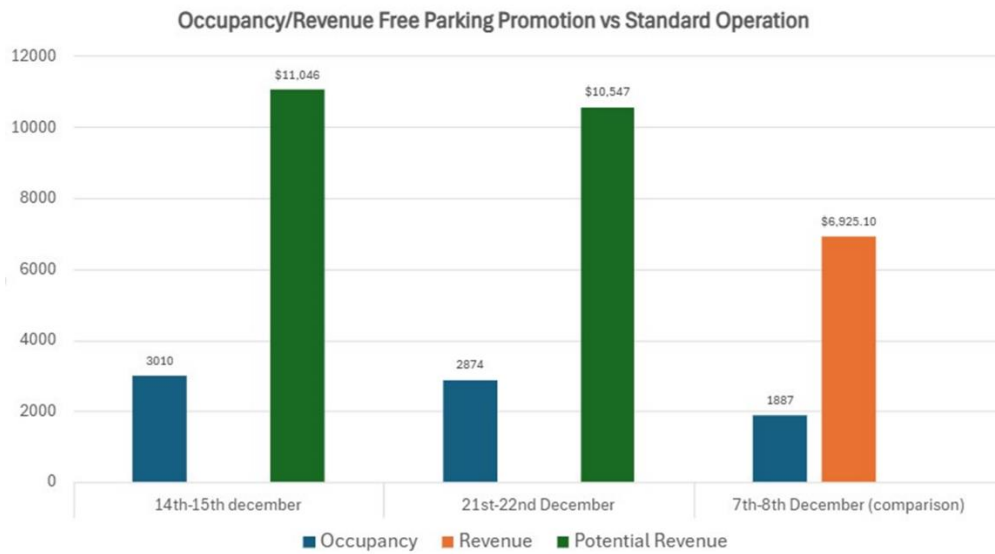
The three public safety considerations were raised specifically in relation to the free parking promotion due to the anticipated increase in occupancy during this period. These concerns were in regard to operating the car parks as open passage with the boom gates held open and completely free of charge.

Boxing Day, being a public holiday, would not have operated in this manner. Boom gates would have functioned as normal, and standard payment processes would have remained in place.

Free Christmas Shopping Initiative - 2024

Revenue Forgone During Free Parking Initiatives (14, 15, 21, and 22 December 2024)

The occupancy rates during the Free Parking Promotion were higher than a standard weekend. When using the 7 - 8 December which is the weekend directly preceding the implementation of the Free Parking Promotion and dividing total revenue by total occupation to generate an average revenue per capita and extrapolating this against the occupation numbers of the Free Parking Promotion, the total forgone revenue would potentially be \$21,593 if the car parks were operating as per normal operation. The fact that they were operating free of charge would have influenced these figures.



Hours of Operation

All three car parks operated as per their normal hours of operation during the free parking initiative.

Officer Hours Employed During Free Parking Initiative

A total of 144 officer hours were employed to operate the car parks during the free parking initiative.

Challenges Posed by Public Safety Considerations

The three public safety considerations were noted as particular challenges to operations during the free parking initiative.

Boxing Day 2024

Consideration Given to Parking Operations on Boxing Day 26 December 2024

The decision was made not to operate the three multi-storey car parks on Boxing Day 2024 due to a technical issue arising with our after-hours service provider. While the system was operational, several technological communication issues required addressing before it could function independently without oversight. As a result, the car parks remained closed on Boxing Day.

Public Safety Considerations for Boxing Day Operations

Yes, public safety considerations factored in the decision regarding Boxing Day operations. One of the contingencies considered was to operate the car parks as free open passage to mitigate the public disruption of having the car parks closed due to the technical difficulties. However, due to the concern of unmitigated access leading to over-filling the decision was made to not open the car parks.

Boxing Day 2023

Car Parks Operated on 26 December 2023

The following multi-storey car parks were operated by the Council:

- *Paterson Street East*
- *Paterson Street West*

Revenue Generated on Boxing Day 2023

*Revenue generated on Boxing Day 2023 from all operating car parks totalled:
\$5264.90.*

Hours of Operation on Boxing Day 2023

The car parks operated during their normal hours of operation.

Officer Hours Employed on Boxing Day 2023

*On Boxing Day 2023, the car park was operated by our after-hours service provider.
No officers worked on Boxing Day 2023.*

Challenges Posed by Public Safety Considerations on Boxing Day 2023

The car parks were operated as per normal operation by our after-hours service provider. None of these safety considerations were relevant to the operating situation on Boxing Day 2023.

ATTACHMENTS:

1. Public Questions on Notice - Robin Smith - Parking Matters - 31 January 2025
Redacted [8.1.5.1 - 2 pages]

8.1.6. Public Questions on Notice - Robin Smith - Active Travel, Brisbane Street Lighting, Complaints Held - CBD Blockie Driving - 5 February 2025

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 5 February 2025 by Robin Smith, have been answered by Steven Tanchik (Team Leader Transport).

Questions:

[Regarding Active Travel]

1. In the Annual General Meeting agenda of Thursday 12 December 2024 item 6.1. Notice of Motion - Robin Smith - Signage for Personal Mobility Devices - 3 December 2024, officers wrote:

It is also noted that we are also getting requests from members of the public around facilitating clear active transport corridors, to support both bicycle and the use of PMDs within the entire Launceston area, but specifically including the CBD.

1. Are PMD's allowed to be ridden in bicycle lanes on roads in the Launceston area?
2. Does council consider PMD's (e-scooters - (powered micromobility devices)) to be classified as 'Active Transport' in any way, including for say, government funding application purposes?
3. Does council have any plans to install bicycle storage areas (painted on-street holding area before traffic lights) or other markings in the city?

Response:

1. *PMDs (Personal Mobility Devices) are currently permitted for use on footpaths, shared paths, bicycle paths and local roads which have a speed limit of 50km/h or less, no dividing lines or median strip and no multiple lanes if a one-way road.*
2. *PMDs, while considered micromobility, do form an integral part of the active transport modality included with walking and cycling. The Tasmanian Government definition for Active Transport also refers to PMDs/micromobility being included. Micromobility and PMDs feature prominently within the City of Launceston Transport Strategy and facilitated the implementation of the initial PMD trial and adoption of Beam ride sharing within the Municipality.*
3. *Council currently has no plans or resources allocated for installing bicycle storage areas such as painted on-street markings. The City of Launceston has rolled out throughout the city a number of bike racks and currently offers bicycle cages within Paterson Street West and Paterson East Car Parks.*

[Regarding Brisbane Street Lighting]

Ordinarily, faulty streetlights are quickly fixed if reported on the TasNetworks streetlight fault map.

The 18 green streetlights in the Avenue along Brisbane Street (from the Brisbane Street Mall to George Street) have been successively failing over the last year or so with only three currently left in operation. Unfortunately, none of these poles appear to be listed on the TasNetworks map.

1. Are these separately owned and managed by council perhaps and if so, can they be repaired please?

Response:

The 18 green streetlights are City of Launceston Assets. Engineering investigations into the lighting failure have been initiated with the intent to return the assets to service as soon as possible.

[Regarding Complaints Held - CBD 'Blockie' Driving]

A CBD speed limit drop from 50 to 40 km/h does not seem to have actually made a noticeable difference to the 'ferocity' of late Friday and Saturday night 'blockie' driving. One of the baseline measures council officers quote in substantiating a position, is referring to the presence (or absence) of complaints on file.

1. As this phenomenon of repeatedly lapping the CBD in cars is so seminal in justifying the planned street modifications under City Heart Stage 2 - Place Plan, can I be given an idea of what council holds then, on complaints related to vehicles being driven on the 'blockie route', for say, the last two years please?

Response:

Customer Service has very limited records of anti-social hooning in the CBD as anti-social behavior is reported in most cases directly to Tasmania Police. City Heart Stage 2 intends to make streets more pedestrian and bike friendly through beautifying the streets and making them more attractive and people focused for all seasons day and night. This will inherently provide mechanisms to disincentivise anti-social behavior.

ATTACHMENTS:

1. Public Questions on Notice - Robin Smith - Active Travel, Brisbane Street Lighting, Complaints Held [8.1.6.1 - 1 page]

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 11 - Planning Authority.

11.1. DA0536/2024 228 Golconda Road, Lilydale - Food Services - Change of Use to Operate One Food Van at Lilydale Falls Reserve

FILE NO: DA0536/2024

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

In accordance with the Council's policy, the assessment of this development application was peer reviewed by Chloe Lyne as an independent consultant Town Planner as it relates to development on Council owned land.

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	City of Launceston
Property:	228 Golconda Road, Lilydale
Zoning:	Open Space
Receipt Date:	29/11/2024
Validity Date:	20/12/2024
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	13/02/2025
Representations:	1

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 31 October 2024 - Item 17.4 - Mobile Food Vendor Policy

RECOMMENDATION:

That Council:

1. 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 pursuant to Council, for DA0536/2024 Food Services - Change of use to operate one food van at Lilydale Falls Reserve at 228 Golconda Road, Lilydale 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 Senior Leader City Development unless modified by a condition of the Permit:

- a. Location Plan, Prepared by MB, Scale 1:4000 @ A3, Dated 27/11/2024.
- b. Site Plan, Prepared by MB, Scale 1:500 @ A3, Dated 27/11/2024.
- c. Covering letter.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

3. WASTEWATER COLLECTION AND DISPOSAL

Each food vehicle that operates on-site must have an inbuilt holding tank for the collection of wastewater. Collected wastewater is to be disposed of off-site to an appropriate sewage dump point.

4. NOISE AND ODOUR EMISSIONS - COMMERCIAL

The use must not cause unreasonable noise and odour emissions or interference to other uses. Effective precautions must be taken to avoid nuisance noise and odour emissions associated with the activity including food processing, cooking and service.

5. WASTE MATERIALS

All waste materials generated by the activity are to be disposed of at an approved waste disposal facility or reclaimed/recycled if possible.

6. LITTER MANAGEMENT

Measures must be implemented to control litter on the land and to prevent the escape of litter from the land.

7. VERMIN MANAGEMENT

Measures must be implemented to eradicate, prevent the harbourage of and actively discourage the presence of vermin on The Land to ensure that they do not present an unacceptable public health risk.

8. HOURS OF OPERATION

Unless otherwise approved in writing by the Senior Leader Health and Compliance, the activities on The Land must only be undertaken during the hours of 8am to 10pm.

The above operating hours do not apply to activities associated with a response to an incident that is causing or threatening environmental harm.

9. 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 DA0536/2024. 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.

E. Food Businesses

All food businesses must be registered with council in accordance with the Food Act 2003 prior to commencing. Food premises fit out must comply with the National Construction Code TAS Part I4 or any subsequent versions of this document.

REPORT:

1. THE PROPOSAL

The application seeks approval to use a 6m x 3m wide site for a mobile food van vendor to operate within the eastern half of the Lilydale Falls site. The 'site' incorporates space for a van plus a minimum width of 1.5m for serving.

It is anticipated that the use will operate between 8am and 10pm with an hour each side to set up and close down.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



Lilydale Falls Reserve at 228 Golconda Road, Lilydale (not to scale)

The site has an area of 18.17ha and is located on the eastern side of Golconda Road approximately 2km north of Lilydale township. The front portion of the site is grassed and used as a picnic and camping ground. It is undulating and well treed. A walking trail extends from the rear of this area to the falls.

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	The application was not referred to TasWater
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

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 8 January 2025 to 22 January 2025. There has been one representation received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received, which are attached to this report.

<p>Issue 1 Request that the hours of operation be reduced to 8pm rather than 10pm. As traffic is likely to increase the hours should be reduced to discourage unruly members of the community visiting the site after the tavern shuts. This would increase the likelihood of hooning and property damage.</p>
<p><i>Response 1</i> <i>The zone allows a use to operate until midnight where the site is not within 50m of the General Residential Zone, Inner Residential Zone or Low Density Residential Zone. The 10pm finish, which is a condition imposed by Council's Environmental Health Department, is requested consistent with the hours sought in the application.</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 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.

ENVIRONMENTAL 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 environmental impacts have been considered.

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 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 Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. Attachment One Planning Scheme Requirements DA0536 2024docx [11.1.1 - 6 pages]
2. Plans to Endorse [11.1.2 - 6 pages]
3. CONFIDENTIAL REDACTED - D A 0536 2024 representation [11.1.3 - 1 page]

11.2. DA0327/2024 - 298-308 Invermay Road, Mowbray - Food Services - Construction of Takeaway Food Premises with Associated Drive-Through, Parking, Landscaping and Signage

FILE NO: DA0327/2024

AUTHOR: Duncan Payton (Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Ratio Consultants Pty Ltd
Property:	298-308 Invermay Road, Mowbray
Zoning:	Urban Mixed Use
Receipt Date:	23/07/2024
Validity Date:	19/11/2024
Further Information Request:	15/08/2024
Further Information Received:	20/11/2024
Deemed Approval (extension granted):	17/02/2025
Representations:	14

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

DA0088/2023 - Demolition of existing building and subdivision to adjust the boundaries between two lots.

RECOMMENDATION:

That Council:

1. 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 DA0327/2024 - Food Services - Construction of a take-away food premises with associated drive-through, parking, landscaping and signage at 298-308 Invermay Road, Mowbray, 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 Albus & Co. Building Designers, Job no 8615, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A000, dated 29/11/2024
 - b. Feature and Level Survey, prepared by Cohen & Associates P/L, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision 1, page 1, dated 29/11/2024
 - c. 3D Views, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A020, dated 29/11/2024
 - d. Location Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A021, dated 29/11/2024
 - e. Overall Site Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision B, page A030, dated 12/11/2024
 - f. Proposed Site Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision C, page A031, dated 12/11/2024
 - g. Acoustic Fence Details, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A081, dated 29/11/2024
 - h. Proposed Floor Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A101, dated 29/11/2024
 - i. Roof Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision A, page A102, dated 12/11/2024
 - j. Elevations - South & West, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A201, dated 29/11/2024
 - k. Elevations - East & North, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A202, dated 29/11/2024
 - l. Finishes Schedule, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A205, dated 29/11/2024
 - m. Ancillary Signage Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision B, page A801, dated 12/11/2024
 - n. Signage Elevations - South & West, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A802, dated 29/11/2024
 - o. Signage Elevations - East & North, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A803, dated 29/11/2024
 - p. Signage Details, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A805, dated 29/11/2024
 - q. Signage Details, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A806,
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dated 29/11/2024

- r. Signage Details, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision -, page A807, dated 29/11/2024
- s. Blade Sign Location Plan, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision C, page B001, dated 29/12/11/2024
- t. Blade Sign Details, prepared by Albus & Co. Building Designers, project no. 24002, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision A, page B805, dated 24/09/2024
- u. Detailed Landscape Plan, prepared by Taylors, project no. 24680/LA, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision B, page L01, dated 16/05/2024
- v. Detailed Landscape Plan, prepared by Taylors, project no. 24680/LA, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision B, page L02, dated 16/05/2024
- w. Planning Submission, prepared by Ratio Consultants Pty Ltd, project no. 20511P, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, version 2, dated 23/07/2024
- x. Transport Impact Assessment Report, prepared by Ratio Consultants Pty Ltd, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, version F02, dated 25/09/2024
- y. Odour Assessment - Memorandum, prepared by ESD Consulting, project no. 24680/LA, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, dated 23/09/2024
- z. Acoustic Assessment Report, prepared by Clarity Acoustics, project no. RO1 24010, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision 1, dated 11/09/2024
- aa. Outdoor Lighting Assessment, prepared by TMK Consulting Engineers, project no. 2405189, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, dated 15/10/2024
- ab. Environmental Site Assessment - for Planning, prepared by ES&D, project no. 9149C, McDonald's Mowbray, 298-308 Invermay Road, Mowbray, revision Final v2, dated 15/05/2024
- ac. Preliminary Asbestos Assessment, prepared by ES&D, project no. 7012, 298-308 Invermay Road, Mowbray, revision Final, dated 25/05/2020

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Senior Leader City Development. Once approved, these amended plans will be endorsed and will then form part of the Permit. The amended plans must show:

- a. Elevation plan of the proposed northern boundary fence being 2.4m high and of solid metal with no gaps.
- b. Right of way in favour of lot 1 over that part of lot 2, (shown on the endorsed plans A030 and A031) to facilitate the widening of the crossover and swept paths for larger vehicles.

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. RIGHT OF WAY REQUIRED PRIOR TO COMMENCEMENT OF WORKS

Prior to the commencement of any works approved by this permit, the right of way, in favour of lot 1, required in condition 2 and the right of way, in favour of lot 2, as shown on endorsed plan A031 must be registered on the titles for lots 1 and 2 approved by DA0088/2023.

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA0224/00895-LCC dated 19/11/2024 and attached to the permit.

6. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior 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. 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.

8. 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 Executive Leader - Community Assets and Design 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.

9. 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.

10. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and Council policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

11. 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.

12. 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.

13. 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.

14. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Executive Leader - Community Assets and Design for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

15. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Executive Leader - Community Assets and Design.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
 - i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,
 - ii. The provision of a DN 100 connection to the lowest point of each lot,
 - iii. Provision of an overland flow path for flows up to a 100 year ARI storm event.
-

- b. Roads
 - i. Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
 - ii. Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps,
 - iii. Provision of a single vehicular crossing for each lot within the subdivision,
 - iv. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
 - v. all necessary line marking, signage and other traffic control devices.
- c. Public Open Space
 - i. All public open space lots must be landscaped, provided with works to restrict traffic, provided with a 25mm water connection, connecting footpaths and all necessary drainage.
- d. Electricity, Communications & Other Utilities
 - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority,
 - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority,
 - iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.
 - iv. Provision of reticulated gas network to service all lots and installed to the approval of the Responsible Authority.

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

- a. Construction requirements,
- b. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
- c. Construction Audit inspections,
- d. Practical Completion and after a 12 months defects liability period the Final Inspection & Hand-Over.

16. PRE-DEMOLITION ASBESTOS AUDIT

The developer must comply with the Preliminary Asbestos Assessment provided by Rod Cooper (Final 25/05/2020) for es&d environmental service & design and undertake all recommendations outlined in the Conclusion section of the report including the development of a pre-demolition asbestos audit compiled by a licensed asbestos assessor. The audit must be in line with Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document. Removal of asbestos identified must be removed before demolition commences.

A copy of the visual clearance certificate is to be provided to council upon completion.

17. EXTERIOR AND SECURITY LIGHTING

Exterior lighting and security lighting is to comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

18. NOISE EMISSION LIMITS

- a) Noise emissions from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:
 - i. 47 dB(A) between 7 am and 6 pm (day time); and
 - ii. 44 dB(A) between 6 pm and 10 pm (evening time); and
 - iii. 39 dB(A) between 10 pm and 7 am hours (night time).
- b) Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise levels by at least 5 dB(A).
- c) The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Senior Leader Health and Compliance.
- d) Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.
- e) All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.

19. 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.

20. WASTE MATERIALS

All waste materials generated by the activity are to be disposed of at an approved waste disposal facility or reclaimed/recycled if possible.

21. DEMOLITION

The developer must:

- a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b) not undertake any burning of waste materials or removed vegetation;
- c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document.

22. CONTAMINATED LAND

The developer must comply with the environmental site assessment (ESA) report prepared by Rod Cooper (May 2024) for es&d environmental service & design and complete all works required in the ESA report's recommendations.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council (and the Environmental Protection Authority if relevant) immediately upon discovery.

23. POTENTIAL SITE CONTAMINATION - LOW CONTAMINATION

Construction Environmental Management Plan (CEMP)

Notwithstanding the findings of the ESA, prior to the commencement of excavation, earthworks or construction, a construction environmental management plan (CEMP) demonstrating that the proposal does not adversely impact on health and the environment must be submitted to the satisfaction of the Senior Leader of Health and Compliance. The CEMP must address as a minimum:

- a) The management of environmental risk during construction;
- b) How the supervisor will check for odour or soil discolouration;
- c) How the work is to stop if contamination is detected;
- d) The type of protective clothing (disposable) to be used including dust masks (P2); gloves, eye protection etc.
- e) The method for stockpiling and sampling soil to determine disposal process; and
- f) How sediment and dust generation is to be monitored and mitigated.

24. POTENTIAL SITE CONTAMINATION - NEW INFORMATION

Any new information which comes to light during demolition or construction works that has the potential to alter previous conclusions about site contamination must be notified to Council (and the Environmental Protection Authority if relevant) immediately upon discovery. Works on site must immediately cease until the new information has been assessed. Works can only recommence:

- a) once the site has been assessed by a site contamination practitioner certified under the Environment Institute of Australia and New Zealand Inc's Certified Environmental Practitioners (Site Contamination) scheme; and
- b) in accordance with any additional recommended control measures as specified by the site contamination practitioner.

25. NOISE MITIGATION MEASURES

Prior to the use commencing the following noise mitigation measures must be implemented:

- a) An acoustically designed fence is to be located and constructed to the specifications of section 5.1 and 5.2 of the Clarity Acoustics Assessment Report (R01 24010 / 2 May 2024),
- b) Grates and speed humps designed and installed to the specifications of section 5.3 of the Clarity Acoustics Assessment Report (R01 24010 / 2 May 2024), and
- c) Mechanical plant provided to the site must comply with the sound power levels identified in the Clarity Acoustics Assessment Report (R01 24010 / 2 May 2024).
Ongoing mitigation measures to be implemented include:
- d) Refrigeration condensers associated with delivery vehicles must be switched off during deliveries (prior to entering site), and
- e) Deliveries to the site must be within the following times:
 - i. 7.00am to 9.00pm Monday to Saturday.
 - ii. 8:00am to 9.00pm Saturday and public holidays.

26. VAPOUR MONITORING

Monitoring for vapour intrusion from Trichloroethylene (TCE) must be undertaken annually for three (3) years by a suitably qualified environmental practitioner specialising in vapour intrusion, unless otherwise directed in writing by the Manager of Health and Compliance.

- a) Council must be notified within 24 hours if vapour intrusion occurs.
- b) Annual vapour records must be kept and made available to council upon request.

27. 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 DA0327/2024. 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.

E. Food Businesses

All food businesses must be registered with council in accordance with the Food Act 2003 prior to commencing. Food premises fit out must comply with the National Construction Code TAS Part H102.0 or any subsequent versions of this document.

F. Noise Nuisance

Noise and odour nuisance is regulated under the Environmental Management and Pollution Control Act 1994. The location of any air extraction, pumping, refrigeration systems, compressors or generators must not be located in such a manner that will cause an environmental nuisance, or unreasonable loss of amenity to residential zones.

G. Environmental Management and Pollution Control Act 1994 - Commercial and industrial activities

The activity must be conducted in accordance with the requirements of the Environmental Management and Pollution Control Act 1994 and regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

REPORT:

1. THE PROPOSAL

It is proposed to develop and use the site for a McDonald's Convenience Restaurant. The dominant feature of the proposal is the drive-through take-away, accessed via the site entry and circling the building with two order bays on the northern end, leading to service windows on the eastern side of the building prior to leaving the site to the south and entering Invermay Road via the right of way over lot 2.

The development also includes the construction of a car parking area with 32 car parking spaces, two motorcycle spaces and provision for six bicycles. Standard McDonald's signage is proposed including multiple directional and advisory signs and a blade sign in the south-west corner of the site.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



The subject site is a generally level, irregular shaped lot of around 10116m², located on the eastern side of Invermay Road and known as 298-308 Invermay Road.

A boundary adjustment of that lot and the 1683m² lot of 25-29 Cadorna Street, approved by DA0088/2023, provides for the creation of the 3000m² lot 1, the principal site of the proposal. The adjoining lot 2 provides access to lot 1 via a right of way from Invermay Road. It is noted that titles have not yet been issued for these lots.

