



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
MONDAY 7 AUGUST 2017  
1.00pm**

# City of Launceston

COUNCIL AGENDA

Monday 7 August 2017

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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: 7 August 2017

Time: 1.00pm

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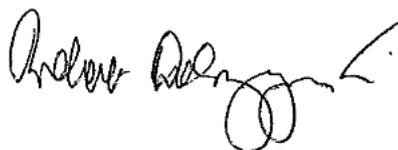
## Section 65 Certificate of Qualified Advice

### Background

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

### Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the Agenda Items for this Meeting.



**Robert Dobrzynski**  
General Manager

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**1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES**

**2 DECLARATIONS OF INTEREST**

*Local Government Act 1993 - Section 48*

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

**No Declarations of Interest were identified as part of this Agenda**

**3 CONFIRMATION OF MINUTES**

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

**RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 24 July 2017 be confirmed as a true and correct record.

**4 DEPUTATIONS**

**No Deputations have been identified as part of this Agenda**

**5 PETITIONS**

*Local Government Act 1993 - Sections 57 and 58*

**No Petitions have been identified as part of this Agenda**

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**6 COMMUNITY REPORTS**

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

**No Community Reports have been registered with Council as part of this Agenda**

**7 PUBLIC QUESTION TIME**

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

**7.1 Public Questions on Notice**

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

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

**No Public Questions on Notice have been identified as part of this Agenda**

**7.2 Public Questions without Notice**

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

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

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

## **8 PLANNING AUTHORITY**

### **8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (if for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1))**

**FILE NO:** SF6624, 18729

**AUTHOR:** Brian White (Graduate Town Planner)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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#### **DECISION STATEMENT:**

To decide whether to determine to initiate Amendment 39 to allow multiple dwellings as a discretionary use at 1/45 Canning Street, Launceston.

#### **RECOMMENDATION:**

That Council:

1. Pursuant, to the former section 33(3) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 39 to the Launceston Interim Planning Scheme 2015 to insert the Residential use class, with the qualification 'if for multiple dwellings at 45 Canning Street, Launceston (CT58444/2 (Flat 1))' as a discretionary use in the Commercial Zone (Table 23.2) of the Launceston Interim Planning Scheme 2015.
  2. Directs Council officers to prepare draft Amendment 39 of the Launceston Interim Planning Scheme 2015.
  3. In accordance with the former section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Director of Development Services its functions under section 35(1) of the *Land Use Planning and Approvals Act*, for the purposes of Amendment 39 to the Launceston Interim Planning Scheme 2015.
  4. In accordance with the former section 38(a) of the *Land Use Planning and Approvals Act 1993*, determine the period for public exhibition to be 28 days.
- 

#### **Note**

Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the *former provisions* remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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**REPORT:**

**1. Introduction**

The proposal is to allow a discretionary development application to be considered by Council for a residential use which has historically occurred on the site but for which no planning approval is on file. The most recent approval (see below) was for a change of use to a business premises in 1999; prior to that a change of use was approved for a motel in 1993. The landowner now wishes to reside in the property but the existing Commercial zone prohibits such a use (hence the need to amend the scheme ordinance).

Rather than wait for Council's review of the existing land zonings as part of the new Tasmanian Planning Scheme (imminent in 2018); the applicant has decided to apply for this site specific amendment to the current scheme and is aware that a separate development application will also be required to change the use to residential (should the amendment be approved).

The Subject Site

The amendment relates to the property at 45 Canning Street, Launceston which is one of a group of double storey, heritage listed Victorian terrace houses. The site is listed both on the State Register (THR ID: 3950) as well as on the local register. The property is part of a strata title which encompasses three properties. Vehicular access to the property is via a rear laneway which is part of the strata (see Figure 1 below).