The previous James Nelson building located on the subject site was demolished pursuant to DA0088/2023.

The site is surrounded by a mix of residential, commercial, industrial and school uses, and is located to the north of the Mowbray Shopping Precinct.

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 TWDA0224/00895-LCC, dated 19/11/2024.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

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 23 November 2024 to 9 December 2024. Seventeen (17) representations were received. The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors confidentially.

<p>Issue 1 Wish to confirm that the northern boundary fence will be solid, with no gaps or transparency to the adjoining site. The boundary should be resurveyed to confirm correct location of fencing.</p>
<p><i>Response 1</i> A condition requiring an amended elevation plan, showing the fence to be solid with no gaps, is proposed. The applicants have advised: The proposed fence along the northern boundary is to be a 2.4 metre high metal fence. This fence will not include gaps or visual transparency. A survey has been prepared of the site and the fence will be constructed in line with the surveyed boundary. We would accept a condition requiring the provision of an elevation showing this fence.</p>
<p>Issue 2 What security fencing is proposed during the construction phase to maintain the security of the adjoining site?</p>
<p><i>Response 2</i> The applicants propose standard security fencing for development sites, and this is considered to be acceptable. The applicants have advised: We can confirm that the temporary security fencing proposed for the construction phase is to be mesh fencing with a banner mesh and panelling that will be 2.4 metres wide and 1.8 metres tall. Indicative image below.</p>

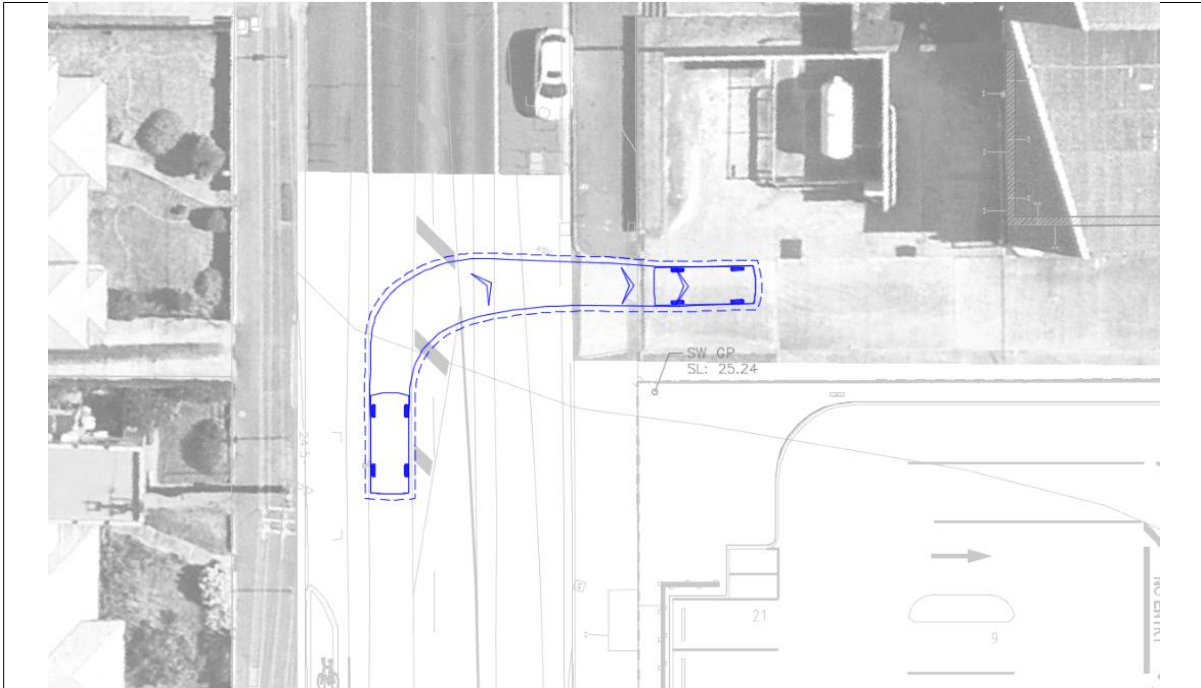


Issue 3

In the previous application, council advised that the actual road line-marking was yet to be confirmed. The current proposal includes a similar arrangement. The adjoining factory currently enjoys right hand turn ingress and egress and denial of this will result in significant additional operational costs. Please confirm that the adjoining factory will not lose its right turn function to and from Invermay Road.

Response 3

Relevantly, whilst the final arrangement of road markings is yet to be decided by Council's Community Assets and Design team, the right turn access into the adjoining site will not be removed. Council's Infrastructure and Engineering officers advise: The detailed engineering plans for the changes to Invermay Road as part of the previously approved development, have not yet been approved. One of the requirements for approval of these engineering plans will be that access to adjacent properties is not impeded. The applicants have advised: The proposed treatment at this location is line-marking only (and not physical kerbing) and will still allow right hand turns to be maintained to the site to the north of the subject site. The swept path demonstrates that a vehicle can continue to turn right from Invermay Road into the property without impeding right hand turn into Foch Street or traffic along Invermay Road, consistent with the existing operation.



Issue 4

School drop-off (8.15am - 9.30am) and pick up (2.45pm - 3.45pm) times often see traffic queues from the traffic lights at Beatty Street to Newnham Drive. Turning right onto Invermay Road will be almost impossible and will increase safety risks for pedestrians crossing the entry/exit point.

Response 4

Council's Infrastructure and Engineering officers advise: It is unlikely that this development, or right turns onto Invermay Road, will increase safety risks for pedestrians by a noticeable amount, compared to any other potential use for this site. The applicants have advised: Empirical and case study data demonstrates that peak operating periods for the proposed use are typically on weekday dinnertime evenings (5pm-7pm) and Saturday midday lunchtime periods (12pm-2pm), which are both outside typical school peak periods listed above. These peak periods are different to those associated with a school. The traffic assessment undertaken within the application package indicates satisfactory traffic modelling outcomes for the site access and Invermay Road in both immediate post development conditions and in the 10-year assessment with traffic growth applied to Invermay Road, as per typical traffic engineering assessment requirements. This assessment was undertaken during the peak hour periods for the proposed use, where more traffic is on the network and generated by the site. As such, the above school peak periods (which are outside peak periods) are anticipated to have a better level of traffic operation compared with the peak periods analysed. The site access has good sight distance to pedestrians, and it is also noted that there is a dedicated pedestrian pathway from Invermay Road to the front of house area of the restaurant that allows pedestrians to safely travel between the street and front door without using the vehicular site access point.

Issue 5

Vehicles turning right onto Invermay Road from surrounding streets will be caught up in the increased congestion during peak times, making the manoeuvre almost impossible. This will significantly impact residents, schools and businesses on the western side of Invermay Road.

Response 5

Council's Infrastructure and Engineering officers advise: Traffic turning right onto Invermay Road from side streets already experiences long delays in peak times, and this is projected to worsen due to general traffic growth. The traffic from this development is not expected to noticeably exacerbate this pre-existing issue. The applicants have advised: Significant and thorough traffic modelling has been undertaken in respect to this matter. This includes a SIDRA traffic modelling assessment under both immediate post development conditions and a 10-year assessment with traffic growth on the network. This assessment was required by Council and considers the 'worst case scenario' that would include traffic generated by the approved development on the remainder of the site. In this regard, the traffic modelling undertaken demonstrates that traffic impacts to Invermay Road are within acceptable levels under immediate post development conditions, and for the 10-year assessment.

Issue 6

Existing traffic congestion will be exacerbated by the approved Hub Community Precinct to the north and then further increased by the McDonald's development. The traffic assessment has not considered the approved sports hub or plans for development at the UTAS Newnham Campus.

Response 6

Council's Infrastructure and Engineering officers advise: The traffic generated by this development and nearby developments that have previously been approved comprise a small percentage of the traffic on Invermay Road. The traffic analysis for this development would not materially change if other previously approved developments were included. The applicants have advised: As the local area is developed and the population grows, there will be an inevitable increase in traffic on Invermay Road and the surrounding road network. This is not to say that new development should not be supported, it is a question of whether the existing road network has the capacity to accommodate the increase in traffic and whether the relevant assessment criteria are met, which they are in this instance. The traffic modelling undertaken within the 10-year assessment on Invermay Road allowed for a compound traffic growth on the network which was required by Council. This traffic growth on Invermay Road that was applied within the 10-year assessment accounts for approved developments (that are not yet built), as well as future development and population growth expected.

Issue 7

The addition of a McDonald's is expected to bring an additional 1000 vehicles during peak hour, directly impacting traffic congestion and also impacting pedestrian safety - particularly children from the nearby school.

Response 7

Council's Infrastructure and Engineering officers advise: The development is expected to generate 86 vehicles entering the site and 86 exiting the site during peak hour. These may, or may not, be the same vehicles. The traffic impact assessment shows that Invermay Road in the vicinity of the site will continue

operate at an acceptable Level of Service, with only a minor effect from the development. The development is not expected to noticeably reduce pedestrian safety. The applicants have advised: Traffic surveys and empirical data sources recommend that the proposed development will generate an additional 172 vehicle movements within the peak hour periods. This traffic generation rate is accepted nationally for fast-food restaurant land uses. Accordingly, the traffic generation for the site is far less than the suggested traffic generation above which has informed all traffic modelling assessments. We also note that based school pedestrian travel patterns, these users would likely to continue to utilise the signalised pedestrian crossing facilities at the signalised intersection of Invermay Road/Beatty Street/Haig Street in order to cross the roads as required. There is required upgrade to Invermay Road as part of the previous development application to create the lot for this development. This will allow for the provision of a safe pedestrian crossing on Invermay Road for more confident pedestrians, with storage provided within the median and pram ramps at the road crossings, in line with best practice standards. This provides an improved pedestrian outcome for local users on Invermay Road under post development conditions.

Issue 8

Increased traffic and idling of vehicles in the drive through will result in increased air and noise pollution impacts on the nearby primary school.

Response 8

The odour assessment conducted by ESD Consulting concluded that, based on the proposal plans and their survey of other McDonald's facilities in Launceston, the odour from the vehicles on the site, even when idling, was not noticeable during the survey, even when the participants were close to these sources. The noise assessment, prepared by Clarity Acoustics, did not consider that noise from the site would adversely impact on nearby residential uses - and by extension the school. Appropriate conditions have been recommended by Council's Environmental Health Officers. It is also relevant to note that, whilst the site was previously used as a factory, the land between the school and the proposed McDonald's outlet will be developed for a mix of light industry and storage. Further, it is noted that the peak operational hours of the McDonald's outlet are outside school hours, thus mitigating any potential for noise or odour to travel to the school. The Applicant advised: This application has been carefully considered and both an Acoustic and Odour report has been submitted. It is worth noting that the proposed McDonald's will occupy the north eastern corner of the overall site, and the rear boundary of the proposed subject lot is over 70 metres away from the nearest boundary of the school. However, local receptors, including both residential and non-residential, form part of those assessments as relevant. Both of these reports have regard to the operation of McDonalds, including vehicles accessing the site and have found that the proposal is acceptable and compliant having regard to the relevant assessment criteria and Standards. With respect to vehicles on site using the drive through, the expected time period for a car to travel through the site is approximately 2 minutes. The overall design of the car park, including the provision of two drive-through lanes ensures that cars are enabled to move through the site, minimising the time that they are sitting idle.

Issue 9

The proposed McDonald's is out of character with the residential nature of the area surrounding the primary school.

Response 9

Realistically, the proposed McDonald's does not have any visual relationship or impact upon the character of the school and its immediate setting. It will be separated from the school by Cadorna Street and the approved light industrial and storage sheds of the adjoining lot. It will present to Invermay Road and will be nestled between the light industry and storage sheds to the south and a factory to the north. From the dwellings on the opposite side of Invermay Road, it will present as a modern commercial use amongst other commercial uses at the northern end of the Mowbray shopping precinct and will remain largely within the character expectation of the area. The Applicant advised: The design of the proposed McDonald's has been carefully considered and provides an appropriate response having regard to the locale and context. The subject site is located on a commercial corridor with a variety of uses. While there are residential properties located in the area, the streetscape is varied and includes a range of uses, building types and signage. The variety of uses is shown in Figure 4 - Site Context of the Planning Report submitted with this application. Relevantly, the proposal is located within the Urban Mixed Use Zone, which seeks a mix of uses.

Furthermore, the subject site has historically hosted warehouse buildings, including significant hard surfacing, non-residential buildings and robust built form.

The proposal is considered to respond appropriately to character because:

- The character is varied and as such the proposal will not present as jarring or discordant with the range of setbacks and building types in the area.*
 - The building is low in scale and adopts a variety of materials to provide for articulation and visual interest.*
 - The primary pedestrian entrance, play land and glazed portion of the building is orientated towards Invermay Road.*
 - The landscape plan demonstrates a range of species, including along the boundaries and site frontage. The site frontage includes a number of small native trees, and lower lying vegetation that defined the pedestrian entry into the site.*
- Overall, this design response is considered to be appropriate for a main road with a mixed use character within the Urban Mixed Use zone.*

Issue 10

The introduction of another fast-food outlet is contrary to attempts to increase the wellness of the community through healthy eating habits. Cooking at home is healthier and cheaper and does not result in so much litter.

Response 10

Notwithstanding the comments of the applicant, there is no capacity within the planning scheme to consider or have regard to the number of food outlets in a given area or the eating habits of the City's residents. The former is market driven, whilst the latter is addressed through education and various public health initiatives. With regard to littering, whilst again not a matter addressed by the planning scheme, council continues to install and service waste bins to combat ongoing litter issues. The Applicant advised: We appreciate that residents may have concerns with the proposed use in terms of the operator (McDonald's) and the nature of the products sold. It is not a matter for planning to consider the specific nature of the product sold or whether there is a need for these products,

noting that uses such as this are subject to a range of regulatory requirements that sit outside of planning. This is not to say these concerns have not been acknowledged, these matters are simply not considered as part of a planning assessment. However, there are a range of planning matters that must be considered when determining whether a particular use is appropriate for a site. McDonald's has selected this site based on several considerations, including both its planning and locational context. Importantly, part of this consideration relates to zoning of the land. Food Services is a 'permitted use' use under the Urban Mixed Use Zone. Notwithstanding the need to meet the relevant performance criteria, commercial activity is contemplated in the zone, with the primary objective relating to the amenity impacts on residential zones.

Issue 11

There are many other locations that would be more suitable - perhaps in the established shopping centre. Council should work with the developer to find a better site away from pedestrian heavy areas like schools.

Response 11

The scheme requires assessment of the proposed use and development and its suitability, against the provisions of the scheme, for the site upon which the application is proposed. Ultimately, the selection of a site is a matter for the proponents to determine and unless prohibited by the scheme, which the current proposal is not, the planning authority is required by the Act to accept and assess the application. The Applicant advised: There are various factors that are considered when contemplating a suitable site for a proposal such as this (outlined above). Any proposal for any use must consider pedestrian safety, particularly in the context of vehicles entering and existing the site. The proposal has considered pedestrian activity, and the site has been designed to ensure the safe and efficient movement of pedestrians. This includes pedestrian walkways through the site, one dedicated pedestrian entry into the site and one consolidated vehicular entrance. The proposal will not have a significant impact on pedestrians making their way to the school, noting that the majority of residential land is located on the western side of Invermay Road and the most direct pedestrian route to the school is via the signalised intersection at the intersection between Invermay Road and Haig St/Beatty St). Further, the proposed includes the addition of a pedestrian crossing outside the subject site, which is an improvement to the current conditions on Invermay Road.

Issue 12

Access to and from the site is over an approved two lane right of way on the adjoining lot, recently approved for the development of 21 warehouse/storage/commercial buildings. The TIA's for both lots suggest a total of 196 vehicle movements in peak hour, or one vehicle crossing the footpath every 18 seconds. Despite widening the crossover access and adding a third lane in the 9m width, there is no defined crossing for pedestrians, visually the access is obstructed by a proposed blade sign and the 2.4m black pipe fence on the lot 1 frontage.

Response 12

Council's Infrastructure and Engineering officers advise: Under the Road Rules, vehicles entering or exiting a driveway are required to give way to pedestrians on the public footpath. The "defined crossing for pedestrians" is the public footpath, where they have right of way, as is the case with every driveway. The black tubular fencing around the site, as per the previously approved development, is unlikely to

pose a visual obstruction that prevents motorists from observing pedestrians on the public footpath. The proposed blade sign in this development does not impede sight triangles for pedestrians at the driveway. The Applicants have advised: Good sight distance is provided for pedestrians at the site access point, which is generally consistent with the existing vehicle crossover. A review of the access was undertaken during the planning of the site, and it was concluded that the best outcome for pedestrians was to:

- Consolidate access for each site within one combined vehicle accessway in order to avoid two crossovers and two conflict points for pedestrians.
- No refuge island as this would result in a far wider crossing for pedestrians on Invermay Road than currently shown.

Issue 13

While traffic for McDonald's will be mainly light vehicles, the development at lot 1 will result in larger vehicles and trailers. It does not seem that the current TIA has considered the interaction of the two types of vehicles in the RoW.

Response 13

The proposed widening of the crossover provides for the proposed entry lane and the left and right turn exit lanes and the applicants have provided swept path plans showing that larger vehicles (i.e medium trucks) can enter the site. A condition is proposed to require the provision of a right of way, over the splay of the entry lane, in favour of lot 2. The applicants have advised: The site access caters for the trucks expected by the adjacent development site via the swept path assessment provided in the Ratio letter dated 13 November 2024. The design has also been reviewed and approved by the adjacent development site to ensure a coordinated design response for both projects. As part of the response to Council's 'Request for Further Information', the Applicant has reviewed the entrance into the site and widened the lanes to ensure that the largest vehicle anticipated by the adjoining development can be accommodated safely and effectively to Council's satisfaction.

Issue 14

In the previous proposal, right hand turns from the site were identified as difficult given existing queuing and traffic volume on Invermay Road. Queuing in the exit from the site, waiting to turn right, will adversely impact on the safe access into the site. If right hand turns are allowed, ultimately Council will have to provide the traffic solution.

Response 14

Council's Infrastructure and Engineering officers advise: It is acknowledged that right turns out of the site will be difficult at peak times. However, the effect of this will be largely experienced within the site by customers of the development, rather than detrimentally affecting the broader transport network. A right turn ban is not supported due to the large proportion of traffic that will want to turn right and head to the northern suburbs. Outside peak times this right turn should operate acceptably, and during peak times it will be self-regulating, with most traffic turning left instead and finding a side street to the south of the site in which to turn around and head north. The applicants have advised: Since the submission of the traffic report for the adjacent development site, there have been amendments to the access to allow for left turning vehicles to exit should there be a right turning vehicle stationary at the site access to Invermay Road. This has been achieved through adjustments to the central accessway to provide a separate lane for these

vehicles so that they are not delayed unnecessarily if they are waiting to turn left. This amendment has improved the traffic capacity of the access point, as demonstrated to Council. Traffic modelling undertaken both under immediate post development conditions and in the 10-year assessment with traffic growth on Invermay Road demonstrates satisfactory results during both assessments undertaken in the peak hour periods. Specifically, the traffic modelling assessment anticipates the following queues and delays in the peak hour periods of both immediate post development conditions and the 10-year assessment as outlined in the traffic report for the critical right turn out movement: Immediate Post Development: • AM peak hour: 1 vehicle queued and an average delay of 32 seconds. • PM peak hour: 1 vehicle queued and an average delay of 83 seconds. • Saturday peak hour: 1 vehicle queued and an average delay of 25 seconds. 10-Year Assessment: • AM peak hour: 1 vehicle queued and an average delay of 37 seconds. • PM peak hour: 2 vehicles queued and an average delay of 131 seconds. • Saturday peak hour: 1 vehicle queued and an average delay of 28 seconds. The above traffic modelling assessment expects that there will be no more than one vehicle queued in any peak hour under post development conditions, with the longest wait time being on a weekday PM period where a right turning vehicle may wait up to 83 seconds to exit the site. Furthermore, the 10-year assessment expects that 1-2 vehicles will be queued in each of the peak hours in 2034, with a wait time of up to approximately 2 minutes in the weekday PM peak hour. It should also be noted that left turning vehicles will be able to exit given there is a separate left turn lane to exit the site to Invermay Road in order to minimise queues within the site and allow traffic flow. The site access upgrades proposed as part of the development application to Invermay Road will allow for safe turning lanes into and out of the site for all road users.

Issue 15

The TIA does not adequately assess swept paths for all generated traffic from lots 1 and 2 and does not address conflict and congestion within the RoW.

Response 15

The proposed widening of the crossover provides for the proposed entry lane and the left and right turn exit lanes and the applicants have provided swept path plans showing that larger vehicles (i.e. medium trucks) can enter the site. A condition is proposed to require the provision of a right of way, over the splay of the entry lane, in favour of lot 2. The applicants have advised: The site access caters for the trucks expected by the adjacent development site via the swept path assessment provided in the Ratio letter dated 13 November 2024. The design has also been reviewed and approved by the adjacent development site to ensure a coordinated design response for both projects for all cars and trucks expected for both sites. As part of the response to Council's 'Request for Further Information', the Applicant has reviewed the entrance into the site and widened the lanes to ensure that the largest vehicle anticipated by the adjoining development can be accommodated safely and effectively to Council's satisfaction. Furthermore, as noted in Response 15, only 1-2 cars are expected to be queued back into the site in required testing periods, which demonstrates that vehicles will be able to travel to/from each site adequately.

Issue 16

The increased congestion, including realignment of the centre line will adversely impact on motorist's ability to pull over to make room for emergency vehicles to pass.

Response 16

Council's Infrastructure and Engineering officers advise: As per response 3, the detailed engineering plans for the changes to Invermay Road as part of the previously approved development, have not yet been approved. This matter can be taken into consideration during the approval process for the engineering plans, although with the existing traffic volumes on Invermay Road it is not anticipated that the proposed arrangement will have any noticeable effect on the access for emergency vehicles. The applicants have advised: The proposed Invermay Road upgrades are necessary for traffic movement on Invermay Road and will continue maintain emergency vehicle access. Furthermore, it should be noted that the traffic engineering design plan for Invermay Road was undertaken within all required design parameters within the Austroads Guide to Traffic Engineering design, as per the best-practice requirements.

Issue 17

Changes along Invermay Road between Newnham Drive and Haig Street will have a significant impact on road user and pedestrian safety. Low speed accidents from stop and start traffic will increase.

Response 17

It is inevitable that new development, be it a new dwelling, sports ground, or a takeaway food outlet, will generate some traffic which will cumulatively raise the traffic volume over the road from which that development gains access. Whilst extra traffic may lead to extra accidents, it is also likely to slow the traffic speed and thus reduce the severity of such accidents. Relevantly, whilst the final arrangement of road markings is yet to be decided by Council's Community Assets and Design team, a primary consideration will be the continued safe and efficient operation of the road network. Council's Infrastructure and Engineering officers advise: While accident risk is generally proportional to traffic volumes, no risks have been identified that are specific to this development. A general increase to risk due to increased traffic volumes is insufficient reason to reject a particular development. Low speed environments typically have fewer and less-severe crashes. The applicants have advised: The proposed Invermay Road upgrades are not expected to have any impact to road safety on Invermay Road. Further, it is important to note that the Invermay Road upgrades propose a new safe pedestrian crossing facility within the median island on Invermay Road for east-west pedestrian movement.

Issue 18

The TIA is deficient in several areas: • no swept path analysis for the RoW and interaction of different types of vehicles; • road safety information should include Newnham Drive to Haig St; • no queuing analysis for north bound vehicles turning right into both lots; • lack of consideration safety at the access to the RoW; • no analysis of the impact of the additional vehicle load on other nearby intersections.