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8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)

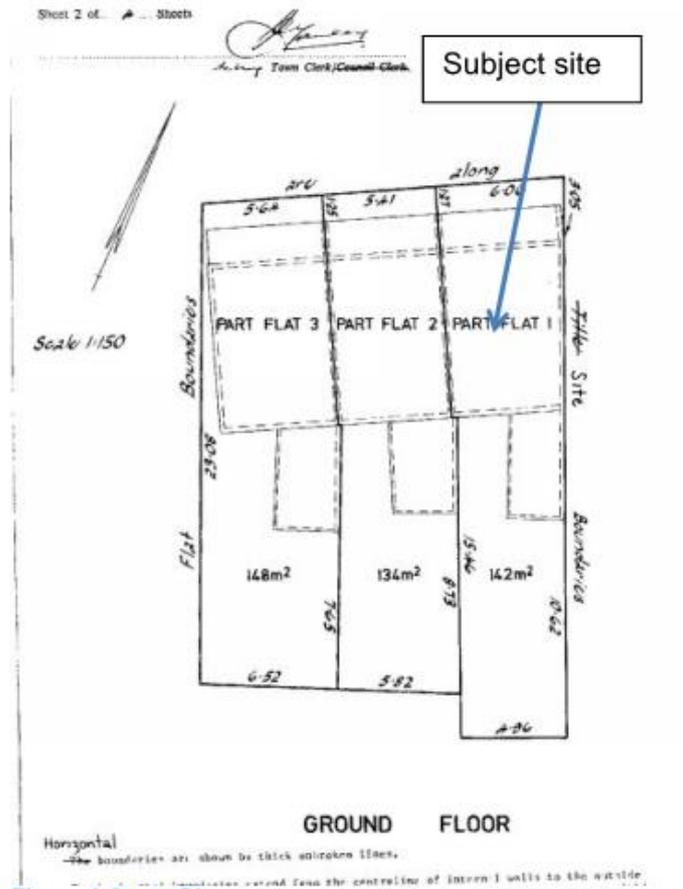


Figure 1 Strata Plan

The applicant has asserted that the property has not changed use since 1999 when a business premises was approved on the site.

Surrounds

The site is located approximately 85m west of the roundabout at Charles Street and is just to the south of the 'Jimmys' Complex. The site benefits from being close to a variety of services and parklands and has favourable walkability.

The immediately adjoining uses are residential (the existing terraces) to the west, business and professional services to the east (Eagle Crest Technologies) whilst adjacent the site are a combination of residential and business and professional uses. West of the dwelling along the southern side of Canning Street there are a variety of business and professional, manufacturing and processing and residential uses.

**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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The majority of the existing residential uses adjacent to the site have been assigned an urban mixed use zoning.

Canning Street at this location is, as the applicant describes, a 'mixed use, inner urban area of Launceston'.

### Zoning and Overlays

The subject site is zoned Commercial under the current scheme (refer Figure 2 below). The surrounding area is mostly a combination of urban mixed use, local business and inner residential. It appears that the site has been zoned commercial or similar since at least the 1983 Planning Scheme.

The site is subject to the Local Historic Cultural Heritage Code, however, the code does not apply given no use or development is proposed as part of this amendment. Any future works will be subject to relevant provisions of the *Historic Cultural Heritage Act 1995* as well as the *Land Use Planning and Approvals Act 1993*.

### Heritage Listing

The site is on the Tasmanian Heritage Register (ID: 3950). The place was seen to meet the criteria of section 16(2)(d) of the *Historic Cultural Heritage Act 1995* as *important in demonstrating the principle characteristics of a class of place in Tasmania's history*. The key reason, according to the Tasmanian Heritage Council, is that *45 Canning Street is of heritage value as a representative of a Victorian Regency Terrace House*.