Response 18

Whilst the final arrangement of road markings is yet to be decided by Council's Community Assets and Design team, a primary consideration will be the continued safe and efficient operation of the road network. Council's Infrastructure and

Engineering officers advise: The City of Launceston's Infrastructure team can only consider this individual development and the impact on the immediately adjacent public road network. As per response 5, the traffic from this development is not expected to noticeably exacerbate the pre-existing issues with nearby intersections, and further analysis of these intersections is not considered necessary. The assessment by City of Launceston's Infrastructure team is that the proposed right turn lane is of sufficient length for the anticipated traffic, and further assessment by the proponent is not necessary. Also, as per response 3, the detailed engineering plans for the changes to Invermay Road as part of the previously approved development, have not yet been approved. The length of the right turn lane will be further considered during the approval process for the engineering plans. The applicants have advised: The Traffic Impact Assessment has been carefully considered and has responded to requests for additional information sought by Councils transport engineers. We note:

- All required swept path analysis has been undertaken for all vehicle types for both developments. This includes the largest anticipated vehicle which is semi-trailer for the proposed McDonald's restaurant. As it is demonstrated to Council that this vehicle can enter and exit the site, then there is ample space for all smaller vehicles to do so.*
- The existing road safety review only is required for immediate site frontage areas and intersections, as per traffic engineering guidelines.*
- The traffic modelling assessment includes a queuing assessment for northbound vehicles turning right into the ROW, with all queuing catered within the right hand turn lane during all peak hour periods (with no overspill into the northbound through lane). It is also important to note that this modelling had regard for the McDonald's combined with the adjacent approved development.*
- Swept path and design assessments have been undertaken thoroughly within the traffic report that demonstrate that all vehicle types for both developments can safely be accommodated.*
- All required technical SIDRA traffic modelling analysis for required intersections has been undertaken within the traffic report.*

Issue 19 The cumulative effect of approved developments should be considered (UTAS Agricultural precinct, Hub community precinct, warehouse/storage development on lot 1, and McDonald's)

Response 19

Council's Infrastructure and Engineering officers advise: As per response 6, the traffic generated by this development and nearby developments that have previously been approved comprise a small percentage of the traffic on Invermay Road. The traffic analysis for this development would not materially change if other previously approved developments were included. The applicants have advised: *The traffic modelling undertaken within the 10-year assessment on Invermay Road allowed for a compound traffic growth on the network which was required by Council. This traffic growth on Invermay Road that was applied within the 10-year assessment accounts for the approved development of Lot 1, other various approved developments (that are not yet built), as well as future development and population growth expected.*

Issue 20

Concerned about build up and speed of traffic in Beatty Street and Cadorna Street, which may become a back way to McDonald's. Please install speed humps or other traffic control measures.

Response 20

A condition will be imposed to prohibit the provision of access from the McDonald's site, through lot 2 to Cadorna Street without the further approval of Council.

Council's Infrastructure and Engineering officers advise: No access will be provided from this development to Cadorna Street. Traffic-calming in Beatty Street and Cadorna Street is a matter unrelated to this development. The applicants have advised: It is expected that the majority of traffic that will travel to/from the site will do so via Invermay Road, with limited traffic anticipated through the local roads (by local residents). Any potential local area traffic management modifications to these local roads would need to be reviewed by Council, with this project no expected to require any LATM treatments on the adjacent local roads.

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 impacts have been considered.

ENVIRONMENTAL 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 environmental impacts have been considered.

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 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 Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. CONFIDENTIAL REDACTED - NOT FOR PUBLIC DISTRIBUTION -
CONFIDENTIAL - FOR COUNCILLORS ONLY - D A 0327-2024 - 298-308 Invermay
Road Mowbray - Representation [**11.2.1** - 50 pages]
2. Plans to Endorse [**11.2.2** - 347 pages]
3. Tas Water SPAN [**11.2.3** - 3 pages]
4. Planning Scheme Requirements DA0327 2024 [**11.2.4** - 21 pages]

11.3. DA0516/2024 - 4 Hopkins Street, East Launceston - Residential - Construction of Alterations and Additions to an Existing Dwelling

FILE NO: DA0516/2024

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

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Wilkin Design & Drafting Pty Ltd
Property:	4 Hopkins Street, East Launceston
Zoning:	General Residential
Receipt Date:	19/11/2024
Validity Date:	4/12/2024
Further Information Request:	03/12/2024
Further Information Received:	04/12/2024
Deemed Approval:	13/02/2024
Representations:	5

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

8.4.2 - Setback and building envelope for all dwellings - P3

RECOMMENDATION:

That Council:

1. 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 DA0516/2024 - Residential - Construction of alterations and additions to an existing dwelling, at 4 Hopkins Street, East Launceston, subject to the following conditions:

2. ENDORSED PLANS & DOCUMENTS

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

- a. Cover, prepared by Wilken Design, Drawing No. DA01, dated 04/12/2024;
- b. Site Plan, prepared by Wilken Design, Drawing No. DA02, dated 04/12/2024;

- c. Existing Floor Plan, prepared by Wilken Design, Drawing No. DA03, dated 04/12/2024;
- d. Demolitions Plan, prepared by Wilken Design, Drawing No. DA04, dated 04/12/2024;
- e. Proposed Ground Floor Plan, prepared by Wilken Design, Drawing No. DA05, dated 04/12/2024;
- f. Proposed First Floor Plan, prepared by Wilken Design, Drawing No. DA06, dated 04/12/2024;
- g. Proposed Roof Plan, prepared by Wilken Design, Drawing No. DA07, dated 04/12/2024;
- h. Existing Elevations, prepared by Wilken Design, Drawing No. DA08, dated 04/12/2024;
- i. Existing Elevations, prepared by Wilken Design, Drawing No. DA09, dated 04/12/2024;
- j. Proposed Elevations, prepared by Wilken Design, Drawing No. DA10, dated 04/12/2024;
- k. Proposed Elevations, prepared by Wilken Design, Drawing No. DA11, dated 04/12/2024; and
- l. 3D Views, prepared by Wilken Design, Drawing No. DA12, dated 04/12/2024; and
- m. Shadow Diagrams, prepared by Wilken Design, Drawing No. DA12, dated 04/12/2024.

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. EXTERNAL FINISHES

Prior to construction commencing, a revised plan showing the western facing sections of the extension finished in non-reflective finishes. The plan must be to the satisfaction of Senior Leader City Development.

5. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader 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).

6. 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.

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. 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 Executive Leader Community Assets and Design - Infrastructure & 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.

8. 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.

9. DEMOLITION

The developer must:

- a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b) not undertake any burning of waste materials or removed vegetation;
- c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document.

10. 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 DA0516/2024. 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 <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 seeks to partially demolish the existing dwelling to allow extensions and renovations to occur. The extension will include a second storey for a new master bedroom, 6.11m in height, setback 2.97m to the rear boundary, and 2.64m to the western side boundary. The existing kitchen area is being renovated, and through demolition will be rebuilt and extended. It will be 3.75m in height and 6.8m long, and setback 770mm from the western side boundary. It will have a height of approximately 1.2m above the existing fence line, or 1.1m above the existing eave.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



4 Hopkins Street, East Launceston (not to scale)

The site is located at 4 Hopkins Street, East Launceston. It is zoned General Residential with no overlays affecting assessment. The site is 1,007sqm in size with two existing accesses off Hopkins Street. The site contains a single dwelling, garage, deck, and yard. It slopes west to south, and has been landscaped against the contours. The site is connected to all reticulated services.

The site sits within a predominantly residential neighbourhood, surrounded by properties of varying sizes and shapes, and dwellings of different scale and bulk.

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	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

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 11 December 2024 to 6 January 2025. Five (5) representations were received.

The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue 1 The proposal will overshadow adjoining areas of private open space as well as habitable room windows.</p>
<p><i>Response 1</i> <i>In response to the issues raised, the applicant provided more detailed shadow diagrams. The shadow diagrams illustrated the impact on adjoining properties, which are considered to be acceptable.</i></p>
<p>Issue 2 The extensions will cause an unreasonable loss of visual amenity due to the scale and bulk, to adjoining properties as well as surrounding properties.</p>
<p><i>Response 2</i> <i>Amenity has been considered as required by the provisions of the scheme. It has been deemed that the development is not so excessive as to be considered unreasonable.</i></p>
<p>Issue 3 The proposal will cause a loss of property value.</p>
<p><i>Response 3</i> <i>This is not a planning consideration.</i></p>

Issue 4 The top floor extension will cause overlooking into other properties.
<i>Response 4</i> <i>Glazing is proposed along the necessary windows to ensure no overlooking occurs.</i>
Issue 5 The separation distance is not consistent with that of the surrounding area.
<i>Response 5</i> <i>It is considered that the separation distance is suitable.</i>
Issue 6 The proposal will greatly impact on the heritage streetscape.
<i>Response 6</i> <i>This is not a planning consideration.</i>

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 Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. CONFIDENTIAL REDACTED - NOT FOR PUBLIC DISTRIBUTION - CONFIDENTIAL - FOR COUNCILLORS ONLY - D A 0516-2024 - 4 Hopkins Street East Launceston - Representat [11.3.1 - 40 pages]
2. DA0516 2024 Council Report Attachment A [11.3.2 - 6 pages]
3. D A 0516.2024 - Documents to Endorse [11.3.3 - 13 pages]
4. D A 0516.2024 - Applicant Response to Representations - Updated Shadow Diagrams [11.3.4 - 3 pages]

11.4. DA0492/2024 - 64 Elphin Road Launceston - Business and Professional Services - Change of Use to a Medical Centre and Associated Alterations and Additions to the Building and Developing Associated Parking

FILE NO: DA0492/2024

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

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Prime Design (Tas) Pty Ltd
Property:	64 Elphin Road, Launceston
Zoning:	General Residential
Receipt Date:	5/11/2024
Validity Date:	7/11/2024
Further Information Request:	08/11/2024
Further Information Received:	16/12/2024
Deemed Approval:	13/02/2025
Representations:	1

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

Clause 8.3.1 - Discretionary Uses - P4
Clause 8.5.1 - Non-dwelling development - P3

RECOMMENDATION:

That Council:

1. 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 refused for DA0492/2024 - Business and Professional Services - Change of use to a medical centre and associated alterations and additions to the building and developing associated parking, at 64 Elphin Road, Launceston, on the following grounds:

Clause 8.1 - Zone Purpose

The proposal fails to demonstrate it will primarily serve the local community, and is considered to cause an unreasonable loss of amenity to surrounding sensitive uses.

Clause 8.3.1 - Discretionary Uses - Performance Criteria P3

The proposal will cause an unreasonable loss of amenity to adjacent sensitive uses noting the vehicular emissions caused by the use, having a negative impact on the character of the area.

C2.0 Parking and Sustainable Transport Code - Code Purpose

It is considered that the parking will cause an unreasonable loss of amenity to the surrounding area.

REPORT:

1. THE PROPOSAL

The proposal seeks to redevelop the site and change its use from residential to a medical centre.

Development:

The redevelopment includes the demolition of all outbuildings on site, as well as partial demolition of the existing dwelling. It is then proposed to alter and extend the existing dwelling, along with internal fit outs, for a medical centre with six examination rooms, staff room, toilets, store rooms, waiting room, and reception room with foyer. The extension will be setback 3.34m from the southern side boundary, 3.0m from the northern side boundary, and 13.78m from the rear boundary of the front lot (CT91496/3). The extension will maintain the existing height of 5.36m, and will fit wholly within the acceptable building envelope.

Further development includes a new 3.0m wide access strip from the frontage to the rear of the dwelling, including widening the front access to 4.50m. To the rear of the building, the site will be almost completely sealed, with some areas of vegetation. The sealing is to allow for 16 car parking spaces, including one accessible parking space. Two bicycle hoops are also proposed. The entirety of the rear title, CT230082/1 will be car parking and manoeuvring areas, and will be sealed, with some vegetation. A new pedestrian footpath is also proposed for pedestrian access to the centre from the car parking area. Retaining walls at a height of 766mm are proposed along the southern boundary as a result of necessary earthworks to facilitate the development

Use:

The change of use is for Business and Professional Services - Medical Centre, a discretionary use within the zone. The use will ultimately allow for 3 practitioners operating from the site. The use will be specialist in nature, being a skin clinic, which offers checks, assessment, diagnosis, removal, management, and rejuvenation. Checks can take anywhere between 15 minutes and 1 hour 20 minutes. A typical day can see anywhere between 14 and 20 patients. It is proposed to operate 8.30am to 5.00pm Monday to Friday, closed on weekends.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



64 Elphin Road, Launceston (not to scale)

The subject site is located at 64 Elphin Road, East Launceston. The site contains two titles, CT91496/3 which is 797sqm in size and frontage Elphin Road, as well as the rear adjoining title CT230082/1 which is 476sqm in size. Both titles are under the one address. The site is zoned General Residential. The front title has an existing access to Elphin Road and contains a dwelling and outbuilding, as well as gardens. The rear parcel contains several outbuildings as well as gardens.

The site is located along a main thoroughfare of Elphin Road. Surrounding land is a mixture of residential, accommodation, and medical centres. Further details regarding the surrounding uses are identified and discussed in Clause 8.3.1 P4 of this assessment.

3. PLANNING SCHEME REQUIREMENTS

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

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Community Assets and Design Network	N/A
Environmental Health	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2024/01323-LCC
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

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 4 January 2025 to 20 January 2025. One (1) representation was received.

The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors confidentially.

<p>Issue1 Any future proposed extensions should not be permitted and the approval of the current development application be subject to no further extensions to the dwelling/offices.</p>
<p><i>Response 1</i> This is not something that can be conditioned. If future development is proposed, it must be considered against the provisions of the scheme at the time.</p>
<p>Issue 2 We note the two existing storm water/sewerage connections running from our property under the boundary at the rear of the property. The first connection was renewed by us recently at significant expense with the service running at or around 2100mm below our carport. The connection is clearly marked with an inspection outlet adjacent to the boundary. We will ask that every due care and attention is made so as not to disturb or damage this connection and if any disruption to this service is required then 7 days notice be given by the proponents for the same. This will allow us to make alternative arrangements should the service be disrupted.</p>

Response 2

If development were to occur, it would be up to the construction workers to ensure all care is taken not to disturb or damage reticulated services.

Issue 3

The second storm water and sewerage service is one which flows from the adjacent property at 6A Claremont Street. This service from this property runs under our back yard and into the southern edge of the proposed carpark for the development. We make note of this as the service was renewed by TasWater in the last 10 years after the collapse of the pipes and subsequent effluent overflow into our property, the property at 6A Claremont Street and also into the property at 64 Elphin Road. Again if this service is to be interrupted, the notice to the residents of 6A Claremont Street will need to be made. There is a new Inspection outlet in the rear yard of 6A Claremont Street.

Response 3

If development were to occur, it would be up to the construction workers to ensure all care is taken not to disturb or damage reticulated services.

Issue 4

The proposed carpark and associated retaining wall will be required in order to ensure the existing substantial bluestone foundations that are in place under our carport, garage, external office and garden shed are maintained. Any disturbance to the existing foundations will require reparations to make good any damage caused to any existing structures or fences. We do note that the proposed retaining wall is substantial and is welcomed in its design and expected capacity.

Response 4

If development were to occur, it would be up to the construction workers to ensure all care is taken not to disturb or damage adjoining structures.

Issue 5

The proposed after hours lighting arrangements for the proposed carpark should be such that it does not illuminate directly any of the adjoining residences.

Response 5

Whilst not recommended for approval, a standard condition can be recommended that would require muffling of light.

Issue 6

We note that any temporary changes to the existing fences will need to take into account 24 hour secure arrangements so as to maintain the security of the property and also to allow for the safe existing arrangements for any of our pets.

Response 6

This again would fall to the relevant requirements of construction standards.

6. CONCLUSION

It is considered that the proposal is unable to comply with the Scheme and it is appropriate to recommend for refusal.

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 Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. DA0492/2024 - Advertised Documents [11.4.1 - 59 pages]
2. CONFIDENTIAL REDACTED - DA0492/2024 - Representation - Not for public distribution [11.4.2 - 2 pages]
3. DA0492/2024 Council Report Attachment A [11.4.3 - 13 pages]

11.5. PSA-LLP0014 - 30 Merino Street, Kings Meadows - Scheme Amendment - Change of Zone from Light Industrial to Low Density Residential

FILE NO: PSA-LLP0014

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

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To make a recommendation to the Tasmanian Planning Commission subsequent to the public exhibition period for a draft amendment to the Launceston Local Provisions Schedule.

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 8 August 2024 - 11.1 - Precis

Workshop - Date of Meeting - Initiated Draft Amendment PSA-LLP0014, to:

- a. Rezone 3.9ha of land from Light Industrial to Low Density Residential at 30 Merino Street, Kings Meadows; and
- b. Insert the priority vegetation overlay map over the rezoned land area.

Council - 17 October 2024 - 11.1 - Section 40K Report to Consider Representations

RECOMMENDATION:

That Council:

1. In accordance with sections 40K of the *Land Use Planning and Approvals Act 1993*, consider the merits of representations received during the public exhibition period for Draft Amendment PSA-LLP0014; and
 2. Recommends to the Tasmanian Planning Commission that draft Amendment PSA-LLP0014 be approved as certified and exhibited.
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REPORT:

1. THE PROPOSAL

At its meeting on 8 August 2024 Council considered an application under section 40(D) of the *Land Use Planning and Approvals Act 1993*, to amend the Launceston Local Provisions Schedule to:

- a) Rezone 3.9ha of land from Light Industrial to Low Density Residential at 30 Merino Street, Kings Meadows; and
- b) Insert the priority vegetation overlay map over the rezoned land area.

Council resolved to initiate the rezoning.

Council then advertised the rezoning between 28 August 2024 and 20 September 2024.

Between 4 September 2024 and 1 October 2024 seven (7) representations were received, and at its meeting on 17 October 2024 Council concluded there was no reason for Council not to proceed with Amendment PSA-LLP0014. The section 40K report was subsequently sent to the Tasmanian Planning Commission for decision.

On 10 December 2024, Council received a directions letter from the Tasmanian Planning Commission seeking clarification on several issues. One of the issues concerned the duration of the exhibition period for the planning amendment. The Commission expressed the view that the exhibition period was short on the required 28-day exhibition period and requested confirmation on when re-advertising would occur. Their view was different to Council's previous practice on when to commence the statutory time with the requirement to publish the advert prior to the exhibition period commencing. Statutory days are calculated based on the relevant sections of the *Acts Interpretation Act 1931*, and based on the Act noting that the counting of days commences after the day it is advertised, the original exhibition period failed to meet the 28 days.

It is noted that this is a new concern that has not been previously raised by the Commission, but notwithstanding in this instance Council accepted the implication and accordingly the application was re-advertised for 28 days, from Thursday 19 December 2024 until Tuesday 28 January 2025. Two representations were received during this period. This is the second time that the section 40K report needs to be considered.

2. SUMMARY OF REPRESENTATIONS

Council advertised the amendment from Thursday 19 December 2024 until Tuesday 28 January 2025. Two (2) representations were received in the form of one representation signed by two representors.

2.1 Representation:

The representation raised concern that any development of the land would impact the amenity of the dwellings in Ridgewood Lane as well as the surrounding community. In particular, there are concerns that the flora and fauna of the site would be impacted, as well as emission nuisances to neighbouring residents.

Officer Response:

The amendment does not propose any development, but instead seeks to change the zoning of a portion of the site and the expansion of the priority vegetation overlay. Consideration of amenity and biodiversity will be required within any future development application, subject to the provisions of the scheme in place at that time. Further, the expansion of the Low Density Residential zone will offer more protection to the site than what currently exists.

3. CONCLUSION

The representations have been considered, and it has been determined that there are no reasons for the Council not to proceed with the Draft Amendment PSA-LLP0014.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The amendment to the Launceston Local Provisions Schedule has been assessed against the requirements of the Act. The Tasmanian Planning Scheme - Launceston, and the Launceston Local Provisions Schedule also contain provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such 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 Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. CONFIDENTIAL REDACTED - NOT FOR PUBLIC DISTRIBUTION -
CONFIDENTIAL - FOR COUNCILLORS ONLY - PS A- LL P 0014 - 30 Merino Stre
[11.5.1 - 4 pages]

12. ANNOUNCEMENTS BY THE MAYOR

12.1. Mayor's Announcements

FILE NO: SF2375

Friday 24 January 2025

- Conducted a Citizenship Ceremony, Tramsheds, Inveresk

Monday 27 January 2025

- Attended KFC BBL|14 Final, Ninja Stadium, Bellerive

Wednesday 29 January 2025

- Attended the Newstead College Awards Evening 2024, Newstead College, Newstead

Thursday 30 January 2025

- Officiated at the Festivale 2025 Cocktail Party, City Park, Launceston

Friday 31 January 2025

- Attended Festivale, City Park, Launceston

Monday 3 February 2025

- Attended Ladbrokes Launceston Cup Dinner 2025, Ladbrokes Racing Centre, Mowbray

Wednesday 5 February 2025

- Attended tour of Carr Villa Flora Reserve, Opossum Road, Norwood

Saturday 8 February 2025

- Attended New Horizons Award Night, Country Club, Prospect

Sunday 9 February 2025

- Presented awards for the Henley Regatta, Royal Park, Launceston

Monday 10 February 2025

- Hosted a Civic Function to welcome the Mayor and Councillors from Ikeda to Launceston in celebration of 60 years of Sister City relations, Reception Room, Town Hall, Launceston

Tuesday 11 February 2025

- Hosted a Formal Dinner for Mayor and Councillors from Ikeda, Queen Victoria Museum and Art Gallery, Royal Park, Launceston

Wednesday 12 February 2025

- Attended the Launch Launceston Institute, The Shed, UTAS
-

12.2. Mayoral Report - Western Australia Visit - December 2024

FILE NO: SF0121, SF0619

AUTHOR: Alison Flood (Executive Assistant Mayor)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider the report provided by Mayor Councillor Matthew Garwood including the approved attendance at the National Local Roads, Transport and Infrastructure Congress in Margaret River, and meetings with various local government authorities in Western Australia 2 - 4 December 2024. The Chief Executive Officer also accompanied the Mayor.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. Consider Mandurah's youth engagement model for potential implementation.
2. Explore differential rating systems for holiday accommodation.
3. Review parking technology solutions implemented by City of Perth.
4. Note successful regional collaboration approaches for advocacy.
5. Undertake a review of the previous work undertaken to consider Mandurah and Launceston as working relationships.
6. Engage with the project team working on the Perth Concert Hall redevelopment, to further support the Princess Theatre and Earls Arts Centre redevelopment.

REPORT:

Background

Attendance was approved by Council, to the 2024 National Local Roads, Transport & Infrastructure Congress, as well as meet with various local government authorities in Western Australia in December. The visit included meetings with representatives from the City of Mandurah, City of Busselton, and City of Perth, as well as a tour of the Perth Concert Hall.

1. City of Mandurah

- Meeting held with Mayor Rhys Williams, Deputy Mayor Carolyn Knight and CEO Casey Mihovilovich

Key initiatives discussed:

- Strategic plan "Mandurah Matters" developed through extensive community consultation
- Successful homeless outreach program (\$300,000/year) transitioned to state government after 2-year pilot
- Strong youth engagement through 40-year running junior council program and youth advisory committee (formal committee with decision-making input ensures youth perspectives are considered in council decisions)
- Effective regional collaboration leading to \$50M in state government funding
- Previous work undertaken with the City of Launceston, as initially thought Mandurah had strong similarities to Launceston
- Social Challenges:
 - Addressing youth crime and homelessness
 - Innovative "Assertive Outreach Program"
 - Collaborative approach involving Council, Police, and community services
 - Pilot program cost: Approximately \$300,000 annually
 - Successful in building trust within homeless community.

2. City of Busselton

- Meeting with Mayor Phil Cronin
- One of WA's fastest-growing areas, population 44,000

Notable developments:

- New \$62M Performing Arts Centre
- Strong events focus including international competitions
- Differential rating system for holiday homes (15% premium plus marketing fee)
- Challenges with housing affordability (68% price increase over 5 years)

Key growth drivers:

- Rail line extension
- FIFO worker-friendly location
- Strategic demographic attraction.
- \$1 billion future assets management program
- Positioning as "Events Capital of Western Australia". Example: Hosting IronMan event with 3,500 competitors from 51 countries.

3. Perth Concert Hall Redevelopment

- Project briefing by Lara Martin, Project Manager
- \$152M renovation project commencing February 2025
 - Federal Government: \$12M
 - State Government: \$132M
 - City of Perth: \$4M.

Key features:

- Improved accessibility
- Enhanced back-of-house facilities
- Preservation of renowned acoustics
- Targeted completion: July 2027.

4. City of Perth

- Meeting with Mayor Basil Zempilas
- Focus on parking innovation:
 - Award-winning parking system implementation
 - 80% uptake of EasyPark app
 - Retention of cash payment options
 - Free parking after 6pm post-COVID initiative.

5. 2024 National Local Roads, Transport & Infrastructure Congress

Location: Margaret River, Western Australia

Dates: December 2-4, 2024

Key Highlights:

- Ministerial Addresses from Hon Kristy McBain MP (Minister for Regional Development, Local Government and Territories) and Senator Bridget McKenzie (Shadow Minister)
- Opening address by ALGA President Mayor Matt Burnett.

Major Themes and Sessions:

1. Future Transport Planning
Australia's 2050 Transport Roadmap
Active Transport and EV Trends
Regional Airports Development.
2. Infrastructure Management
National Approach to Asset Management
Innovations in Road Construction
Safe and Secure Water Management.
3. Sustainability Initiatives
Circular Economy Solutions in Road Construction
Renewable Energy Transition
Community Infrastructure and Housing.
4. Safety and Emergency Management
Road Safety initiatives toward Vision Zero
National Emergency Management Coordination
Regional and Urban Safety Solutions.

Notable Presentations:

- Housing and Community Infrastructure (Kelly Grigsby, MAV)
- Asset Management National Approach (Austroads)
- Emergency Management Coordination (Brendan Moon AM ASM).

The congress provided thorough coverage of current challenges and future directions in local government infrastructure management, with a particular focus on sustainability, safety, and technological innovation.

Conclusion

The visit provided valuable insights into innovative local government practices across Western Australia, particularly in areas of community engagement, youth services, infrastructure development, and technological advancement in city services.

Cross-Cutting Themes:

1. Community Engagement
2. Strategic Long-term Planning
3. Innovative Service Delivery
4. Youth and Social Inclusion
5. Economic Development.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Participation in the Congress will provide important learnings about what other Local Government Authorities are doing in the infrastructure space; what the bigger picture is going forward and how ensure resilience in the built environment.

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:

3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

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

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

Focus Areas:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.

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

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

Focus Areas:

2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.

BUDGET AND FINANCIAL IMPLICATIONS:

Attendance at the Conference was funded from the Councillor's Development Budget.

Financial implications associated with the outcomes of the recommendation are as yet uncoded however will form part of the research undertaken.

DISCLOSURE OF INTERESTS:

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

13. COUNCILLORS' REPORTS

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

14. QUESTIONS BY COUNCILLORS

14.1. Councillors' Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

14.1.1. Councillor Question on Notice - Deputy Mayor Councillor D H McKenzie - Council Support to Keep Pets with Owners - 23 January 2025

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 23 January 2025 by Deputy Mayor Councillor D H McKenzie, has been answered by Geoff Stick (Acting Senior Leader Health and Compliance).

Questions:

1. Is there some way Council can support Just Cats to keep pets with their owners who can't afford to keep them?

Response:

Council recognises the important role that Just Cats plays in cat welfare and responsible pet ownership within our community. Currently, Council provides financial support to Just Cats under existing funding commitments. At this stage, additional financial assistance specifically for pet owners facing financial hardship is not being considered.

Just Cats has also indicated that they have limited capacity to house stray cats or provide direct financial assistance to owners in need. However, Council will investigate alternative options that may help address this issue. One potential avenue is exploring whether Natural Resources & Environment (NRE) has access to additional funding that could be allocated to support pet retention initiatives.

ATTACHMENTS:

Nil

14.1.2. Councillors Questions on Notice - Councillor A G Harris - Carols by Candlelight held in City Park on 22 December 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 23 January 2025 by Councillor A G Harris, have been answered by Leanne Purchase (Acting Executive Leader Connections and Liveability) and Angie Hart (Team Leader Visitation and Sponsorship).

Questions:

1. Preamble:

I note the Quarterly Report from Council's Community and Place Network under item 17.1 of today's meeting, a report on the very successful Carols by Candlelight held in City Park organised in just 23 days by Councillor Lindi McMahon and her band of volunteers that was attended by a crowd of 5000 or more on Sunday 22nd of December 2024 and supported by City of Launceston's Tourism and Events team and many other divisions of Council workforce as well.

My questions are:

Cost of event:

1. What were the directly incurred costs to Council of putting on this event, including wages of Events staff and other Council staff who assisted in getting the show up and happening and the cleaning up afterwards.

Response:

The directly incurred labour costs for Carols by Candlelight amounted to \$33,735. This includes overtime for 22 Council employees who worked from the early hours of Friday morning until the early hours of Monday morning, overseeing the bump-in, event delivery, and clean-up.

2. What were the directly incurred costs for the hire of plant and equipment necessary for the staging of the event and that were for paid for by the Council.

Response:

The directly incurred costs for hiring plant and equipment for Carols by Candlelight total approximately \$84,171. This includes stage sound and lighting, toilets, marquees, accessible flooring and ramps, fencing, and electrical services.

3. How was the \$10,000 McGrath Estate Agents sponsorship, the \$5000.00 that was provided by the old organising committee and the initial \$15,000 Council event grant money used in payment of which services.

Response:

The \$10,000 McGrath Estate Agents sponsorship, and the initial \$15,000 Council event grant were incorporated into the overall event budget. These funds were not allocated to specific expenses but contributed to covering various event costs, including logistics, marketing, infrastructure, and operational expenses. The previous organising committee did not claim the grant awarded by City of Launceston. The grant funding was redirected to cover general event costs.

4. What is an estimate of costs of hire equipment, or any other services provided by event sponsors for either a reduced charge or at no charge.

Response:

The estimated cost of in-kind support from event sponsors includes a 50% discount from SafeTas, reducing costs by \$720, and the supply, delivery, and installation of fencing panels by Vibestown, valued at approximately \$150. With greater lead time in future planning, Council officers will have increased opportunities to obtain multiple quotes and negotiate further cost reductions.

5. What will now happen in regard to planning for Carols by Candlelight in 2025 by Council Events and Tourism staff or will a new volunteer-based Committee take over the running of the event?

Response:

Council Officers will consider this in the wrap up of the 2024 event and will bring recommendations to a Workshop to discuss with Councillors.

6. Will Council consider alternative ways of assisting future Carols by Candlelight event by way of a permanent Sound Stage and associated infrastructure on Council owned land, including other venues other than City Park, such as but not limited to First Basin or Riverbend Park?

Response:

Council Officers will consider this in the wrap up of the 2024 event and will bring recommendations to a Workshop to discuss with Councillors.

7. In the 12th of December 2024 meeting agenda item Questions on Notice Item 14.1.1, Councillor McMahon's questions about the previous Organising Committee of Carols by Candlelight were "to be circulated to Council Officers and a report will be provided at a future Council meeting".

Response:

A response to Councillor McMahon's questions is provided separately in this agenda.

ATTACHMENTS:

Nil

14.1.3. Councillors' Questions on Notice - Councillor T J Walker - Glen Dhu Pool, Truck Stop Kings Meadows, Hospital Precinct Master Plan, North Launceston Football Club - 23 January 2025

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 23 January 2025 by Councillor T J Walker, have been answered by Sam Johnson OAM (Chief Executive Officer), Leanne Purchase (Acting Executive Leader Connections and Liveability) and Richard Jamieson (Senior Leader City Development).

Questions:

1. **[Regarding Glen Dhu Pool]**

- a) When a demolition order was sought from Council, no structural report was executed. Can I get that confirmed, that there was no supporting documentation in terms of the justification, being structural issues were the reason behind the demolition and associated with that, do they even need any justification to demolish the pool, even if there was nothing wrong with it?
- b) Does Council charge for school groups to attend, and if so, how much?
- c) Will the Council formulate a position on the rights of children to learn how to swim and what is the best way for the council to respond and to formulate a position on this before this construction takes place?

Response:

- a) *Approval was granted on the 13/1/2025 for demolition of the pool (DA0470/2024). Justification was provided sufficient to satisfy the relevant clauses of the planning scheme. Details were provided on the engineering feasibility of renovating the pool to a modern standard, which was deemed to be unfeasible.*

The site is listed on the State and local heritage registers. The Tasmanian Heritage Council issued an exemption for the works as the pool is outside their area of interest. A permit condition required an archival recording of the site to be undertaken prior to demolition commencing.

- b) *Council charges \$4.00 per student per session for school groups.*

c) *City of Launceston supports children's equitable access to the opportunity to be water safe and recognise the [social factors and economic barriers](#) to this access. As one venue owner (Lilydale and Launceston Aquatic), we support community in their advocacy to state government in any consideration for expanding Department for Education Children and Young Peoples Learn to Swim Program and the infrastructure to enable this.*

2. Has Council had a reply from the state government in regard to the money that was offered for a potential pathway from Lilydale Falls?

Response:

This matter is in progress. The Department of State Growth has provided advice and Council is now in contact with the Office of the Premier.

3. Has there been any further correspondence or discussion since the Council decision to amend a truck stop on the southern Outlet adjacent to Kings Meadows and associated sound walls?

Response:

Further discussions have taken place between Council officers and the Department of State Growth. Council Officer feedback has been provided on a revised design.

[Regarding the Hospital Precinct Master Plan]

4. It's been a number of years since Launceston Council had an active relationship with either the Health Department or State Growth in regard to having a working group discussing the implications of the expanding Hospital Precinct. Can the Council
- a) have that reinstated;
 - b) investigate ways in which we could work towards having a more active role in decision-making around that plan; and
 - c) can the Council investigate ways in which we can rebuild that communication?

Response:

Council has reached out to Hospitals North to progress this.

5. Have we had any Communications with North Launceston Football Club and their ongoing concerns around access at York Park, and what will Council's representation on any board, group or Association in regard to Stadium Tasmania and York Park look like and will it be the mayor will it be our CEO who will be representing Launceston and Council's interests?

Response:

Council officers are preparing a Workshop briefing for Councillors.

ATTACHMENTS:

Nil

**14.1.4. Councillors' Questions on Notice - Councillor J J Pentridge - North
Launceston Football Club - 23 January 2025**

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 23 January 2025 by Councillor J J Pentridge, has been answered by (Acting Executive Leader Connections and Liveability).

Questions:

1. Will Council have the opportunity to give the North Launceston Football Club some answers regarding the future use of the grounds?

Response:

Council officers are preparing a Workshop briefing for Councillors.

ATTACHMENTS:

Nil

14.1.5. Councillor' Question on Notice - Councillor L McMahon - Cancellation of Carol by Candlelight - Council Funding - 28 November 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 28 November 2024 by Councillor L McMahon, have been answered by Leanne Purchase (Acting Executive Leader Connections and Liveability).

Questions:

1. Given the organising Committee for the Carols by Candlelight received \$15,000 from Council Events funding, will Council be seeking:
 - a) a full explanation as to why the event was cancelled at the 11th hour;
 - b) a full report on what work had been completed for the event;
 - c) when were the participants notified of its cancellation;
 - d) has any of the funding been expended; and
 - e) when will the funding be returned to Council?

Response:

No funds were paid to Launceston Carols by Candlelight Inc. for the 2024 event. If directed by the Council, officers would seek a response to the above from Launceston Carols by Candlelight Inc. but given no funds were paid, this would not be usual practice.

ATTACHMENTS:

Nil

**14.1.6. Councillors' Questions on Notice - Councillor A E Dawkins - Launceston
Waste Centre Compliance Assessment of Annual Environmental Review for
2023-2024 - 23 January 2025**

FILE NO: SF6381

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 23 January 2025 by Councillor A E Dawkins, has been answered by Michael Attard (Team Leader Open Spaces and Sustainability).

Questions:

[Regarding Agenda Item 19.4 Launceston Waste Centre Compliance Assessment of Annual Environmental Review for 2023-2024]

1. In 1.9 of the assessment, we made no commitments for 23 24 so we can't be assessed. Is that usual, do we generally have commitments or is it just this one time we didn't?

Response:

Section 1.9 refers to when additional environmental commitments outside of the current Environmental Protection Notice 7175/3 conditions are requested by the Environmental Protection Authority (EPA). For example when fruit fly was a statewide issue EPA requested special commitments for deep burial of affected fruit.

In 2023/2024 there were no additional commitments requested by the EPA.

ATTACHMENTS:

Nil

14.2. Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

15. NOTICES OF MOTION

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

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

16. COMMITTEE REPORTS

16.1. Cataract Gorge Reserve Advisory Committee

FILE NO: SF0839

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To receive the unconfirmed minutes from the Cataract Gorge Advisory Committee.

RECOMMENDATION:

That Council:

1. receives the minutes from the Cataract Gorge Advisory Committee Meeting held on 8 August 2024.
-

REPORT:

At the meeting held 8 August 2024, members reviewed the following:

- Membership
- Cataract Gorge - Proposed Chairlift Upgrade
- Meeting Schedule
- Capital Projects

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.
-

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. Cataract Gorge Reserve Advisory Committee Minutes 8 August 2024 [16.1.1 - 7 pages]

17. CONNECTIONS AND LIVEABILITY

No Items have been identified as part of this Agenda

18. QVMAG (QUEEN VICTORIA MUSEUM AND ART GALLERY)

18.1. Quarterly Report - Queen Victoria Museum and Art Gallery

FILE NO: SF5784

AUTHORS: Daniel McWilliams (Executive Assistant to the Director, Queen Victoria Museum and Art Gallery), Jules Clements (Leader Business Support), Kellie Wells (Lead Curator), Malene Bjornskov (Leader Strategic Collections), Sumeena Keshow (Leader Learning and Engagement), Susan Moore (Leader Marketing and Communications), Alisanne Butler (Leader Exhibitions).

APPROVER: Shane Fitzgerald (Director, Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

To receive a report about activities of the Queen Victoria Museum and Art Gallery (formerly the Creative Arts and Cultural Services) Network between 1 October and 31 December 2025.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. receives the Queen Victoria Museum and Art Gallery (QVMAG) Quarterly Report for the period 1 October 2025 and 31 December 2025.
-

REPORT:

QVMAG's activities during the October–December 2024 quarter showcases our ongoing commitment to cultural enrichment, education, and community engagement. Notable exhibitions, such as *Unbound: Books Reimagined* and *Gentle Protagonist: Art of Michael McWilliams*, attracted diverse audiences, while programs like the Spring Holiday Program and MannaLargenna Day promoted inclusivity and knowledge-sharing. Through a blend of digital and traditional marketing, QVMAG expanded its reach, increasing visibility and fostering connections with local, regional, and international communities.

RISK IMPLICATIONS:

Ongoing challenges attributed to regulated physical storage of QVMAG Collections items is relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

QVMAG's growing visitor engagement, with significant increases in audience reach, participation in programs, and media coverage, contributes significantly to tourism and local businesses. Initiatives, such as the use of 3D digital collections and sustainability-focused exhibitions, promote awareness of environmental conservation. QVMAG fosters community connection by offering inclusive educational programs, outreach activities, and cultural events, encouraging dialogue around mental health, cultural heritage, and the arts.

STRATEGIC DOCUMENT REFERENCE:

QVMAG Futures Plan - A Paradigm Shift 2022
QVMAG Strategic Frameworks Plan 2023-28
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.
2. To lead the implementation of the Greater Launceston Plan via collaborative and constructive relationships with our regional partners.
3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
2. To facilitate direct investment in the local economy to support its growth.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

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.
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.

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.
2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.

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

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

Focus Areas:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
2. To define and communicate our role in promoting social inclusion and equity.
3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.
6. To enhance community awareness of the impacts of uncertain weather patterns, natural and other disasters, and build community resilience.
7. To develop and manage infrastructure and resources to protect our community from natural and other hazards.

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

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

Focus Areas:

2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.
4. To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.

BUDGET AND FINANCIAL IMPLICATIONS:

All offerings during this period, including exhibitions, community engagement, and collection maintenance, were successfully delivered within allocated budgets, ensuring efficient use of resources while maintaining fiscal responsibility.

DISCLOSURE OF INTERESTS:

The Author and Director QVMAG have no interests to declare in this matter.

ATTACHMENTS:

1. QVMAG Quarterly Report Oct to Dec 2024 Document ID 5994082 [18.1.1 - 19 pages]

19. COMMUNITY ASSETS AND DESIGN

19.1. St Leonards and Waverley Neighbourhood Plan - Project Update

FILE NO: O25375/2025

AUTHOR: Claire Fawdry (Principal Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To note the Stage One Consultation Report following the first round of community engagement for the St Leonards and Waverley Neighbourhood Plan.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Local Government (General) Regulations 2015

PREVIOUS COUNCIL CONSIDERATION:

- Workshop – 30 January 2025 – St Leonards and Waverley Neighbourhood Plan
- Council – 12 December 2024 – Agenda Item 22.2 - St Leonards and Waverley Neighbourhood Plan project update
- Council – 31 October 2024 – Agenda Item 17.3 - St Leonards Structure Plan Update
- Council – 8 August 2024 - Agenda Item 17.1 - Non-Application of Public Tender Process for the St Leonards Structure Plan and Infrastructure Funding Framework

RECOMMENDATION:

That Council:

1. Notes the attached St Leonards and Waverley Neighbourhood Plan - Stage One Consultation Report, dated January 2025.
-

REPORT:

1. Introduction

A project update was provided to councillors at a workshop held on 30 January 2025. At that workshop, the feedback received during the first engagement period was also shared.

Attached to this report as Attachment 1 is the Stage One Consultation Report, prepared by ERA Planning & Environment. The Consultation Report will also be made available for the community on the Tomorrow Together project webpage -

<https://tomorrowtogetherlaunceston.com.au/st-leonards-and-waverley-neighbourhood-plan>.

2. Stage 1 Community Engagement

The first round of community engagement commenced on 7 November 2024 and closed on 6 December 2024 (4 weeks). The Council's community engagement website, Tomorrow Together, was used for the engagement and includes a project page that contains project information, a survey, frequently asked questions, contact details, and a project timeline.

The intent of this initial phase of engagement was to restart the conversation with the community on planning for their suburbs, and to confirm the key values that were identified in the visioning workshops. It was an opportunity to confirm what the community told us previously, and to identify any additional values that may not have been captured.

Engagement was targeted at those who live, work, and visit St Leonards and Waverley. To promote the engagement and maximise participation, posters were located throughout the study area, 1300 flyers were distributed, and social media posts were placed on council's LinkedIn, Facebook and Instagram accounts. The primary schools in the study area were also invited to include a link to the survey in their school newsletters.

418 survey responses were received, and a total of 14,843 people were reached via social media platforms.

The attached Stage One Consultation Report captures the key feedback received.

3. Next Steps

The specialist sub-consultant reports have been finalised and the Mesh team is bringing all the inputs together to prepare the draft Neighbourhood Plan and Infrastructure Funding Framework. The consultation drafts will be presented to Councillors in a workshop ahead of the second community engagement period.

The second round of community engagement will seek feedback on the Draft Neighbourhood Plan. Engagement will emphasise collaboration and targeted feedback in shaping the future of St Leonards and Waverley. This stage will utilise a range of tools, including online and face-to-face methods.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

The project is progressing according to the agreed program.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. Attachment 1 - Stage 1 Consultation Summary, ERA Planning & Environment [**19.1.1** - 8 pages]

20. DELIVERY AND PERFORMANCE

20.1. Budget Amendment - 13 February 2025

FILE NO: SF6817/SF7334

AUTHOR: Samuel Kelty (Senior Leader Finance)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

For Council to:

1. consider changes to the Council's 2024/2025 Statutory Estimates.

A decision for Recommendation 1. requires an absolute majority of the Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

2. consider adjustments made during 1 January 2025 to 31 January 2025 by the Chief Executive Officer to the 2024/2025 Budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993 (Tas)* and by an absolute majority, approves the following changes to the 2024/2025 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$63,242.
 - (b) Expenses
 - i. the net increase in operations expenditure of \$63,242.
 - (c) Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$0.
 - ii. the increase in the Council's funded expenditure of \$0.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the underlying operating deficit remains unchanged at \$930,841 (excluding capital grants of \$19,178,656 and other adjustments of \$5,000,000) for 2024/2025.
 - (b) the capital budget remains the same at \$43,249,166 for 2024/2025.
 3. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2024/2025 budget for the period 1 January 2025 to 31 January 2025.
-

REPORT:

1. Budget Amendments

The budget amendments are changes to the Statutory Estimates which require a Council decision. The changes relate to external grant revenue and transfers between Operations and Capital projects.

	Operations \$'000	Capital \$'000
Statutory Budget as 01/07/2024	(3,065)	26,911
Adjustments Approved by Council to 31/12/2024	16,313	16,338
Balance Previously Advised as at 31/12/2024	13,248	43,249
 <u>Amendments</u>		
Additional Council Funds	0	0
Capital to Operations	0	0
Operations to Capital	0	0
Operations	(63)	0
External Funds	63	0
External Funds Not Received	0	0
Statutory Budget as at 31/01/2025	13,248	43,249

Underlying Results Adjustment

Deduct Capital Grants and Contributions	(19,179)
Deduct Tamar Estuary River Health Action Plan Contribution	5,000
Underlying Operating Budget Surplus/(Deficit)	(931)

The table summarises all other Budget Agenda Items and includes reconciliations of the budgeted operating result and capital expenditure.

Details of the amendments are as follows:

1(a) The following items have been affected by external funding changes and affect both the Capital and Operations budgets:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL10.0.1440.1 000.12755	Grants Major Ops Federal – Building Assets	\$0	\$63,242	\$0	(\$63,242)
OPM25443	OPM2025 Community Hall Paintings	\$0	\$0	\$63,242	\$63,242
	TOTALS	\$0	\$63,242	\$63,242	\$0

The project scope of works:

The Council has been given an extension to the timeframe for the Local Roads and Community Infrastructure Phase 1 grant funding to enable the remaining funding allocated to be utilised. A submission was made to the funding body and approval received for external painting works on the Dilston Hall, Lilydale Memorial Hall and Ravenswood Starting Point Neighborhood House. This amendment allocates budget to the project for grant funds approved to enable these works to take place.