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8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)

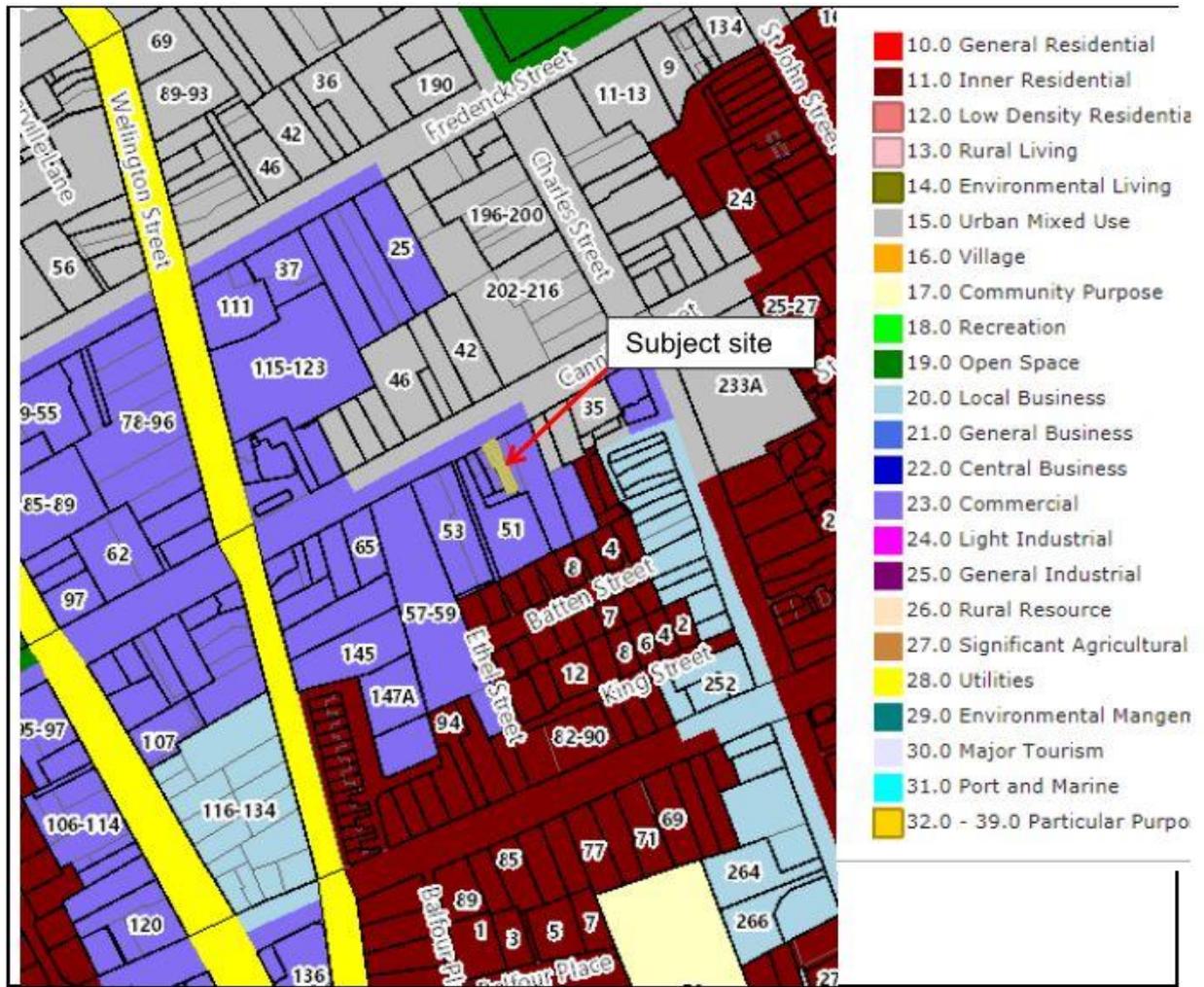


Figure 2 Zoning Context

Previous Use and Development Applications

It is useful to discuss the most recent development applications for the property.

**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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D342/93

Council issued a planning permit for development and (a change of) use for colonial accommodation (motel) under the then City of Launceston Planning Scheme 1983. The site was zoned General Commercial under that previous scheme. It was noted that the existing use of the site was residential at the time. The development was to construct a new verandah on the street façade as well as internal alterations required to be able to use the site for visitor accommodation.

D554/99

Council issued a planning permit for a change of use to Business Premises under the then Launceston Interim Planning Scheme 1996. The site was zoned Commercial under that previous scheme. Business Premises was a discretionary use.