2. Chief Executive Officer's Report on Adjustments

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the General Manager (Chief Executive Officer) to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total. The Budget Management Policy (12-PI-001), adopted by Council on 13 October 2014, refers to section 82(7) of the *Local Government Act 1993* (Tas) which requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

Project Number	Project Description	Budget Before This Adjustment	Adjustment	Revised Budget	Type of Change
CP24568	LWC – R1/R5 Liner Design	\$500,000	(\$260,000)	\$240,000	Decrease
CP24622	Major Plant Replacement 24/25 PURCHASE	\$3,720,994	\$260,000	\$3,980,994	Increase
CP24649	QVMAG Amenity Upgrade 24/25	\$100,000	(\$100,000)	\$0	Decrease
CP24448	QVMAG Inveresk Building Compliance	\$215,000	(\$60,000)	\$155,000	Decrease
CP24723	QVMAG Inveresk Management of Silver Gulls	\$0	\$160,000	\$160,000	Increase
CP24615	Road Reconstruction Program 24/25	\$129,014	(\$129,014)	\$0	Decrease
CP24701	Johnston Road Reconstruction	\$750,000	(\$111,000)	\$639,000	Decrease
CP24702	Cavalry Road Reconstruction	\$500,000	\$240,014	\$740,014	Increase
CP24239	QVMAG FIP Upgrade	\$222,490	(\$150,000)	\$72,490	Decrease
CP24718	QVMAG HVAC Systems	\$150,000	\$150,000	\$300,000	Increase
	TOTALS	\$6,287,498	\$0	\$6,287,498	

The following capital project adjustments have occurred in the period 1 January 2025 to 31 January 2025:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24568	LWC – R1/R5 Liner Design	\$500,000	\$260,000	\$0	\$240,000
CP24622	Major Plant Replacement 24/25 PURCHASE	\$3,720,994	\$0	\$260,000	\$3,980,994
	TOTALS	\$4,220,994	\$260,000	\$260,000	\$4,220,994

The project scope of works:

LWC – R1/R5 Liner Design: The purchase of a new Loader for the Food Organics and Garden Organics (FOGO) processing area has been proposed. This has been approved within the network and now requires a budget to be allocated to allow for the purchase to proceed. Budget has been identified within the R1/R5 Liner Design project at the Launceston Waste Centre. With the expansion of FOGO to other Municipalities, an additional Loader is required for the FOGO Operation. This Loader will be used for the relocation of Fans and Pipes required for treatment of the FOGO product. The Loader will also be used for loading the Trommel and Dump Trucks.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24649	QVMAG Amenity Upgrade 24/25	\$100,000	\$100,000	\$0	\$0
CP24448	QVMAG Inveresk Building Compliance	\$215,000	\$60,000	\$0	\$155,000
CP24723	QVMAG Inveresk Management of Silver Gulls	\$0	\$0	\$160,000	\$160,000
	TOTALS	\$315,000	\$160,000	\$160,000	\$315,000

The project scope of works:

QVMAG Inveresk Management of Silver Gulls: The project seeking capital funding is for the management of the Silver Gulls at the QVMAG Inveresk Site. Over the past years, a large colony of Silver Gulls has nested at the Inveresk Site, causing health and amenity hazard for visitors and staff. Efforts to deter the birds in the past have only been effective in the short term and reactive in nature. This has created significant ongoing workload for the Investigations Team to coordinate the management of this issue, as well as being at the ongoing cost to the organisation. The project seeks to purchase and install Symterra System on the roof of the Stone Building and Conservation workshop. Funds can be transferred across the QVMAG Amenity Upgrade 24/25 Project and QVMAG Inveresk Building Compliance. QVMAG Amenity Upgrade 24/25 Project has thus far had no progression and does not have scope of works identified yet. QVMAG Inveresk Building Compliance project has been carried out over multiple years. It currently sits with several consultants, with the intended outcome being a report on the current building compliance of the Inveresk Site and recommendations/requirements for upgrades. There are enough funds in the project to cover the transfer to the Silver Gull Project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24615	Road Reconstruction Program 24/25	\$129,014	\$129,014	\$0	\$0
CP24701	Johnston Road Reconstruction	\$750,000	\$111,000	\$0	\$639,000
CP24702	Cavalry Road Reconstruction	\$500,000	\$0	\$240,014	\$740,014
	TOTALS	\$1,379,014	\$240,014	\$240,014	\$1,379,014

The project scope of works:

Cavalry road Reconstruction: Additional funds are required to deliver the project CP24702 Cavalry Road Reconstruction due to the road's condition and the extensive rehabilitation requirements identified in the detailed design. The remainder of Roads to Recovery Funds in CP24615 Roads Reconstruction Program 24/25 will be allocated to the project and the balance of the fund reallocated from CP24701 Johnston Road Reconstruction as it will not be delivered this current financial year.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24239	QVMAG FIP Upgrade	\$222,490	\$150,000	\$0	\$72,490
CP24718	QVMAG HVAC Systems	\$150,000	\$0	\$150,000	\$300,000
	TOTALS	\$372,490	\$150,000	\$150,000	\$372,490

The project scope of works:

The project seeking Capital funding is the QVMAG HVAC Systems project. Currently, \$150,000 is allocated to this project to obtain expert reports on the current systems at the Inveresk and Royal Park sites. Approx \$34,000 has been spent so far on mechanical engineering services. The initial onsite meeting determined that all four water furnaces at Inveresk are now non-operational and as such, the Chiller is running the entire Climate Control system. The overworking of this unit is putting the HVAC system at risk of catastrophic failure. A G Coombs recommended replacing 2 x water furnaces to provide back up to the Chiller and keep the HVAC system operational for now. The approved quotation for this work is about \$138,000. We propose moving \$150,000 from the QVMAG FIP Upgrade project, to provide funding for this emergency replacement work and some contingency for any work to the existing infrastructure if required.

The QVMAG FIP Upgrade has been done over multiple financial years and cannot be delivered this financial year. QVMAG Inveresk is currently being assessed by DDEG & Pitt & Sherry for a full compliance audit of building, fire and accessibility compliance, with works to be scoped from this reporting when completed. The upgrade of the FIP will be included and scoped in the fire compliance report, which will then form part of the scoped works for a Capex bid in future years (expecting this to be for the 26-27 FY). The funding currently sitting in this project would be more effectively used to address the immediate issue with regards to the HVAC System.

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 ASPECTS:

As per the report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interest to declare in this matter.

ATTACHMENTS:

Nil

20.2. Monthly Financial Performance Report

FILE NO: SF7694

AUTHOR: Zakia Afroz (Team Leader Accounting)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the December 2024 Capital and Operational financial reports against budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. notes the report outlining both Capital and Operational results to the period ending 31 December 2024.
-

REPORT:

Operational Result December 2024

Detail is provided in Attachment 1 - Monthly Financial Performance Report Dec 2024.

The financial year 2025 year to date (YTD) budget has an underlying deficit of \$1.5M. The YTD actual position is \$593K deficit. This results in a favourable YTD variance of \$868K. This excludes any capital grants received, or loss on disposal of fixed assets.

Rates revenue is expected to meet budget across the course of the year, as supplementary valuations begin to be received through the Office of the Valuer-General this is commonly slower to begin following a Municipal Revaluation.

User Fees & Charges and Statutory Fees & Charges are favourable to budget, at \$376K and \$997K respectively.

Other Operational Grants is \$481K unfavourable to budget. The variance is attributable to grants for state roads and flood drainage. Grants are expected to be receipted in coming months and the variance is expected to reduce.

Interest revenue to budget is currently unfavourable as cash balances are lower than budgeted. If necessary, a budget amendment will be brought to Council in the future. The investment revenue from A.P.A.L. and the TasWater dividend is unfavourable to the budget, falling below projected expectations.

Employee costs are lower than budget by \$1.1M due to vacant positions. Material and Services expense is unfavorable by \$637K due to unbudgeted legal and consultant fees, as well as timing differences in contribution payout. The variance is expected to reduce in coming months.

The State Landfill levy costs show a favourable variance of \$277K which is expected to even be closer to budget as the year progresses. Loss on Disposal of Fixed Assets has also resulted in a favorable variance of \$244K, driven by timing factors. This variance is anticipated to be reduced by the end of the financial year.

Capital Expenditure December 2024

Total capital expenditure budget for 2024/2025 is made up of carried forward budget funds of \$48,237,904, Current Year Council Funds of \$24,070,510 and External Funding of \$19,178,656 for a total budget of \$91,487,070.

Council currently has a total of 179 capital projects with 31 (17.32%) not started. This is a change from the November period where there were a total of 178 capital projects and 32 (18.5%) not started.

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:

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

BUDGET AND FINANCIAL IMPLICATIONS:

As per the report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. Monthly Financial Performance Report Dec 2024 [**20.2.1** - 3 pages]

20.3. Lease - 1st Tamar Sea Scouts

FILE NO: SF2967

AUTHOR: Sharin Imlach (Lease Officer)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the lease of part of 78 Paterson Street, Launceston to the 1st Tamar Sea Scouts.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council – 20 February- 2020-Lease- 1st Tamar Sea Scouts – 19.2

RECOMMENDATION:

That Council:

1. pursuant to section 179 of the *Local Government Act 1993* (Tas), decides to lease part of the land situated at 78 Paterson Street, Launceston, Certificate of Title 138979/10, known as Home Point Parade, as identified on the plan below:



2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
 - a. the lease will commence on the 28 February 2025 for a period of 5 years;
 - b. the commencing rent will be \$340.34 per annum;
 - c. tenant to be responsible for:
 - i. energy costs;
 - ii. volumetric and connection charges for water;
 - iii. contents insurance; and
 - iv. other service charges if any.
 - d. tenant will continuously maintain:
 - i. building in good and reasonable order;
 - ii. and keep clear all noxious growth from premises;
 - iii. public liability insurance of at least \$20 million.
 - e. Council will be responsible for all structural maintenance of all Council owned buildings

 3. requests the Chief Executive Officer to:
 - a) determine the exact dimensions of the land to be leased and all remaining terms and conditions;
 - b) exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease;

 4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
-

REPORT:

The 1st Tamar Sea Scouts have been an integral part of the Launceston community since 1963, with approximately 90 members and volunteers, the group gives young people opportunities to develop essential life skills like leadership, teamwork, problem solving and communication through diverse activities.

The Home Point location is well suited for the Sea Scouts, offering direct access to Kanamaluka/the Tamar River via a licensed pontoon, which is essential for their river-based activities.

The members and parents participated in various activities including camps, bushwalking, cooking, community projects and the annual Lions Club Christmas parade.

RISK IMPLICATIONS:

Scouts teach practical skills like first aid, problem solving and environmental awareness, and their absence may lead to a decline in community engagement.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The 1st Tamar Sea Scouts make a significant contribution to our community through their dedication to youth development. Their continued operation enhances local engagement and provides young people with opportunities to learn, grow and contribute positively to society.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

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

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

The area to be leased is approximately 533m² and has an assessed annual value (AAV) of \$8580, resulting in an effective subsidy of approximately \$8239.66.

That comparison does not consider the individual circumstances of the site, such as capital improvements or maintenance responsibilities.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

Nil

20.4. Delegation under the Local Government (Highways) Act 1982

FILE NO: SF0113

AUTHOR: Duncan Campbell (Team Leader Legal Services)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider delegation of functions and powers under the *Local Government (Highways) Act 1982* (Tas).

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government (Highways) Act 1982 (Tas)

Acts Interpretation Act 1931 (Tas)

Local Government (Meeting) Regulations 2015 - Regulation 18

Local Government Act 1993 (Tas) - section 22(4)

PREVIOUS COUNCIL CONSIDERATION:

Council - 7 February 2019 - Agenda Item 15.3 - Delegation from Council to General Manager and Council Officers - *Local Government (Highways) Act 1982* (Tas)

Council - 11 July 2019 - Agenda Item 19.1 - Delegation from Council to General Manager and Council Officers - *Local Government (Highways) Act 1982* (Tas)

Council - 14 November 2019 - Agenda Item 19.3 - Delegation from Council to Council Officers - *Local Government (Highways) Act 1982* (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 124 of the *Local Government (Highways) Act 1982* (Tas):
 - (a) revokes any previous delegation made by Council in respect of the *Local Government (Highways) Act 1982* (Tas).
 - (b) delegates to the holder(s) of the position(s) in Column One of the schedule listed at Recommendation 3, the powers and functions under the sections of the *Local Government (Highways) Act 1982* (Tas) specified in Column Two of that schedule, subject to restrictions (if any) referred to in Column Three of that schedule.

2. pursuant to section 23AA(2)(b) of the *Acts Interpretation Act 1931* (Tas), authorises the Mayor to evidence the delegations made by this decision, by signing an instrument of delegation referring to this decision and replicating, either exactly or in substance, the terms of the delegations effected by these Recommendations.
3. notes that the following table is the schedule referred to at Recommendation 1.

The Schedule

Column One	Column Two	Column Three
Position	Extent of delegation	Restrictions
Chief Executive Officer (CEO)	Sections 7(2), 10, 11, 19, 20, 27, 30, 31, 32, 34, 39, 40, 41, 42, 43, 44, 45, 46, 50, 52, 54, 55, 95, 96, 99, 104, 107, 109, 110, 112	Except in the case of an emergency, section 27 may only be exercised with 14 days' written notice to the landowner. Section 54 may only be exercised with the permission of the landowner.
Executive Leader Community Assets and Design	Sections 7(2), 10, 19, 20, 27, 30, 31, 32, 34, 39, 40, 41, 42, 43, 44, 46, 50, 52, 54, 95, 96, 99, 104, 109, 110, 112	Except in the case of an emergency, section 27 may only be exercised with the CEO's approval and with 14 days' written notice to the landowner. Section 39(9) may only be exercised with permission of GM. Section 54 may only be exercised with the permission of the landowner.
Senior Leader City Amenities	Sections 27, 30, 34, 39, 42, 44, 54, 104	Except in the case of an emergency, section 27 may only be exercised with the CEO's approval and with 14 days' written notice to the landowner. Section 39(9) may only be exercised with permission of the CEO. Section 54 may only be exercised with the permission of the landowner.

Senior Leader Infrastructure and Engineering	Sections 10, 19, 20, 27, 30, 31, 32, 34, 39, 40, 41, 42, 44, 46, 54, 95, 96, 104	Except in the case of an emergency, section 27 may only be exercised with the CEO's approval and with 14 days' written notice to the landowner. Section 39(9) may only be exercised with permission of the CEO. Section 54 may only be exercised with the permission of the landowner.
Team Leader Transport	Sections 19, 20, 27, 30, 31, 34, 39, 44, 54, 95, 96, 104	Except in the case of an emergency, section 27 may only be exercised with the CEO's approval and with 14 days' written notice to the landowner. Section 39(9) may only be exercised with permission of the CEO. Section 54 may only be exercised with the permission of the landowner.
Executive Leader Performance and Delivery	Sections 45, 55(1), 104, 107, 109	Section 55(1) may only be exercised to allot a number and cannot be used to have a building marked with a number.
Senior Leader Health and Compliance	Sections 45, 104, 107	
Team Leader Parking	Sections 104, 107	
Team Leader Regulation Services	Section 45	
Team Leader Environmental Health	Section 45	
Regulations Officer	Section 45	
Coordinator Administration	Section 45	
Administration and Technical Officer	Section 45	
Senior Leader Governance	Section 109(2)	
Team Leader Procurement	Section 109(2)	
Executive Leader Strategy and Innovation	Section 55(1)	Section 55(1) may only be exercised to allot a number and cannot be used to have a building marked with a number.
Senior Leader Innovation and Performance		

Team Leader Strategy, Economic Development and Analytics	Section 55(1)	Section 55(1) may only be exercised to allot a number and cannot be used to have a building marked with a number.
GIS Systems Administrator	Section 55(1)	Section 55(1) may only be exercised to allot a number and cannot be used to have a building marked with a number.
GIS Data Officer	Section 55(1)	Section 55(1) may only be exercised to allot a number and cannot be used to have a building marked with a number.
Spatial Data Officer - Property	Section 55(1)	Section 55(1) may only be exercised to allot a number and cannot be used to have a building marked with a number.

4. notes, for the avoidance of doubt, that the term Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).

REPORT:

On 23 January 2025, Council approved the delegation of a number of its functions and powers under the *Local Government (Highways) Act 1982* (Tas) (LGHA) to the Chief Executive Officer and various other Council officers. Those delegations reflected the delegations that existed previously, but were updated to take account of recent position title changes across the organisation.

Unfortunately, two of the substantive positions to be delegated functions and powers under the Act was not properly described. Rather than being referenced as “Senior Leader Infrastructure and Engineering”, the position was referenced by its former title “Manager Infrastructure and Engineering”. Similarly, rather than being referenced as “Senior Leader City Amenities”, the position was referenced as its formerly intended title of “Senior Leader Operations”.

To ensure that the functions and powers can be relied upon in an effective and efficient way, it is recommended that Council revoke its 23 January 2025 decision, and in its place delegate those same functions and powers to the positions listed at Recommendation 3.

Other than updating the reference to “Senior Leader Infrastructure and Engineering” and “Senior Leader City Amenities”, there are no other changes.

A summary of each of the functions and powers recommended for delegation is provided below.

Section	Section title	Description of function or power
Section 7(2)	Limitations on opening of highways in cities and towns by private persons	Requires the Council to give at least 28 days' written notice to the Transport Commission of an intention to give approval to the making of a highway.
Section 10	Obligations on landowners opening highways	Places obligations on landowners carrying out construction works in respect of a highway over land to the satisfaction of the Council.
Section 11	Enforcement of obligations of landowners opening highways	Allows the Council to enter into and carry into effect an agreement for works to be completed to discharge obligations arising under section 10.
Section 19	Closure of local highways for public functions, &c.	Allows the Council to close a local highway for public functions, after consulting with the Commissioner of Police.
Section 20	Closure of parts of local highways for sale of goods, &c.	Allows the Council to close a public highway for the purpose of providing a place for the sale of goods and entertainment.
Section 27	Use of adjoining lands in carrying out highway works	Allows the Council to use land adjoining a highway to carry out highway works, including using uncultivated land as a temporary deviation.
Section 30	Improvement, &c., of highways	Allows the Council to carry out works to a highway to make it safer, more convenient or improve its appearance.
Section 31	Obstructions for prohibition or restriction of vehicular traffic	Allows the Council, with the approval of the Department of State Growth, to place obstructions on a highway for the purpose of preventing or restricting the movement of traffic.
Section 32	Lighting	Allows the Council to light a public highway or public place and to carry out works on any land for that purpose.
Section 34	Drainage works	Allows the Council to make and maintain drains and watercourses.
Section 39	Obligations of occupiers to cut back vegetation, &c.	Allows the Council to provide an occupier of land with a written notice requiring the removal of vegetation from the land. If the notice is not complied with, Council may carry out the works and recover the costs from the occupier.
Section 40	Animal barriers on highways	Allows the Council to give permission to erect a fence or gate over a highway.

Section 41	Prohibition of traffic likely to cause damage to highways	Allows the Council to prohibit traffic of a particular kind from using a highway, where it has been provided with a report from a Council Officer authorised to provide a consent or report pursuant to that section.
Section 42	Closure of dangerous highways	Allows the Council to close a highway that is unsafe to general or specific traffic where a relevant officer has so certified.
Section 43	Recovery of cost of repairs caused by excessive weight, &c.	Allows the Council to recover cost of repairs caused by excessive weight on a highway.
Section 44	Protection of bridges from excessive loading	Allows the Council to restrict the weight of vehicles permitted to use a bridge.
Section 45	Removal and disposal of abandoned vehicles	Allows the Council to remove articles from a highway and specifies how a removed article can be disposed.
Section 46	Permission to carry out various works in relation to highways	Allows the Council, in accordance with its by-laws, to grant a person written permission to do various things in relation to a highway, including the digging of soil, making drains and installing pipelines.
Section 50	Management of local highways not maintainable by the corporation	Allows the Council to carry out highway works in a local highway not maintainable by it.
Section 52	Projections on to highways, &c.	Allows the Council to remove projections onto highways in agreement with the occupier of the building or otherwise on 30 days' notice.
Section 54	Names of highways, &c.	Allows the Council to put up or paint the name of a highway or other public place.
Section 55	Numbering of buildings, &c.	Allows the Council to allot a distinguishing number to a piece of land, and may cause a building on that piece of land to be marked with that number.
Section 95	Establishment of controlled parking	Allows the Council to mark out parking spaces and install parking meters and voucher machines.
Section 96	Hours of operation of controlled parking	Allows the Council to prescribe the days and hours that controlled parking operates.
Section 99	Closure of parking spaces in certain cases	Allows the Council to place a notice on a parking space or meter for that space restricting parking to a no parking, no standing or no parking without a municipal parking permit, thereby making the parking space subject to the Traffic Act 1925 (Tas).
Section 104	Permits for use of parking spaces without operation of meters or use of parking vouchers	Allows the Council to issue permits to allow various vehicles to use parking spaces without the use of a parking meter or voucher.

Section 107	Powers, &c., of parking attendants	Requires the Council to issue a certificate of employment to parking attendants, which confers investigative powers upon those attendants in relation to car hire businesses.
s109	Lighting of certain State highways: Contributions by corporations to lighting of certain State highways	Allows Council to light a State highway and allows Council to pay contributions towards the lighting of a State highway.
Section 110	Powers and duties of corporations in relation to State highways	Allows Council to exercise powers and carry out works in respect to State Highways with the permission of the relevant Minister.
Section 112	Liability of corporation to maintain road works carried out by the Crown	Requires the Council to maintain a highway on which authorised road works were carried out by the relevant Minister.

Local Government (Meeting) Regulations 2015 - Regulation 18

In accordance with the requirements of regulation 18 of the *Local Government (Meeting) Regulations 2015*, the following information is provided.

If the Recommendations are carried, it will result in the overturning of the Council decision on 23 January 2025 under the Act in its entirety.

The previous decisions did not explicitly direct that certain action be taken. However, in the ordinary course of business, the decision would have seen the delegations evidenced by an instrument in writing signed by the Mayor, and then relevant details entered on the City of Launceston's Delegations Register.

Given the issue that has been identified shortly after the Council decision was made, those actions have not been completed.

RISK IMPLICATIONS:

Risks relevant to this item are discussed in the report above.

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

Nil

20.5. Business Excellence Awards 2025 - Sponsorship

FILE NO: SF4288

AUTHOR: Nathan Williams (Executive Leader Delivery and Performance)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider a request for sponsorship from the Launceston Chamber of Commerce for the Business Excellence Awards 2025, specifically the Exceptional Event Award.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. approves the sponsorship request of \$4,700 (plus GST) for the Launceston Chamber of Commerce Business Excellence Awards 2025 – in the category of the Exceptional Event Award.
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REPORT:

The Launceston Chamber of Commerce Business Excellence Awards are an annual celebration of outstanding achievements across various sectors, recognising businesses, organizations, and individuals that contribute to the growth and vitality of the region.

These awards highlight excellence in industries such as business, community service, events, tourism and hospitality, health and wellness, and the creative arts, reinforcing Launceston's reputation as a dynamic and thriving community.

A highlight of the awards is the Exceptional Event Award, sponsored in recent years by the City of Launceston. This category acknowledges events that have demonstrated outstanding execution, innovation, and a significant contribution to the local community and economy. Recent winners include:

- Junction Arts Festival
 - Encore Theatre Company's production of *Jersey Boys*
 - NORTH Festival
 - Harvest Launceston Community Farmers Market
-

The Launceston Chamber of Commerce Business Excellence Awards continue to inspire excellence by providing a platform for businesses and organisations to gain well-deserved recognition. With the City of Launceston's ongoing support and sponsorship, these awards remain a vital part of the city's economic and cultural landscape, reinforcing its status as a hub of innovation, entrepreneurship, and community spirit.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The awards serve as a powerful economic stimulus by driving promotion and visibility for nominees, winners, and the event itself. The awards also function as economic catalysts, benefiting individuals, businesses, and the various industries involved while reinforcing cultural and commercial growth.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.

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:

A budget of \$4,500 has been allocated to sponsorship of the awards this financial year. The difference of \$200 can be managed through other savings.

DISCLOSURE OF INTERESTS:

The Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

Nil

21. STRATEGY AND INNOVATION

No items have been identified as part of this Agenda

22. CHIEF EXECUTIVE OFFICER NETWORK

22.1. Status Report on Notices of Motions

FILE NO: SF5547

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To receive the updated Status Report – Notices of Motion.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

Local Government (Meeting Procedures) Regulations 2015

RECOMMENDATION:

That Council:

1. Receives the Status Report of Notices of Motions.
-

REPORT:

In accordance with s16 (5) of the *Local Government (Meeting Procedures) Regulations 2015*, a Councillor may give to the Chief Executive Officer a written notice of motion, (at least 7 days before a meeting), together with supporting information and reasons, to be included on the agenda of that meeting.

To ensure decisions are made in a transparent and accountable way, updates regarding the Status Report - Notice of Motions will be reported to each Council meeting.

Items marked as 'completed' will be removed from the list following the meeting at which this is reported.

Notices of Motions Status Report

Date	Project/Initiative Notice of Motion	Owner	Progress
<p>10 March 2022 Councillor D C Gibson</p>	<p>Windermere/Swan Bay Roads <i>That Council acknowledges the concerns of the residents and requests the Chief Executive Officer to investigate the issues raised and provide a detailed report to Council for consideration in April 2022.</i></p>	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>Report of investigation provided at Workshop on 14 April 2022.</p> <p>The Council was successful in receiving funding through the State Government's Safer Rural Roads Program to upgrade the junction of John Lees Drive and Windermere Road, as committed to in the Windermere/Swan Bay Report.</p> <p>The works will involve installation of a painted channelised right turn lane on John Lees Drive, making this turn safer for turning vehicles, as well as installation of a solid island on Windermere Road at the junction; the aim of this island is to limit the space available and attractiveness for anti-social behaviour such as burnouts to occur.</p> <p>The works are estimated to cost \$64,000 with \$52,000 being funded by the State and \$12,000 by the Council and will be delivered this financial year.</p>
<p>5 May 2022 Councillor D C Gibson</p>	<p>Launceston Pump Track <i>That Council requests the Chief Executive Officer to investigate the options for the provision of a pump track or pump tracks within Launceston and report back to Council within the next three months.</i></p>	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>Completed:</p> <p>World Trail completed the construction of the pump track and their contracted works on 22 January 2025. The Roads crew installed a boom gate and rock placement barrier to limit large vehicle access to the pump track. Short term additional work will include the installation of bins on site and planting of the riparian zone (2-metre additional reeds along the river edge).</p> <p>A longer-term plan exists to landscape the entire site including tree planting, however this is dependent on a future budget allocation.</p>

			A formal launch event is being organised by the Community Development team, scheduled for 22 February 2025.
<p>11 August 2022 Councillor D C Gibson</p>	<p>Launceston Skate Park <i>That the Council requests the Chief Executive Officer to:</i></p> <ol style="list-style-type: none"> 1. <i>immediately investigate operational issues at the Launceston Skate Park at Royal Park, such as drainage and initiate immediate works to address any identified problems.</i> 2. <i>within three months, advise the renewal planning timeline for this important facility, to ensure the recreational needs and expectations of our community are continued through replacement.</i> 3. <i>investigate and report in 2022/2023 the upgrade options to this loved facility, including necessary budget costings.</i> 	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>The design of the Royal Park Skatepark extension has been completed by Convic. The design included extensive community engagement through surveys and community workshops. The design doubles the footprint of the current skatepark and blends the existing skatepark with new features that focus on beginner and family friendly features. A tender for construction will be issued in early February 2025.</p>
<p>11 August 2022 Councillor T G Walker</p>	<p>Suburban Business District Green Spaces <i>In support of, and complimentary to, the City of Launceston's recent Memorandum of Understanding with the Launceston Chamber of Commerce regarding the urban greening of the City, that the Council agrees to pursue the following initiatives:</i></p>	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>This motion provided in-principle support for the provision of additional green spaces adjacent to and/or within suburban business districts such as (but not limited to) Kings Meadows, Mowbray, St Leonards and Newstead.</p> <p>The development of the Urban Greening Strategy documented existing canopy and green space, urban heat island effect, and urban density and competition for green space. The Strategy,</p>

	<ol style="list-style-type: none"> 1. <i>provides its in-principle support for the provision of additional green spaces adjacent to and/or within suburban business districts such as (but not limited to) Kings Meadows, Mowbray, St Leonards and Newstead; and</i> 2. <i>requests the Chief Executive Officer to ensure that current review process for the Greater Launceston Plan includes a framework to promote the opportunity and identify suitable spaces for this provision, either currently held land, or prospective sites that may be available for this purpose; and</i> 3. <i>following the review of the GLP, that the Council develop an implementation plan which identifies and provides the necessary actions and resourcing to deliver the green spaces. The implementation plan would need to include a community engagement process with, amongst other objectives, the need to determine the extent and scope of infrastructure that would be desirable in these spaces; and</i> 4. <i>that priority be given to maximising the greening of the area, but that</i> 		<p>endorsed in November 2023, identified actions to retain and increase canopy cover:</p> <p>T1.1 Increase upper, mid and low canopy cover in the City of Launceston in parks, recreation and open space areas, civic spaces, streets and road corridors and in residential areas, including private and public areas; and</p> <p>T1.5 Promote nature-based solutions to greening areas of high density, such as green roofs, vertical gardens, arbours and structures.</p> <p>The Launceston Urban Greening Implementation Plan specifically identifies actions within high traffic areas and suburban business districts:</p> <p>O-9 Explore partnership with privately owned car parks to install cascading or street level plantings.</p> <p>Priorities:</p> <ol style="list-style-type: none"> 1. Kings Meadows shopping precinct 2. Mowbray shopping precinct 3. Central Business District (CBD) <p>O-14 Implement urban greening opportunities for traffic calming applications, including planting in medians, outstands and chicanes.</p>
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	<p><i>additional facilities such as playgrounds or toilets be considered desirable additions if possible.</i></p>		
<p>25 August 2022 Councillor A G Harris</p>	<p>Short Term Rental Accommodation Review <i>That Council requests the Chief Executive Officer to investigate and review the growth of short-term accommodation rental properties in the City of Launceston area and report back to Council in a timely manner after the election has been completed.</i> <i>The report should consider, but not be limited to, the following:</i></p> <ol style="list-style-type: none"> <i>1. undertake a baseline analysis of 2011 and 2016 census data to establish the number of dwellings in the City of Launceston that are owner occupied and the number that are rented long term, in both actual numbers and as a percentage of the market, for each of these two census periods.</i> <i>2. compare this data with similar data from the 2021 census, including identifying the number of new</i> 	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>A report titled: <i>Review of the Impacts of Short Stay Accommodations on the Rental Market in the City of Launceston</i> was considered by Council at the meeting on 23 March 2023.</p> <p>The Local Government Association of Tasmania (LGAT) convened an expert reference group at its June 2023 meeting which supported the below resolutions;</p> <ul style="list-style-type: none"> - That LGAT convene an expert reference group from member councils to develop recommendations for the sector to consider on: <ul style="list-style-type: none"> - What further data and support is required to assist local government in responding to the housing crisis. - What changes are required to manage short stay accommodation’s contribution to housing availability, local amenity, economic development, and equitable rating. - What tools are available to encourage owners of unoccupied dwellings to make their properties available as long-term rentals <p>LGAT supported the below Housing Reference Group sectoral positions at the March 2024 meeting;</p> <ul style="list-style-type: none"> • Proposed Sector Position (1): that measures to manage the impacts of short stay accommodation on housing should: <ul style="list-style-type: none"> o Target the impacts of commercially let residences on residential areas o Avoid targeting short stay accommodation in non-residential areas, and true home sharing.

	<p><i> dwellings built and occupied between 2016 and 2021.</i></p> <p>3. <i> identify the number of whole of property short-term accommodation licences that have been issued by the Council since October 2019 after the declaration of the Short-Term Accommodation Act of 2019 by the Tasmanian State Government.</i></p> <p>4. <i> review the actual number of whole of properties and short term rental properties that currently exist in the short-term rental marketplace in the City of Launceston Council area on the various short term rental platforms.</i></p> <p>5. <i> investigate and, if it is found to be warranted, make recommendations on what options exist for the City of Launceston Council to help slow, stop or even reverse the trend of existing long-term rental properties being migrated to short-term rental accommodation properties.</i></p>		<ul style="list-style-type: none"> • Proposed Sector Position (2): that the Tasmanian Government: <ul style="list-style-type: none"> ○ properly enforce the data reporting requirements of the Short Stay Accommodation Act 2019 and resolve gaps in the data collection to support better management of the impacts of residential short stay accommodation. ○ develop a consolidated dashboard of housing related data for Tasmania to assist planning and housing responses. • Proposed Sector Position (3): that councils monitor the outcome of the City of Hobart’s LPS and, if successful, utilise it as a model for managing commercially let residences. • Proposed Sector Position (4): that to support the conversion of existing lawful commercially let residences back to residential use, councils implement, where appropriate, and advocate for economic measures, such as a coordinated incentivisation and disincentivisation regime, such as land tax, stamp duty, capital gains tax, and negative gearing. • Proposed Sector Position (5): that councils investigate and, where appropriate, apply a differential rating regime for commercially let residences in residential areas. It is worth noting that despite the relative popularity of a cap on nights per year in other jurisdictions, the LGAT Housing Reference Group was of the view that this mechanism risked a significant enforcement resourcing burden with an uncertain effect on housing availability, and that the other measures outlined in this position paper are worthy of progressing prior to a nights per year cap. However, this measure shouldn’t be
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			<p>ruled out for Tasmania with its effectiveness in other jurisdictions to be monitored.</p> <p>Recommendations approved during this Council report are as follows</p> <ol style="list-style-type: none">1. requests the Chief Executive Officer investigate the introduction of a differential rate for short stay accommodation providers in Launceston and provide options for Council to consider; <p>Update - A differential rating category code has been implemented by the Office of the Valuer-General specifically for Short Term Accommodation (R7 code). Using this rating category requires a property to be permanently used for Short Term Accommodation, and the reclassification must be completed by the Valuer-General. So whilst this mechanism is available to Council, it has not yet been implemented. Hobart City Council have implemented the use of this differential rating category with 401 properties being classified as R7 Short Term Accommodation as at February 2025.</p> <ol style="list-style-type: none">2. lobbies the State Government to require more transparent data be provided on short stay accommodations and the interactions on the long-term rental market. Specifically, it must be easier to track the number of long term rentals that transition to short stay accommodations; <p>Update - complete as per LGAT sectoral position 2 (above)</p>
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			<p>3. prioritises actions to create additional residential land within the City of Launceston;</p> <p>Update - Council is actively pursuing growth of new residential land, primarily through the St Leonards Structure Plan and Infrastructure and Funding Framework</p> <p>4. continues to monitor the City's rental market with a specific focus on the number of short stay accommodations that are available within Launceston; and</p> <p>Update - Quarterly data is provided by the Tasmania Government regarding the number of registered Short Term Accommodation properties</p> <p>5. requests the Local Government Association of Tasmania investigate and report on the implementation of a vacant residential land tax for unoccupied homes within the State.</p> <p>Update - LGAT Housing Position Statement (November 2024) states: councils seek economic measures, such as land tax, stamp duty, capital gains tax, and negative gearing, to incentivise helpful market behaviours and return commercially let residences back to residential use.</p>
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<p>15 December 2022 Councillors D H McKenzie and A E Dawkins</p>	<p>Clean Air Strategy <i>That Council agrees that Launceston City Council develop a Clean Air Strategy, which should not be limited to but will include:</i></p> <ol style="list-style-type: none"> <i>1. review of current State and Federal Government legislation to determine its effectiveness in supporting a clean air strategy and where there are improvements required develop a plan to lobby for change;</i> <i>2. review of the effectiveness of past Council programs to improve air quality outcomes, such as the Wood Heater buy-back program;</i> <i>3. compilation of baseline data to provide a base to measure improvements;</i> <i>4. engagement of Northern Councils to achieve shared actions where possible;</i> <i>5. education of industry and the broader community on better environmental practices;</i> <i>6. investigation of more effective enforcement processes; and</i> <i>7. recommendations to Council regarding means to improve outcomes. Report back to Council</i> 	<p>Nathan Williams (Executive Leader Delivery and Performance)</p>	<p>The clean air strategy was presented to Councillors for their guidance and direction in November 2024.</p> <p>The strategy is likely to be delivered in-house, so we need to ensure the additional FTE is approved by the new EL D&P before we can recruit.</p> <p>Pending successful recruitment happening before July 2025 we anticipate the following as a reasonable timeline (and we anticipate tasks can be undertaken concurrently):</p> <ul style="list-style-type: none"> • Recruitment of Environmental Health Officer: End June 2025 • Review and finalisation of project plan and stakeholder engagement plan: August 2025 • Review of data and precedent studies: December 2025 • - Gap analysis: March 2025 • Stakeholder engagement: June 2026 • Data collation: December 2026 • Draft strategy and action plan: February 2027 • Stakeholder review draft strategy and action plan (incl. Councillor workshops prior to going out to broader stakeholder group): June 2027 <p>Finalise strategy and action plan (incl. Councillor meeting to endorse): December 2027.</p>
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	<p><i>should occur in reasonable time outlining next steps and to enable progress to be achieved ahead of next winter.</i></p>		
<p>23 March 2023 Councillor T G Walker</p>	<p>Paterson Barracks <i>That the Council:</i></p> <ol style="list-style-type: none"> <i>1. agrees in principle that there is value in retaining the Paterson Barracks for community ownership and public use;</i> <i>2. continue liaising with the Department of Defence in relation to the site;</i> <i>3. request the CEO to develop a pre-feasibility study assessing the value in preparing a business case for the City of Launceston to activate the site in accordance with the objectives of the City Deal, including assessing opportunities for community groups, events, meeting space, markets and commercial and/or retail use;</i> <i>4. within 12 months, make a final decision on whether to develop a business case and prepare a formal proposal to submit to the Department of Defence, seeking a concessional sale of the Paterson Barracks to the City of Launceston;</i> 	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>A site inspection has been completed by Council Officers to finalise the project scoping work. Information has been obtained on the heritage values of the site and the pre-feasibility report has been commenced.</p> <p>A draft pre-feasibility report has been completed and is currently undergoing officer review. This is likely to be presented to the January 2025 Council meeting.</p>

	<p>5. <i>if it is decided to proceed with a business case and proposal, write to the Defence Department, relevant Minister and any other related parties expressing initial interest in potential ownership of the site on behalf of the Launceston community; and</i></p> <p>6. <i>acknowledge that the Launceston Historical Society, the Tasmanian Family History Society, the Friends of the Launceston Mechanics' Institute and the Royal Australian Artillery Association have all expressed a keen desire in having a permanent presence at the site</i></p>		
<p>4 May 2023 Councillor A E Dawkins</p>	<p>Financial support for Veterinary Practices Treating Injured Animals <i>That Council requests the Chief Executive Officer to:</i></p> <p>1. <i>modify the Draft Council 2023/2024 Fees and Charges to set a \$0 fee at the Launceston Waste Centre for veterinary services to drop off native animals that are killed on our roads; and</i></p> <p>2. <i>investigate other measures available to City of Launceston to reduce the financial impost on veterinary</i></p>	<p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>The 2023/2024 Fees and Charges were amended in accordance with the motion. Additional options will now be explored.</p>

	<i>practices tasked with treating sick and injured wildlife.</i>		
<p>29 June 2023 Councillor L M McMahon</p>	<p>Reinstatement of the State Government's Financial Contribution to the Active Launceston Program <i>That Council requests the Chief Executive Officer write to the Premier and request the reinstatement of the State Government's financial contribution to the Active Launceston program.</i></p>	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Correspondence was sent to the Premier on 6 July 2023. A response was received by way of a \$20,000 one off grant that Council had been allocated by the State Government, in recognition of the Active Launceston Program.</p> <p>The recurring funding that Council previously received has not been reinstated. The Liveable Communities Team will engage with the Tasmanian Government around this.</p>
<p>21 September 2023 Councillor A E Dawkins</p>	<p>Establishing a Leadership Role for the City of Launceston in the Prevention of Child Sexual Abuse <i>To show local community leadership and responsiveness to the revelations of widespread historic and contemporary child sexual abuse in Launceston, as evidenced in the recent Commission of Inquiry* hearings, it is moved that Council:</i></p> <ol style="list-style-type: none"> <i>1. investigates opportunities to acknowledge victim/survivors of child sexual abuse through the inclusion of an appropriate public art installation in the next stage of the City Heart development.</i> <i>2. engages with the organisers of the National Child Sexual Abuse Survivors Day to support</i> 	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Work is well underway with respect to child safety as follows:</p> <ol style="list-style-type: none"> 1. Public art will be commissioned over the next 2- 3 years and will follow extensive consultation with victim survivors. The process of establishing artwork requires the utmost sensitivity due to the trauma involved of those we are seeking to acknowledge. Advice from the Victorian Black Saturday commemorative public art process was that it took several years to ensure victim and survivor voices we appropriately heard and recognised so that the memorial was respectful and not retraumatising. 2. The signing of the Council's commitment to child safety was undertaken on National Survivors Day in November 2024. The day was held in partnership with the In Good Faith Foundation. 3. This is still to be developed. However, a recent lease with St Vincent De Paul stipulated that the organisation must adhere to the Child and Youth Safe Standards, so steps are already being taken to ensure our partners are adhering to the CYSOFF.

	<p><i>community events planned for the Launceston municipality.</i></p> <p>3. <i>includes an assessment criterion for grant applications to the Council requiring respondent entities (clubs, associations, etc.) to demonstrate how they comply with the Child and Youth Safe Standards.</i></p> <p>4. <i>requests the Council's Officers report to a future Council Meeting on:</i></p> <p>a) <i>the feasibility of conducting site visits to two peer communities** where the councils have assumed a Child Sexual Abuse Prevention role and make recommendations as to how the City of Launceston can show further leadership***.</i></p> <p>b) <i>progress against compliance with the National Principles for Child Safe Organisations, including Child Sexual Abuse prevention awareness for Councillors.</i></p> <p>* Commission of Inquiry (COI) into the Tasmanian Government's Responses to</p>		<p>4 a). This work has yet to commence.</p> <p>4b). Officers will present to a council meeting in 2025 on the progress to date in achieving the standards.</p>
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	<p>Child Sexual Abuse in Institutional Settings. ** Possible peer communities include Ballarat, Victoria and Maitland, New South Wales. *** Examples of further leadership roles for local government might include: - Co-delivery of Child Sexual Abuse Prevention Community Awareness Campaigns in conjunction with the Child Safe Regulator. - Co-convening standards compliance workshops for local clubs, associations and businesses with the Regulator. - Auspicing and participating as part of a Launceston consortium of community organisations committed to Child Sexual Abuse prevention in non-institutional settings</p>		
<p>16 May 2024 Councillor A J Palmer</p>	<p>Family Violence <i>That Council:</i> 1. <i>acknowledges that family and domestic violence has never, and will never be tolerated in our community; and</i> 2. <i>recognises the strategies and programs Council has in place to support victims of domestic and family violence; and</i></p>	<p>Nathan Williams (Executive Leader Delivery and Performance)</p>	<p>1. The City of Launceston acknowledges that family and domestic violence have no place in our community or workplace. 2. Community Development works in this space by supporting 16 Days of Activism and other initiatives as they arise. Council's Enterprise Agreement specifically references victims of family violence (section 6.17) and seeks to support impacted employees by way of leave provisions, financial support, access to the Employee Assistance Program, changes to working patterns and contact details.</p>

	<p>3. <i>implement a respectful relationships program, for all Staff and Councillors (presently employed), to commence within the 2024/2025 financial year and that it is included as part of the on boarding and induction for new staff and future Councillors, starting July 1 2024.</i></p>		<p>3. Further work is required as to the appropriateness of the respectful relationships program, specifically whether it is trauma informed, and whether there might be more appropriate ways to raise awareness with staff and Councillors. There are survivors of family and domestic violence at council and care needs to be taken not to trigger or retraumatize those who are victim survivors of family and domestic violence.</p> <p>The Human Resources Team has reviewed the Family Violence Loan procedure and is finalising an updated document. The Organisational Development Team are researching training options.</p>
<p>13 June 2024 Councillor A E Dawkins</p>	<p>Establishing an Inclusion Action Plan and Community Consultation <i>That Launceston City convene a round table of LGBTIQ+ residents and their allies to discuss and recommend further action by the City to foster LGBTIQ+ equity and inclusion with the goal of developing an Inclusion Action Plan</i></p>	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Work has not yet commenced. Officers will commence work on an equity and inclusion strategy in 2025, including consulting with Launceston's most disadvantaged and marginalised communities to ensure they have a voice in the development of the strategy and corresponding action plans. The work will involve co-design with those with a disability (including those who are neurodivergent), culturally and linguistically diverse (CALD) and migrant communities and LGBTQIA+ people.</p>
<p>25 July 2024 Councillor D C Gibson</p>	<p>Funding for Tamar Valley Peace Festival <i>That Council supports the Tamar Community Peace Trust's 2024 Tamar Valley Peace Festival by way of \$10,000 from Council funds.</i></p>	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Completed:</p> <p>This item was withdrawn from the 5 September 2024 Council Meeting agenda.</p>

<p>22 August 2024 Mayor Councillor M K Garwood</p>	<p>Increase Housing Diversity in the Municipality <i>That Council explores an opportunity to increase housing diversity in the municipality by:</i></p> <ul style="list-style-type: none">• <i>Investigating the use of a CBD or inner-city landholding for the development of community housing as well as retaining public car parking facilities;</i>• <i>Engage a Registered Community Housing Provider (CHP) or a private developer with demonstrable experience partnering with the community housing sector, 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</i>• <i>Support the proponent to apply for funding in a future round of the Federal Government's Housing Australia Future Fund to develop the site for affordable housing</i>	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>This project is awaiting consultant availability. The original consultant withdrew from Phase 2 works and an alternative consultant is being sourced in addition to internal discussions about Phase 2 in the context of other strategic projects to ensure there is no duplication of effort.</p>
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<p>19 September 2024 Councillor J J Pentridge</p>	<p>Emergency Management Response <i>That Council</i></p> <ol style="list-style-type: none"> 1. <i>Explore options for the purchase of mobile power units (generators) for use in events of power outages, and to support Council's emergency management response; and</i> 2. <i>A report be presented to Council outlining these options for Council's consideration.</i> 	<p>Chelsea van Riet (Executive Leader Community Assets and Design)</p>	<p>Officers will provide an update to Council no later than 6 March 2025 on status of work as per the previous update.</p>
<p>19 September 2024 Mayor Councillor M K Garwood</p>	<p>CCTV (Closed Circuit Television) System Within Launceston Central Business <i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>Undertakes a review of the current CCTV (Closed Circuit Television) system within the Launceston Central Business District, to provide options for system improvement, and a focus on community safety; and</i> 2. <i>A report be presented to Council summarising the review, including any future options for system improvement and investment.</i> 	<p>Chelsea van Riet (Executive Leader Community Assets and Design)</p>	<p>Council will engage with an external consultant, via a Request for Quotation process, to perform the review of the current CCTV system.</p> <p>A report will be provided to Council in due course upon completion of the review.</p>

<p>12 December 2024 Councillor A G Harris</p>	<p>City of Launceston to Establish a Memorandum of Understanding with Dorset Council to Facilitate the Development of Stage 3 of the North East Rail Trail <i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>Provides in-principle support of the North East Rail Trail Stage 3 – Lilydale Falls to Scottsdale in concept only;</i> 2. <i>approves providing Dorset Council a letter of support outlining Council's in-principle support for the project; and</i> 3. <i>be provided with a project report to better understand implications to Council, such as costs, ownership and technical challenges.</i> 	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>This work is in progress.</p>
<p>12 December 2024 Mayor Councillor M K Garwood</p>	<p>Bicycle Donation to Tasmania Police <i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>purchase two (2) fit-for-purpose bicycles, to a combined maximum value of \$15,000 (excluding GST), to be donated to Tasmania Police for the sole purpose of reintroducing the bike patrols within the Launceston Central Business District.</i> 	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Officers will develop an MOU with Tasmania Police which will set out the expectations for:</p> <ul style="list-style-type: none"> • how often the bicycles will be used • where the bicycles will be used • maintenance responsibilities • ownership of the bikes • transfer of bikes back to CoL in the event the bike patrols are not deemed feasible by TasPol. <p>The MoU will be presented to the Council in the first quarter of 2025.</p>