Rationale for the Amendment

Residential uses were prohibited on the site under those previous planning schemes and that is still the case in the current interim planning scheme. This is even though the site has been historically utilised for residential purposes. There is no previous permit for a residential use so existing use rights cannot be afforded under section 12 of the *Land Use Planning and Approvals Act 1993* (LUPAA).

The application is designed to allow a discretionary application to be made to use the site for a residential use. Currently using the site for a residential purpose is effectively in breach of section 51(1) of LUPAA and is unable to be granted a permit pursuant to clause 8.9.1(a) of the Launceston Interim Planning Scheme 2015.

A site specific amendment will assign the residential use class (for multiple dwelling) a discretionary status on the title and therefore enable the landowner to lodge an application which will be assessed under the relevant provisions of the Launceston Interim Planning Scheme 2015 including the zone purpose statements.

The amendment does not therefore permit a residential use; rather it empowers the planning authority the discretion to *consider* a future application for such a use and any future development under Sections 51 and 57 of LUPAA.

The qualification for multiple dwellings is required as the dwelling is part of a three (lot) strata title at 45-49 Canning Street with those other properties being utilised for residential uses.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

**2. Proposed Amendment**

The proposed amendment seeks to insert the Residential use class, with the qualification of 'if for multiple dwellings at 45 Canning Street, Launceston CT (58444/2 (Flat 1))'.

**2.1 Text Amendment**

The proposed amendment will be achieved by making the alteration below to the Launceston Interim Planning Scheme 2015:

*23.0 Commercial Zone  
Table 23.2 Use Table*

<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Residential	If for multiple dwellings at 45 Canning Street, Launceston (CT 58444/2 (Flat 1)).

The existing Use Table for the Commercial zone prohibits the residential use class. The purpose of the planning scheme amendment is to allow this use to occur, but only on the specified title.

**2.2 Zone Purpose Statements**

It is considered that the proposed amendment will not substantially alter the functionality of the Launceston Interim Planning Scheme 2015 apart from the insertion of a (site specific) use class which is currently prohibited in the Commercial Zone. Again, it must be noted that it appears the site has historically been used for a residential use and indeed the adjoining townhouses and properties adjacent are also residential dwellings. Therefore, there is an established pattern of residential development either within the commercial zone or adjacent to the site on Canning Street.

*23.0 Commercial Zone*

*23.1 Zone Purpose Statements*

*23.1.1.1 To provide for large floor area retailing and service industries;*

*23.1.1.2 To provide for other large floor area uses, such as car yards, bulky goods sales, warehouse and showrooms in the areas of high traffic volume and high passing visibility;*

*23.1.1.3 To ensure uses support and do not threaten the established activity centre hierarchy*

**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

It is clear that many of the permitted uses in Table 23.2 below would realistically be unlikely to occur on the site.

The site specific amendment will provide an additional use to be considered in any future application which appears to be appropriate to the site and surrounds and is a much more suitable use than those permitted uses in the zone given the site constraints:

- the size of the site;
- its heritage listing (restricting/controlling both internal and external works required as well as signage) and;
- being in close proximity to existing sensitive uses.

The applicant has mostly acknowledged these constraints in their submission by stating that the residential use class will not constrain the existing commercial operations of nearby sites (such as the adjoining computer shop). This is evident by the amount of existing sensitive uses already in close proximity to the site.

The uses that could possibly occupy the site are those listed as being discretionary in table 23.2 as shown below:

*Table 23.2 Use Table*

<b>No permit required</b>	
<b>Use Class</b>	<b>Qualifications</b>
Passive Recreation	
Natural and cultural values management	
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualifications</b>
Bulky Goods Sales	If for a single tenancy or multi tenancy with a gross floor area less than 2 000m <sup>2</sup>
Equipment and machinery sales and hire	
Recycling and waste disposal	If not for a refuse disposal site or waste transfer station
Service Industry	
Storage	
Transport depot and distribution	
Utilities	If more minor utilities
Vehicle fuel sales and service	
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Bulky Goods Sales	
Business and Professional Services	
Community meeting and entertainment	