<p>12 December 2024 Mayor Councillor M K Garwood</p>	<p>Mobile LED Screen <i>That Council:</i></p> <ol style="list-style-type: none"> <i>investigates the procurement of a large mobile LED screen to support City activation, and events; and</i> <i>the project is to be considered as part of annual plan and budget discussions.</i> 	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Officers will commence more detailed investigations into fixed and mobile screens and also projection options, with a report to be tabled to council in the first half of 2025.</p>
<p>12 December 2024 Mayor Councillor M K Garwood</p>	<p>Street Art Festival and Street Art Laneways <i>That Council:</i></p> <ol style="list-style-type: none"> <i>pursuant to the City of Launceston Public Art Strategy 2023-2031, prioritises the Opportunity - City Centre Laneways recommendation for a Street Art Laneway Gallery to be developed for delivery in FY2024/2025, and a second gallery for delivery in FY2025/2026; and pursuant to the City of Launceston Public Art Strategy 2023-2031, prioritises the Opportunity - City Centre Laneways recommendation for a Laneway Festival to be developed in conjunction with each gallery described in the above recommendation.</i> 	<p>Leanne Purchase (Acting Executive Leader Connections and Liveability)</p>	<p>Work has commenced on the laneway festival and laneway gallery. A Councillor briefing will be provided in early 2025 once a site has been identified.</p>

<p>12 December 2024 Councillor S Cai</p>	<p>Graffiti Removal from Private Dwellings Within the Launceston Municipality <i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>considers expanding graffiti removal to include private dwellings and infrastructure by:</i> <ul style="list-style-type: none"> • <i>reviewing and amending the City of Launceston's graffiti policy framework to expand to removal of graffiti in all locations throughout the municipality.</i> 	<p>Chelsea van Riet (Executive Leader Community Assets and Design)</p>	<p>Due to the recruitment of a new Senior Leader for City Amenities this work has not commenced as planned last month. It will commence in February 2025.</p>
<p>23 January 2025 Councillor T J Walker</p>	<p>Provision of Multi-storey Parking in the CBD on Boxing Day <i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>notes the demand for parking on Boxing Day in the Central Business District;</i> 2. <i>investigate options for providing parking in the Central Business District on Boxing Day at the following locations:</i> <ol style="list-style-type: none"> a) <i>Paterson Street East Car Park, located at 1-15 Paterson Street, Launceston</i> b) <i>Paterson Street West Car Park, located at 79-83 Paterson Street, Launceston</i> 	<p>Nathan Williams (Executive Leader Delivery and Performance)</p>	<p>Work is scheduled to commence in February 2025, with the intention of providing the report back to Council within the three-month timeframe noted with the Notice of Motion.</p>

	<p><i>c) Elizabeth Street Car Park, located at 32 Elizabeth Street, Launceston;</i></p> <p><i>3. investigate the feasibility of providing parking on other public holidays; and</i></p> <p><i>4. report findings back to a Council meeting within three months of this motion.</i></p>		
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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:

1. To provide for the health, safety and welfare of the community.
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.
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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

22.2. Status Report on Council Decisions

FILE NO: SF2346

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To receive the Status Report on Council Decisions made as at 23 January 2025.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

Local Government (Meeting Procedures) Regulations 2015

RECOMMENDATION:

That Council:

1. receives the Status Report on Council Decisions made as at 23 January 2025.
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REPORT:

It is important that Councillors and community members are informed on an ongoing basis of progress in relation to the implementation of Council decisions and addresses outstanding items.

The Status Report is a document that is used to track the progress of Council decisions, providing a history which can be used for evaluation and reviewing purposes.

The Report will continue to be refined, and items marked as completed within this report will be removed from future reports as advised in the 23 January 2025 report.

Meeting Date/Item	Council Decision	Owner/Network	Status
23 January 2025			
19.2. Proposed New Street Name - Jennings Court	That Council: 1. pursuant to the provisions of section 54 of the Local Government (Highways) Act 1982 and section 20E of the Survey Co-ordination Act 1944, approves the name Jennings Court for the Cul De Sac in the industrial subdivision off Waverley Road.	Executive Leader Community Assets and Design	Completed - Approval granted.
19.3. Proposed New Street Name - Pennant Drive	That Council: 1. pursuant to the provisions of section 54 of the Local Government (Highways) Act 1982 and section 20E of the Survey Co-ordination Act 1944, approves the name Negara Street for the extension to the existing Negara Street starting from the boundary of 10 Negara and the name Pennant Drive for the road stub, which will be a future connecting road off Negara Street, Norwood.	Executive Leader Community Assets and Design	Completed - Approval granted
20.2. Highway Dedication - Inveresk Bridge (Stage 2)	That Council: 1. by resolution, pursuant to section 12 of the Local Government (Highways) Act 1982 (Tas), declares that the second stage of the Inveresk Bridge totalling approximately 50 metres, identified as Stage 2 in the image below, is to become a highway maintainable by the Council on the date of publication of this resolution in The Tasmanian Government Gazette: 2. requests the Chief Executive Officer to cause a copy of the highway declaration at Recommendation 1 to be published in The Tasmanian Government Gazette but only once satisfied that all relevant requirements have been met. 3. pursuant to section 175 of the Local Government Act 1993 (Tas), approves the acquisition of an easement over approximately 254m ² of land at 80 Cimitiere Street, Launceston, identified as Public Right of Way in the image below: 4. requests the Chief Executive Officer to determine any other detail and enter into any documentation necessary to transfer ownership of the bridge structure and easement to the Council, and to allow the highway to be created. 5. notes, for the avoidance of doubt, that the term Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 (Tas).	Executive Leader Delivery and Performance	Ongoing
20.3. Delegation under the Land Use Planning and Approvals Act 1993 (Tas)	That Council: 1. pursuant to section 6 of the Land Use Planning and Approvals Act 1993 (Tas): (a) revokes any previous delegation made by Council in respect of the Land Use Planning and Approvals Act 1993 (Tas) and the Land Use Planning and Approvals Regulations 2014. (b) delegates to the holder(s) of the position(s) in Column One of the schedule listed at Recommendation 2, the powers and functions under the sections of the Land Use Planning and Approvals Act 1993 (Tas) and the Land Use Planning and Approvals Regulations 2014 (Tas) specified in Column Two of that schedule, subject to restrictions (if any) referred to in Column Three of that schedule. 2. pursuant to section 23AA(2)(b) of the Acts Interpretation Act 1931 (Tas), authorises the Mayor to evidence the delegations made by this decision, by signing an instrument of delegation referring to this decision and replicating, either exactly or in substance, the terms of the delegations effected by these Recommendations. 3. notes that the following table is the schedule referred to at Recommendation 1.	Executive Leader Delivery and Performance	Actioned

<p>20.4. Delegation under the Local Government (Highways) Act 1982</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. pursuant to section 124 of the <i>Local Government (Highways) Act 1982</i> (Tas): <ol style="list-style-type: none"> (a) revokes any previous delegation made by Council in respect of the <i>Local Government (Highways) Act 1982</i> (Tas). (b) delegates to the holder(s) of the position(s) in Column One of the schedule listed at Recommendation 3, the powers and functions under the sections of the <i>Local Government (Highways) Act 1982</i> (Tas) specified in Column Two of that schedule, subject to restrictions (if any) referred to in Column Three of that schedule. 2. pursuant to section 23AA(2)(b) of the <i>Acts Interpretation Act 1931</i> (Tas), authorises the Mayor to evidence the delegations made by this decision, by signing an instrument of delegation referring to this decision and replicating, either exactly or in substance, the terms of the delegations effected by these Recommendations. 3. notes that the following table is the schedule referred to at Recommendation 1. 	<p>Executive Leader Delivery and Performance</p>	<p>Not progressed</p>
<p>20.5. Delegation from Council to Chief Executive Officer - Neighbourhood Disputes About Plants Act 2017</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. pursuant to section 22(1) of the <i>Local Government Act 1993</i>, delegates its functions and powers under section 27 of the <i>Neighbourhood Disputes About Plants Act 2017</i> to the Chief Executive Officer. 2. pursuant to section 64(1)(b) of the <i>Local Government Act 1993</i>, authorises the Chief Executive Officer to delegate the functions and powers delegated in Recommendation 1. to an employee or employees of the Council. 3. pursuant to section 23AA(2)(b) of the <i>Acts Interpretation Act 1931</i>, authorises the Mayor to evidence the delegations made by this decision, by signing an instrument of delegation referring to this decision and replicating, either exactly or in substance, the terms of the delegations effect by these Recommendations. 4. notes, for the avoidance of doubt, that the term Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the <i>Local Government Act 1993</i>. 	<p>Executive Leader Delivery and Performance</p>	<p>In progress</p>
<p>20.6. Lease - Kings Meadows Community Men's Shed</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. by absolute majority pursuant to section 179 of the <i>Local Government Act 1993</i> (Tas), decides to lease part of the land situated at 1-33 Nunamina Avenue, Kings Meadows (CT 15638/1), as identified on the plan below: 2. requires the lease to be on the following basis: <ol style="list-style-type: none"> a. the lease will commence on 1st February 2025 for a period of 5 years; b. the commencing rent will be \$340.34 per annum; c. The Lessee to be responsible for: <ol style="list-style-type: none"> i. energy costs; ii. volumetric and connection charges for water; iii. contents insurance; and iv. other service charges if any. d. The Lessee will continuously maintain: <ol style="list-style-type: none"> i. building in good and reasonable order; ii. and keep clear all noxious growth from premises; iii. public liability insurance of at least \$20 million. 	<p>Executive Leader Delivery and Performance</p>	<p>In progress</p>

	<p>3. requests the Chief Executive Officer to:</p> <p>a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;</p> <p>b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease;</p> <p>4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the <i>Local Government Act 1993 (Tas)</i>.</p>		
20.7. Lease - East Tamar Men's Shed	<p>That Council:</p> <p>1. by absolute majority, pursuant to section 179 of the <i>Local Government Act 1993 (Tas)</i>, decides to lease part of the land situated at 308 John Lees Drive, Dilston, CT 247000/1, as identified on the plan below:</p> <p>2. requires the lease to be on the following basis:</p> <p>a. the lease is to commence on 1st February 2025 for a period of 5 years;</p> <p>b. the commencing rent will be \$340.34 per annum;</p> <p>c. The Lessee to be responsible for:</p> <p>i. energy costs;</p> <p>ii. contents insurance; and</p> <p>iii. other service charges if any.</p> <p>d. The Lessee will continuously maintain:</p> <p>i. building in good and reasonable order;</p> <p>ii. and keep clear all noxious growth from premises;</p> <p>iii. public liability insurance of at least \$20 million.</p> <p>3. requests the Chief Executive Officer to:</p> <p>a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;</p> <p>b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease;</p> <p>notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the <i>Local Government Act 1993 (Tas)</i>.</p>	Executive Leader Delivery and Performance	Completed
20.8. Lease - Aquatic Centre Cafe	<p>That Council:</p> <p>1. by absolute majority, pursuant to section 178 of the <i>Local Government Act 1993 (Tas)</i>, decides to lease part of the land situated at 18 High Street, Launceston, Certificate of Title 50902/1 known as the Launceston Leisure and Aquatic Centre Cafe, as identified on the plan below:</p> <p>2. requires the lease to be on the following basis:</p> <p>a. The Lessee is to be to Dolle Hospitality Services Pty Ltd.</p> <p>b. the commercial lease will commence on or soon as possible after on 23 January for a period of 5 years + 5-year option.</p>	Executive Leader Delivery and Performance	In progress

	<p>c. the commencing rent is to be the amount advised to Councilors by an email dated 20 January 2025.</p> <p>d. The Lessee to be responsible for:</p> <ol style="list-style-type: none"> i. contents insurance; and ii. building insurance where applicable; and iii. other service charges if any. <p>e. The Lessee will continuously maintain:</p> <ol style="list-style-type: none"> i. the leased area in good and reasonable order; ii. and keep clear all noxious growth from premises; iii. public liability insurance of at least \$20 million. <p>f. Council is to be responsible for structural maintenance of the building.</p> <p>3. requests the Chief Executive Officer to:</p> <ol style="list-style-type: none"> a. determine the exact dimensions of the land to be leased and all remaining terms and conditions; b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; <p>notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the <i>Local Government Act 1993</i> (Tas).</p>		
20.9. Waiver of Fees - Launceston Aquatic Centre	<p>That Council:</p> <ol style="list-style-type: none"> 1. pursuant to section 207 of the Local Government Act 1993 (Tas), retrospectively waives fees for casual entry at the Launceston Aquatic Centre for the period Friday 6 December to Sunday 8 December inclusive 	Executive Leader Delivery and Performance	Completed
21.3. Notice of Motion - Annual General Meeting - Robin Smith - Signage for Personal Mobility Devices - 3 December 2024	<p>That City of Launceston Council:</p> <ol style="list-style-type: none"> 1. review the rules and signage as they relate to the operation of PMDs (e-scooters) in the Launceston Central Business District. 	Chief Executive Officer	Ongoing
21.5. Notice of Motion - Annual General Meeting - Robin Smith - Free Parking Promotion Advertised Available Seven Days Per Week - 3 December 2024	<p>That City of Launceston:</p> <ol style="list-style-type: none"> 1. establish a consistent approach to it's promotion of offering free parking 3.30pm-5.30pm 	Chief Executive Officer	Ongoing
12 December 2024			
17.1. In-Kind Support Proposal for Able Australia	<p>That Council:</p> <ol style="list-style-type: none"> 1. notes the request as outlined within this report is a result of the Community Grants Committee; 2. notes that Able Australia submitted a grant application in Round One of the 2024/2025 Community Grant (Organisations) program. While the application was deemed eligible, it was not funded as the available budget was fully allocated to higher-scoring applications; and 3. agrees to provide in-kind support to Able Australia by providing twenty (20) adult concession aquatic ten (10)-visit passes, valued at \$1,206. 	Executive Leader Connections and Liveability	
19.1. Lilydale Golconda Memorandum of Understanding (MoU)	<p>That Council:</p> <ol style="list-style-type: none"> 1. authorises the Chief Executive Officer to enter into a formal Memorandum of Understanding (MoU) under the following terms: 	Executive Leader Community Assets and Design	

	<ul style="list-style-type: none"> a. duration shall be from the date of signing until the collaboration outlined within the MOU is complete, or until such time as either council determines the MoU is no longer applicable b. nothing in the MoU creates or implies any obligations on the part of either council to enter into any contract, agreement, commitment or other arrangement, nor are the provisions intended to give rise to legal rights, obligations or liabilities on the part of either council; c. areas of collaboration shall include: <ul style="list-style-type: none"> I. shared understanding II. advocacy and lobbying III. road and pavement improvements IV. data sharing and analysis V. community engagement d. periodic reporting to Council on progress; and <p>2. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the Memorandum of Understanding.</p>		
19.2. Action in Respect of a Grant from the Tasmanian Government for Projects in Lilydale	<p>That Council:</p> <ul style="list-style-type: none"> 1. determines to: <ul style="list-style-type: none"> I. decline the component of the grant related to Clause 1.1 (a): the design and construction of a pedestrian and cycle pathway between Lilydale Falls and Lilydale; II. accept the component of the grant related to Clause 1.1 (b): council-led improvements to better integrate the Lilydale pool, playground, toilet and BBQ areas. III. (iii) write to the State Government seeking to purpose the remaining funds for the purpose of the Lilydale community. 	Executive Leader Connections and Liveability	
19.3. City Park Macaques	<p>That Council:</p> <ul style="list-style-type: none"> 1. receives and notes the report; 2. determines that in respect of the reproductive, genetic and social management of the City Park Japanese macaques, action is to be taken to prevent all breeding within the troop; 3. if recommendation 2 above is resolved in the affirmative: <ul style="list-style-type: none"> a) notes that a consequence of that resolution will be that attrition will occur over an estimated 20-25 years, until no Japanese macaques remain in City Park; and b) requests the Mayor communicates the Council decision to the Mayor of Ikeda, Japan. 	Executive Leader Connections and Liveability	Ongoing
20.3. 2024/2025 Fees and Charges Amendments	<p>That Council:</p> <ul style="list-style-type: none"> 1. 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 	Executive Leader Delivery and Performance	Completed - Fees updated
20.9. Intention to Lease Four Hospitality Venues at the Launceston Leisure and Aquatic Centre, Gorge Reserve, and Albert Hall	<p>That Council:</p> <ul style="list-style-type: none"> 1. pursuant to section 178 of the Local Government Act 1993: <ul style="list-style-type: none"> (a) forms the intention to lease the property currently known as the Aquatic Cafe, located within the Launceston Leisure and Aquatic Centre, Certificate Title 246404/1, as identified in blue on the plan below, for a period of up to ten years: (b) forms the intention to lease approximately 108m2 of space within the extension to the Albert Hall, which is currently under construction, Certificate of Title 50902/1, as identified on the plan below, for a period of up to ten years: (c) forms the intention to lease the property currently known as the Gorge Restaurant, located within the Cataract Gorge Reserve, Certificate Title 235401/1, as identified in blue on the plan below, for a period of up to ten years: 	Executive Leader Connections and Liveability	Ongoing

	(d) forms the intention to lease the property currently known as the First Basin Cafe, located within the Cataract Gorge Reserve, Certificate Title 243968/1, as identified on the plan below, for a period of up to ten years: 2. requires that formal notice is given of the intention to lease each of the four properties, as required by section 178(4) of the Local Government Act 1993 (Tas); 3. notes that, following the statutory objection period and completion of expression of interest processes, the selection of the lessee for each of the properties listed above will be made at a future Council meeting, along with the terms upon which each lease will be offered.																						
21.1. Proposal to Establish a Public Register of Interests	That Council: 1. Indicates its support for the development of a policy, which may be similar to the proposed policy outline document which is attachment 1 (ECM Doc Set ID 5162592) to this report, requiring: 1.1 the Chief Executive Officer to maintain a publicly available register containing details of certain interests of Councillors; and 1.2 Councillors to proactively disclose outside interests to the Chief Executive Officer for the purpose of inclusion in that register; 2. Instructs the Chief Executive Officer to: 2.1 convene a workshop or workshops at which the Councillors may engage in discussion and provide comments and guidance regarding the development of the policy described above; 2.2 bring to a future meeting of the Council, after those workshop/s, a proposed policy which the Council may adopt.	Chief Executive Officer	Ongoing																				
21.2. Tasmanian Government Response to the Future of Local Government Review Final Report Recommendations	That Council: 1. notes the Tasmanian Government Response to the Future of Local Government Review Final Report Recommendations; and 2. upon release of the discussion paper, prepares a submission.	Chief Executive Officer	Ongoing: Submission to be prepared																				
22.2. St Leonards and Waverley Neighbourhood Plan Update	That Council: 1. notes the content of the report providing an update on progress toward developing the St Leonards and Waverley Neighbourhood Plan and Infrastructure Funding Framework.	Executive Leader Community Assets and Design	Ongoing																				
14 November 2024																							
17.1. Launceston Local Housing Strategy Update	That Council notes the content of the report providing an update on commencement of drafting a Local Housing Strategy that will outline long-term dwelling growth within the City of Launceston municipality.	Executive Leader Community Assets and Design	Ongoing																				
31 October 2024																							
17.1. Community Grants Round 1 2024-2025	That Council: 1. Approves the following Community Grant Program applications to receive the recommended grant amounts: <table border="1" data-bbox="539 1203 1413 1433"> <thead> <tr> <th>Organisation</th> <th>Project/Activity</th> <th>Score</th> <th>\$Request</th> <th>\$Recom</th> </tr> </thead> <tbody> <tr> <td>Cancer Council Tasmania</td> <td>Improving Access and Awareness of Cancer Wellbeing Services*</td> <td>87%</td> <td>\$5,000</td> <td>\$5,000</td> </tr> <tr> <td>Rotary Club of Tamar Sunrise</td> <td>Books for Kinder</td> <td>84%</td> <td>\$1,400</td> <td>\$1,400</td> </tr> <tr> <td>Starting Point Neighbourhood House</td> <td>Ravenswood Connect Program**</td> <td>81%</td> <td>\$4,970</td> <td>\$4,970</td> </tr> </tbody> </table>	Organisation	Project/Activity	Score	\$Request	\$Recom	Cancer Council Tasmania	Improving Access and Awareness of Cancer Wellbeing Services*	87%	\$5,000	\$5,000	Rotary Club of Tamar Sunrise	Books for Kinder	84%	\$1,400	\$1,400	Starting Point Neighbourhood House	Ravenswood Connect Program**	81%	\$4,970	\$4,970	Executive Leader Connections and Liveability	
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19.2. Flood Mitigation Strategy - Scoping Study	That Council: 1. endorses the Flood Mitigation Strategy - Scoping Strategy (ECM Doc Set ID 5145101); and 2. Includes the required additional resourcing in the draft 2025/26 financial year budget.	Executive Leader Community Assets and Design	To be included in the 2025.2026 draft budget.																																																																											
19.3. Queen Victoria Jubilee Drinking Fountain Restoration Project - Non Application of Public Tender Process	That Council: 1. notes the Conservation Report for the Children's Jubilee Drinking Fountain (ECM Doc Set ID 5138081), included as attachment 1 to this report; 2. pursuant to regulation 27(i)(iii) of the Local Government (General) Regulations 2015, resolves by absolute majority that: a. it is highly desirable that restoration of the Queen Victoria Jubilee Drinking Fountain takes place within Tasmania to avoid the expense and risk associated with custom crating and shipping of component parts to a location outside Tasmania	Executive Leader Community Assets and Design	Restoration work is continuing.																																																																											

	<p>b. City of Launceston has an interest in ensuring local contractors are supported to develop and use the specialised skills required for cast iron repair</p> <p>c. Glasgow Engineering has incurred costs of \$99,193.64 to date, to progress restoration of the Queen Victoria Jubilee Drinking Fountain to a point where the balance of work required to complete the restoration can be communicated to the Council</p> <p>d. The nature of the work still to be done on the Queen Victoria Jubilee Drinking Fountain is such that a final cost cannot be estimated, and it seems possible that the total cost of the project will approximate our tender threshold of \$250,000</p> <p>e. with reference to the reasons listed at 2a-d above, a satisfactory result will not be achieved by inviting tenders for the restoration of the Queen Victoria Jubilee Drinking Fountain because of extenuating circumstances and the unavailability of competitive or reliable tenderers</p> <p>3. authorises the Chief Executive Officer to engage Glasgow Engineering to complete the restoration of the Queen Victoria Jubilee Drinking Fountain, with a final report on outcomes including cost to be prepared for the Council on completion of the works.</p>		
20.3. 2 Invermay Road - Limited Access Licence for Infrastructure Tasmania	<p>That Council:</p> <p>1. Approves the granting of a non-exclusive access licence to undertake matchday facility upgrades at the Carlton United Breweries (CUB) stand at York Park/UTAS Stadium, 2 Invermay Road, Invermay.</p> <p>2. Requires the access licence to be on the following terms:</p> <p>a) the licensee is to be the Crown in Right of Tasmania, represented by the Department of State Growth;</p> <p>b) the licence is to commence at the earliest available opportunity for a period of up to eighteen months;</p> <p>c) the fee is to be \$1 if demanded;</p> <p>d) the works may be carried out by the licensee's contractors;</p> <p>e) ownership of the works will vest with the landowner upon completion;</p> <p>3. Requests the Chief Executive Officer to:</p> <p>a) determine the dimensions of the land to be licensed and all remaining terms and conditions;</p> <p>b) exercise any of the Council's rights, options or discretions necessary for the proper administration of the licence;</p> <p>4. Notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the Local Government Act 1993 (Tas).</p>	Executive Leader Community Assets and Design	
21.1. City Heart Place Plan	<p>That Council:</p> <p>1. endorses the City Heart Place Plan (ECM Doc Set Id 5146501).</p>	Executive Leader Strategy and Innovation	

17 October 2024															
20.1. Proposed amendments to Sealed Plan 164783 - 62 Parklands Parade, Newnham	<p>That Council:</p> <ol style="list-style-type: none"> 1. pursuant to section 103(1)(a) of the Local Government (Building and Miscellaneous Provisions) Act 1993 (Tas), proposes to amend Sealed Plan 164783 by excepting Lot 902 from the restrictions contained within paragraph 2.4 of the relevant Schedule of Easements, so that the paragraph 2.4 would then read (without italics): <p>2.4 The owner of each Lot on the Plan (except for Lots 902 and 903) covenants with the subdivider, The Grange (Launceston) Limited ACN 117 923 565 and the owner for the time being of every other Lot shown on the Plan (with the exception of Lots 902 and 903) to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:</p> <p>[remainder of paragraph to remain unchanged]</p> <ol style="list-style-type: none"> 2. requests the Chief Executive Officer to give notice of the proposed amendment to all relevant people, as required by section 103(2) of the Local Government (Building and Miscellaneous Provisions Act) 1993 (Tas). 3. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 (Tas). 	Executive Leader Community Assets and Design													
5 September 2024															
17.2. Special Event Sponsorship 2024/2025	<p>That Council approves the following Special Event to receive the recommended sponsorship amount from the 2024/2025 Special Event Sponsorship Budget.</p> <table border="1" data-bbox="526 941 1411 1037"> <thead> <tr> <th>Organisation</th> <th>Event</th> <th>Score</th> <th>\$Request</th> <th>\$Assess</th> <th>\$Recom</th> </tr> </thead> <tbody> <tr> <td>Touch Football Australia</td> <td>Cold Climate Classic</td> <td>78%</td> <td>\$20,000</td> <td>\$20,000</td> <td>\$15,000</td> </tr> </tbody> </table> <p><i>* Mayor Garwood abstained from the assessment of this event.</i></p>	Organisation	Event	Score	\$Request	\$Assess	\$Recom	Touch Football Australia	Cold Climate Classic	78%	\$20,000	\$20,000	\$15,000	Executive Leader Community Assets and Design	
Organisation	Event	Score	\$Request	\$Assess	\$Recom										
Touch Football Australia	Cold Climate Classic	78%	\$20,000	\$20,000	\$15,000										
17.3. Major Event Sponsorship Round 2 2024/2025	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approves the following major event sponsorship applications to receive the recommended sponsorship amount, from the 2024/2025 major event sponsorship budget. <table border="1" data-bbox="526 1236 1377 1380"> <thead> <tr> <th>Organisation</th> <th>Event</th> <th>Score*</th> <th>\$Request</th> <th>\$Assess</th> <th>\$Recom</th> </tr> </thead> <tbody> <tr> <td>Tennis Australia (Tennis Tasmania)</td> <td>Launceston International Tennis - (Level 2)</td> <td>78%</td> <td>\$20,000</td> <td>\$20,000</td> <td>\$15,000</td> </tr> </tbody> </table>	Organisation	Event	Score*	\$Request	\$Assess	\$Recom	Tennis Australia (Tennis Tasmania)	Launceston International Tennis - (Level 2)	78%	\$20,000	\$20,000	\$15,000	Executive Leader Community Assets and Design	
Organisation	Event	Score*	\$Request	\$Assess	\$Recom										
Tennis Australia (Tennis Tasmania)	Launceston International Tennis - (Level 2)	78%	\$20,000	\$20,000	\$15,000										

Jacqueline Anifandis	Launceston Ukulele Jamboree (Level 1)	78%	\$12,500	\$12,500	\$9,375
Tennis Australia (Tennis Tasmania)	Launceston Junior ITF - Tennis (Level 2)**	78%	\$20,000	\$20,000	\$15,000
Tasmanian Turf Club Inc.	Ladbrokes Launceston Cup (Level 2)	76%	\$20,000	\$20,000	\$15,000
Launceston Competitions Association	Launceston Competitions (Level 1)**	75%	\$10,000	\$10,000	\$7,500
Golf Australia	2025 Men's & Women's Tasmanian Open & Inclusive Championships (Level 2)	73%	\$20,000	\$20,000	\$15,000
IO Performance	Launceston Summer Series (Level 1)	72%	\$10,000	\$10,000	\$7,500
Fungi the Festival	Fungi the Festival (Level 2)	71%	\$17,000	\$17,000	\$12,750
Social Social Pty Ltd	Alleyways - (Level 2)**	70%	\$20,000	\$20,000	\$15,000
Multicultural Council of Tasmania	Celebrating Harmony (Level 1)	68%	\$7,830	\$7,830	\$5,873
Assembly 197	BEACON (Level 1)	66%	\$12,500	\$12,500	\$9,375
TOTAL			\$169,830		\$127,373

Note - there are two levels in this category.

Level 1 events receive funding between \$5,001 - \$12,500.

Level 2 events receive funding between \$12,500 - \$20,000.

**Some scores have been rounded*

*** Mayor Garwood abstained from the assessment of the Launceston Junior ITF, the Launceston Competitions and Alleyways.*

17.4. Small Event Sponsorship
Round 2 2024/2025

That Council

1. Approves the following small event sponsorship applications to receive the recommended sponsorship amount from the 2024/2025 small event sponsorship budget.

Organisation	Event	Score*	\$Request	\$Assesses	\$Recom
Lilydale District Progress Association	Lilydale Winter Solstice Lantern Walk	89%	\$2,000	\$2,000	\$2,000
**Social Social Pty Ltd	World Street Eats	88%	\$5,000	\$5,000	\$5,000
Tasmanian Brick Enthusiasts Inc.	Brixhibition Launceston 2025	86%	\$5,000	\$5,000	\$5,000
Social Social Pty Ltd	Friday Night Eats	85%	\$5,000	\$5,000	\$5,000
Launceston Lions Sport Club Incorporated.	Sri Lankan New Year Festival 2025	83%	\$5,000	\$5,000	\$5,000
**Cancer Council Tasmania	Relay for Life Launceston	81%	\$5,000	\$5,000	\$5,000
Northern Tasmanian Croquet Centre Inc.	Northern Tasmanian Croquet Easter Tournament	77%	\$1,000	\$1,000	\$750
RSPCA Tasmania	Million Paws Walk	77%	\$5,000	\$5,000	\$3,750
Community of St Patricks River District (Tas) Inc.	St Patricks River District Day	75%	\$5,000	\$5,000	\$3,750
Croquet Tasmania	2025 Golf Croquet World Team Championship	72%	\$4,000	\$4,000	\$3,000
Dobson Guitar Services	Riverbend Blues 2025	66%	\$5,000	\$5,000	\$3,750
Total			\$47,000	\$47,000	\$42,000

*Some scores have been rounded

**Mayor Garwood abstained from the assessment of Relay for Life and World Street Eats.

Executive Leader
Connections and
Liveability

<p>19.1. Princess Theatre and Earl Arts Centre</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approves the refurbishment of the Princess Theatre and Earl Art Centre for an estimated present value construction cost of up to \$30m to be undertaken from January 2026 for a period of approximately 18-24 months. 2. Advocate for Federal and State Government funding to support Councils contribution. 3. Include the projected value of the works in the Long-term Financial Plan. 4. Request the Chief Executive Officer to prepare a detailed project management plan for presentation to Council by December 2024. The plan is to include as a minimum: <ol style="list-style-type: none"> a. Detailed scope of works b. Program scheduling c. Financing and procurement strategy d. Stakeholder management plan e. Risk management plan 5. Work with Theatre North and community users of the facility to determine what support is required to ensure sustainability of the cultural sector during extended closure periods. 	<p>Executive Leader Community Assets and Design</p>																									
<p>17.1. 213-215 and 217-229 Wellington Street, Launceston - Request to Waive Planning Permit Fees</p>	<p>That Council determines to apply a 50% discount to the Development Fee for each of the three proposed separate applications for the development and use of the Launceston Private Hospital at 213-215 and 217-229 Wellington Street, Launceston. This discount does not apply to fees required for development advertising or planning scheme amendments that may also be necessary.</p>	<p>Executive Leader Community Assets and Design</p>																									
<p>19.1. Albert Hall Project Update and Booking Arrangements</p>	<p>That Council:</p> <ol style="list-style-type: none"> 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. 	<p>Executive Leader Community Assets and Design</p>	<p>Completed</p>																								
<p>20.1. Fees and Charges 2024/2025</p>	<p>That Council, pursuant to section 2015 of the <i>Local Government Act 1993</i> (Tas), approves the below fees which will change the previously adopted Fees and Charges for 2024/2025 as listed below:</p> <table border="1" data-bbox="524 1161 1395 1401"> <thead> <tr> <th>Line No.</th> <th>Fee Name</th> <th>GST Status</th> <th>2024/2025 Fee</th> </tr> </thead> <tbody> <tr> <td></td> <td>COMMUNITY AND PLACE</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Car Parks</td> <td></td> <td></td> </tr> <tr> <td>New</td> <td>Paterson Street East Overnight Parking Fee</td> <td>Taxable</td> <td>\$2.00</td> </tr> <tr> <td>New</td> <td>Paterson Street West Overnight Parking Fee</td> <td>Taxable</td> <td>\$2.00</td> </tr> <tr> <td>New</td> <td>Multi Story Carpark After Hours Let Out Fee</td> <td>Taxable</td> <td>\$50.00</td> </tr> </tbody> </table>	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	<p>General Manager Community and Place</p>	<p>Completed</p>
Line No.	Fee Name	GST Status	2024/2025 Fee																								
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8 August 2024																							
20.4. Launceston Central - Funding Variation 2024/2025	<p>That Council:</p> <ol style="list-style-type: none"> notes the previous decision of Council made on 16 June 2022, Agenda Item 15.6 Cityprom Reform - Central Launceston Marketing Inc. - Operational Agreement (ECM Doc Set ID 4735743) agreeing to fund \$563,862 exclusive of GST per annum to Central Launceston Marketing Inc. for the provision of services; notes that Central Launceston Marketing Inc. is now known as Launceston Central; and approves an additional 4.5 % increase to the funding contribution to Launceston Central under the Launceston Central Operational Agreement for the financial year 2024/2025, noting that the operational agreement is for a three-year term and this proposed increase is for the final year of this agreement. 	Executive Leader Delivery and Performance																					
11 July 2024																							
16.2 Disposal of Interest in Land - 16-30 Waverley Road, Waverley	<p>That Council:</p> <ol style="list-style-type: none"> (a) decides, by absolute majority pursuant to section 177 of the Local Government Act 1993 (Tas) to dispose of an interest in land by agreeing to cancel the existing easements over Certificate of Title Volume 179043 Folio 2 as shown in the plan below; and (b) decides, pursuant to sections 175 of the Local Government Act 1993 (Tas) to acquire easements to contain stormwater and drainage infrastructure as shown in the plan below. makes Recommendation 1 subject to the owner of 16-30 Waverley Road, Waverley paying the following costs: <ol style="list-style-type: none"> \$3,152 (plus GST) for Council's fee for a disposal of an interest in Council land; \$800 (plus GST) for the cost of obtaining the valuation; \$1 for the easement if demanded; and all associated costs with Land Titles Office registration. notes the valuation advice at Attachment 1 (ECM Doc Set ID No. 5088282) permits the Chief Executive Officer to do all things and exercise all functions and/or powers necessary to cause the easements to be amended in accordance with these Recommendations. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 (Tas). 	Executive Leader Delivery and Performance																					

27 June 2024																								
13.1 New Year's Eve Event Sponsorship 2024 - 2026	<p>That Council:</p> <p>1. pursuant to the Events Sponsorship Policy 05-PI-012 -</p> <p>a. notes that the Launceston BeerFest New Year's Eve event has been identified as a Major Signature Event; and</p> <p>b. approves the application by BeerFest No 1 Pty Ltd to receive sponsorship recommended below for the Launceston BeerFest New Year's Eve event:</p> <table border="1" data-bbox="591 459 1350 675"> <thead> <tr> <th>Financial year</th> <th>Recommended sponsorship</th> </tr> </thead> <tbody> <tr> <td>2024/2025</td> <td>\$46,000</td> </tr> <tr> <td>2025/2026</td> <td>\$46,000</td> </tr> <tr> <td>2026/2027</td> <td>\$46,000</td> </tr> <tr> <td>Total</td> <td>\$138,000</td> </tr> </tbody> </table> <p>2. notes that the amounts listed at Recommendation 1 will be included in budget estimates for 2024/2025, 2025/2026 and 2026/2027 which are yet to be adopted by the Council.</p>	Financial year	Recommended sponsorship	2024/2025	\$46,000	2025/2026	\$46,000	2026/2027	\$46,000	Total	\$138,000	Executive Leader Connections and Liveability												
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GroWaverley	Growing our Neighbourhood impact	86%	\$5,000	\$5,000																																																																
Reclink Australia	Reclink Youth Adventure, Resilience and Wellbeing Program	82%	\$4,970	\$4,970																																																																
Just Cats Inc.	Community Desexing Project	81%	\$5,000	\$5,000																																																																
Sawtooth ARI Inc	SAW: Sawtooth Artist Workshops	81%	\$5,000	\$5,000																																																																
The ReDress Hub	ReDress: ReGift - Sharing the skills to keep clothing in use for longer	68%	\$4,600	\$3,450																																																																
Total			\$24,570	\$23,420																																																																
Organisation	Project/Activity	Score	\$Request	\$Recom																																																																
Women's Legal Service Tasmania	Number Blocks	49%	\$5,000	0																																																																
Total			\$5,000	\$0																																																																

	<p>3. Determines the following community grant applications will not be funded by the council as the applications received were deemed ineligible by the assessment panel.</p> <table border="1" data-bbox="521 292 1397 400"> <thead> <tr> <th>Organisation</th> <th>Project/Activity</th> <th>Score</th> <th>\$Request</th> <th>\$Recom</th> </tr> </thead> <tbody> <tr> <td>Black Box Theatre Co.</td> <td>Spring Awakening</td> <td>0%</td> <td>\$5,000</td> <td>0</td> </tr> <tr> <td>Design Tasmania</td> <td>Women in Design</td> <td>0%</td> <td>\$5,000</td> <td>0</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>\$10,000</td> <td>\$0</td> </tr> </tbody> </table>	Organisation	Project/Activity	Score	\$Request	\$Recom	Black Box Theatre Co.	Spring Awakening	0%	\$5,000	0	Design Tasmania	Women in Design	0%	\$5,000	0	Total			\$10,000	\$0		
Organisation	Project/Activity	Score	\$Request	\$Recom																			
Black Box Theatre Co.	Spring Awakening	0%	\$5,000	0																			
Design Tasmania	Women in Design	0%	\$5,000	0																			
Total			\$10,000	\$0																			
2 May 2024																							
14.1. Cataract Gorge Chairlift Renewal Request	<p>That Council:</p> <ol style="list-style-type: none"> 1. Provides in principle support for the renewal of the Gorge Chairlift and welcomes the proponents to work with the Council to obtain: <ol style="list-style-type: none"> a. Disposal of an interest in land under section 178 of the <i>Local Government Act 1993</i>. b. A new licence or easement for operation of the site. c. Provision of consent under section 52(1B)(b) of the <i>Land Use Planning and Approval Act 1993</i> to lodge a development application on Council managed land. 2. Notes the land owner consent, disposal of an interest in land and licence all require separate decisions of Council. 	Executive Leader Delivery and Performance																					
4 April 2024																							
15.2. Next steps in expression of interest process - 56 Frederick Street, Launceston	<p>That Council:</p> <ol style="list-style-type: none"> 1. Endorses the proposal submitted by the Launceston History Centre Inc. as its preferred proposal for the future use of 56 Frederick Street, Launceston; 2. Authorises the Chief Executive Officer to work with the Launceston History Centre Inc. to progress a lease in alignment with the Council's Lease and Licence Policy 19-Plx-002 for managing the ongoing use of 56 Frederick Street, Launceston; and 3. Notes that the Council will be asked to formally consider granting the lease with appropriate terms at a future meeting of the Council. 	Executive Leader Delivery and Performance																					
21 March 2024																							
15.1. Transfer of York Park to Stadiums Tasmania	<p>That Council:</p> <ol style="list-style-type: none"> 1. notes the intention that it formed on 15 December 2022 to transfer York Park and associated land and assets at 2 Invermay Road, Invermay to Stadiums Tasmania for nominal consideration. 2. considers each of the three objections appearing at Attachments 1, 2 and 3, received as part of the public advertising process commencing on 18 November 2023, noting the officer response to each of the three objections as documented as part of the report to this agenda item. 3. by absolute majority, pursuant to section 178 of the Local Government Act 1993, approves the transfer of York Park and associated land and assets at 2 Invermay Road, Invermay to Stadiums Tasmania for nominal consideration, with the dimensions of that land being set out at Attachment 4 and the following plan. 	Chief Executive Officer\																					

	<p>(Image removed)</p> <p>4. notes that the transfer of the land pursuant to these Recommendations, will not occur until each of the following events has occurred: a) where an appeal is made by an objector to the Tasmanian Civil and Administrative Appeals Tribunal, the determination of such appeal; and, b) a planning permit has been issued by the Council in its capacity as Planning Authority to subdivide the relevant land; and, c) the exact dimensions of the land have been confirmed by way of final survey.</p> <p>5. requests the Chief Executive Officer to determine the exact dimensions and parameters of the land and assets to be transferred and to exercise Council's powers in respect of the Local Government Act 1993 and the Stadiums Tasmania Act 2022 in order to facilitate the transfer to Stadiums Tasmania.</p> <p>6. Requests the Chief Executive Officer to negotiate a term sheet with Stadiums Tasmania which is consistent with the letter of intent received on 2 February 2024 and attached to this report (ECM Doc Set ID 5020948), which will require a further specific decision of the Council.</p> <p>7. notes that the term Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993.</p>		
16.2. Memorandum of Understanding - AFL and AFLW in Launceston	That Council endorses the Memorandum of Understanding with the State Government for AFL and AFLW in Launceston (ECM Doc Set ID 4979719) with the addition of the words at least before four of its matches (Clause 2.3 - page 2 of Draft Deed).	Chief Executive Officer Executive Leader Delivery and Performance	
15.1. Petition Response - Riverdale Grove, Newstead - Parking Restrictions	That the Council's Officers meet with and request Scotch Oakburn College to develop methods to ensure that students park within the provided on-ground school parking where possible. Document Set ID 4987325	Executive Leader Community Assets and Design	
5 October 2023			
14.1. Disposal of Interest in Land - Easement at 26 Beverley Hills Road, Newstead	<p>That Council:</p> <p>1. notes the valuation advice of LG Valuation Services Pty Ltd relating to the relevant easements (ECM Document Set ID 4952651, Attachment 1).</p> <p>2. decides, by absolute majority pursuant to section 177 of the Local Government Act 1993 (Tas), to dispose of an interest in land by reducing the width of a Council easement existing over Certificate of Title 40967/17 from 8.52m wide to 4m wide. (Image removed)</p> <p>3. makes Recommendation 2 subject to the owner of 26 Beverley Hills Road, Newstead paying the following costs: (a) \$3,152 (plus GST) for Council's fee for a disposal of an interest in Council land; (b) \$720 (plus GST) for the cost of obtaining a valuation; (c) \$1 for the easement if demanded; and (d) all associated costs with land titles office registration.</p> <p>4 permits the Chief Executive Officer to do all things and exercise all functions and/or powers necessary to cause the easement to be amended in accordance with these recommendations.</p> <p>5. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 (Tas).</p>	Executive Leader Delivery and Performance	

<p>14.2. Section 75CA Agreement for Protrusions over a Footpath at 59-61 Frederick Street, Launceston</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. decides, pursuant to Section 75CA of the Conveyancing and Law of Property Act 1884 (Tas), that the protrusions currently extending from the building façade at 59-61 Frederick Street, Launceston, located more than 2.4m above the footpath (the protrusions), and not extending over the footpath by more than 11cm, may remain so long as the building remains. (Image removed) 2. requests the Chief Executive Officer to do all things and exercise all functions and/or powers necessary to execute a deed declaring that the protrusions may remain so long as the building remains. 3. makes Recommendations 1 and 2 conditional upon the owner of 59-61 Frederick Street, Launceston paying any costs associated with preparing the relevant deed and registering the deed in the Registry of Deeds or with the office of the Recorder of Titles. 4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by the Council pursuant to section 61 of the Local Government Act 1993 (Tas) 	<p>Executive Leader Delivery and Performance</p>	
<p>18.1. 126-128 Russells Plains Road, Rocherlea</p>	<p>MOTION 1 That Council:</p> <ol style="list-style-type: none"> 1. determines that the dwelling at 126-128 Russells Plains Road, Rocherlea not be made available for leasing due to safety concerns that exist for tenants from persons regularly trespassing on the site; and 2. given the extensive theft and damage that has occurred to the dwelling on the site, that it be demolished. <p>MOTION 2 That Council:</p> <ol style="list-style-type: none"> 1. prioritises making a decision on whether the site at 126-128 Russells Plains Road, Rocherlea will be required to house a new landfill site once the current landfill at the Remount Road site is closed; and 2. in the event that it is determined that the site is not required for a future landfill, undertake a land use study to investigate options for its potential development. 	<p>Chelsea van Riet (Executive Leader Community Assets and Design)</p> <p>Sam Johnson OAM (Chief Executive Officer)</p>	<p>Ongoing</p>
<p>7 September 2023</p>			
<p>14.4. Launceston Residential Land Review June 2023</p>	<p>That Council endorses the Launceston Residential Land Review Report (Doc Set ID 4945651) and the Launceston Land Review Attachment to the Report (Doc Set ID 4945650).</p>	<p>Executive Leader Community Assets and Design</p>	<p>Completed</p>

RISK IMPLICATIONS:

Tracking Council decisions will also identify potential risks ensuring strategies can be put in place to manage them.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

This has already been considered when the individual items were presented to Council.

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:

1. To provide for the health, safety and welfare of the community.
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.
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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

22.3. Northern Tasmania Development Corporation Ltd (NTDC) Quarterly Report - October to December 2024

FILE NO: SF2367

AUTHOR: Lorraine Wyatt (Council and Committees Officer)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider the Northern Tasmania Development Corporation Ltd (NTDC) Quarterly Report October to December 2024.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. Receives and notes the Northern Tasmania Development Corporation Ltd (NTDC) Quarterly Report October to December 2024.
-

REPORT:

Northern Tasmania Development Corporation (NTDC) is the regional development body for Northern Tasmania, funded by seven northern councils: City of Launceston, Dorset, Northern Midlands, Meander Valley, West Tamar, George Town and Break O'Day and supports the region through:

- Economic development
- Regional collaboration
- Advocacy and communication

The Northern Tasmania Development Corporation Ltd (NTDC) Quarterly Report October to December 2024 is presented for information purposes.

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 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
2. To facilitate direct investment in the local economy to support its growth.

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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. NTDC Members Report December 2024 quarter [**22.3.1** - 5 pages]
2. NTDC Quarterly Report Oct- Dec 2024 [**22.3.2** - 12 pages]

23. LATE ITEMS

No Closed Items have been identified as part of this Agenda

24. CLOSED COUNCIL

No Closed Items have been identified as part of this Agenda

25. MEETING CLOSURE

26. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 6 March 2025 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.