**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

Educational and occasional care	
Emergency services	
Food Services	
General Retail and Hire	If for a local shop
Hotel Industry	
Manufacturing and Processing	
Research and development	
Resource processing	Only for: milk or egg processing on CT 141884/1:and coffee processing on CT 106977/6.
Sport and Recreation	
Utilities	
Vehicle Parking	
Visitor Accommodation	
<b>Prohibited</b>	<b>Qualification</b>
All other uses	

Adding the residential use class to the use table would not constrain the future use and/or development of the site for those other discretionary uses as any application would face the same scrutiny under the provisions of the planning scheme as well as the requirements under the *Historic Cultural Heritage Act 1995*.

It must be noted that the proposal is an example of infill development and re-use of a heritage listed property which aligns with many of Council's land use planning strategies. This will be furthered in the proceeding sections.

Overall, the proposed amendment is considered to not be inconsistent with the purpose of the zone.

### 3. Requirements of the Act

The amendment must be decided under section 33(3) of the *Land Use Planning and Approvals Act 1993* which reads:

33. *Request for amendment of planning scheme*

(3) *A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within seven days of making the decision.*

**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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*(3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –*

- (a) initiate the amendment under section 34; and*
- (b) certify the draft amendment under section 35 –*

*within 42 days of receiving the request or such longer time as the Commission allows.*

The matters which Council must consider when making a decision whether to reject or exhibit the application are listed in section 32 of the Act and are set out in subsequent sections of this report.

Should the Council decide to initiate the amendment, the draft amendment will be publicly exhibited for a period of 28 days, or a longer period agreed to by the Council and the Commission pursuant to section 38 of the Act. During the public exhibition period, representations may be submitted to the Council before the expiration of the exhibition period.

Following the public exhibition period, pursuant to section 39 of the Act the Council must, no later than 35 days after the exhibition period, provide the Commission with a report comprising the following elements:

- a. Copy of each representation received, or if no representations were received, a statement to that effect; and
- b. A statement of Council's opinion as to the merit of each representation (if any), including, in particular Council's views as to -
  - i. the need for modification of the draft amendment in light of each representation; and
  - ii. the impact of that representation on the draft amendment as a whole; and
- c. Any recommendations in relation to the draft amendment as Council considers necessary.

The Commission must then consider the draft amendment in addition to the representations (if any), statements and recommendations contained in Council's report and where necessary, conduct hearings pursuant to section 40 of the Act. The Commission then makes a decision to modify, reject or approve the draft amendment pursuant to sections 41-42 of the Act.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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**4. Assessment**

**4.1 Strategic Plan 2014-2024**

The Strategic Plan 2014-2024 seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the City of Launceston. The Strategic Plan essentially indicates the actions and strategies that the Council will implement to deliver on the Greater Launceston Plan goals. The relevant goals are addressed below.

*Goal 2 - A city where people choose to live*

The proposed amendment will increase the available housing stock within close proximity to the city centre and parks and will allow the re-use of a heritage listed terrace townhouse property for what could be argued as its most appropriate use. This is therefore preserving the heritage value of the property.

*Goal 3 - A city in touch with its region*

The proposed amendment is in a location which will encourage walking as a principle means of transport given its close proximity to services and a variety of uses as well as nearby parks. This will also aid in reducing traffic congestion.

*Goal 5 - A city that values its environment*

The proposed amendment will allow for infill development which will ultimately, albeit at a minor scale, reduce a reliance on car transport therefore reducing those emissions which are likely to be contributing to climate change. Additionally, infill development does not require land clearing/ conversion and new infrastructure provision which also aids in minimising impacts on the environment.

*Goal 6 - A city building its future*

The proposed amendment is an example of infill development which will not require any new infrastructure provision. Additionally, the proposed amendment will continue a pattern of mixed land use in the locality and will not constrain the continuing operation of nearby commercial entities.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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**4.2 Northern Regional Land Use Strategy**

Section 30O(1) of the Act requires the amendment to be, as far as practicable, consistent with the Strategy. The Northern Regional Land Use Strategy (the NRLUS) was declared by the Minister for Planning on 16 October 2013 pursuant to section 30C(3) of the Act. The NRLUS is a policy framework that guides land use, development and infrastructure decisions across the northern region by State and Local Government and other relevant infrastructure providers. The NRLUS has provided significant guidance for the preparation of the Launceston Interim Planning Scheme 2012 and 2015.

Part D of the NRLUS details the desired regional outcomes that have been determined as priorities for the northern region which include:

- Regional strategic planning directions and principles necessary to achieve those outcomes;
- Specific strategic policies to be applied to guide state and local government planning process and decision-making; and
- Specific regional planning projects and programs to be implemented over the life of the plan.

The key relevant regional planning policy is the Regional Settlement Network (4.1). The minor nature of the proposal deems many of the other policies largely not relevant for consideration.

Regional Settlement Network (4.1).

This section of the strategy puts forth regional principles to guide the future urban development of the region. Of particular relevance to this amendment are the following:

- *Support growth in established urban settlements areas and redevelop in and around existing urban centres, activity centres, and key public transport networks;*
- *Ensure new development areas are contiguous with existing communities wherever possible, or otherwise provide development with direct transport linkages to established urban areas early in the development; and*
- *Reinforce the containment of urban development within the Urban Growth Boundary Areas by which the role of wider range of a wider range of land uses and regional planning polices take effect.*

It is evident that the amendment is consistent with the relevant principles underlying the regional planning policies given it is infill development in a central location which is well within the urban growth boundary.

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## **8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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The strategy indicates that there is likely to be an increased demand for a diverse housing supply given the ageing population and declining family sizes. The proposal will add to the diversity of housing (medium density) which is consistent with the regional trend towards a more diverse housing supply

There is an inherent desire to consolidate urban settlements and promote infill development in existing centres (notwithstanding Greenfield development will always have a role to play) to provide future residential land supply.

The strategy also recommends that medium density housing should be located in established settlement areas, particularly within inner or established settlement areas. The inner or middle suburbs of Launceston are exclusively mentioned.

It is acknowledged that the amendment may increase the available supply of (infill) housing by a very modest amount. However, the proposal is considered to be consistent with the overall intent of the strategy.

### Regional Policies and Actions

The proposed amendment is consistent with many of the regional policies which relate to:

- Containing growth within the Urban Growth Boundary Areas
- Providing a diverse supply of housing in response to identified demographic changes;
- Encouraging medium and high density development in central areas in close proximity to transport routes which maximises infrastructure capacity; and
- Preserving the residential amenity and historic character of the urban area.

It is therefore considered that the proposed amendment is consistent with the relevant parts of the Regional Land Use Strategy of Northern Tasmania as required by Section 30O(1) of the Act.

### **4.3 Greater Launceston Plan (GLP)**

The GLP is referred to as being a comprehensive outline of the social, economic and environmental status of the Launceston municipality and surrounding areas. It was undertaken to develop a holistic approach to the sustainable development of the greater area of Launceston over the next 20 years.

Of particular relevance to this proposed amendment is the Regional Framework Plan (RFP) which focuses specifically on the proposed urban development for the greater Launceston urban area.

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## **8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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Key initiatives of the RFP which are particularly relevant to the amendment include:

- *A revitalised and more diverse inner city and CBD; and*
- *Consolidation of the city's existing urban area;*

### Future Supply and Demand

The RFP found that the changing demographic structure (shrinking household sizes, an ageing population and age-selective migration) will be a key demographic factor likely to impact on the future supply and demand of residential land along with a modest population increase.

In regard to future supply the RFP recommended that around half of new residential dwelling units are to be developed in the established urban areas. This emphasis on urban consolidation and a compact city is a key theme within the residential policies of the GLP rather than a continuation of a reliance on Greenfield development as was seen in the past.

It is therefore considered that the proposed amendment is consistent with the Greater Launceston Plan and the Regional Framework Plan in particular given it is infill development in a central location.

### **4.4 Launceston Residential Strategy 2009-2039**

This strategy also provides a strategic approach and rationale for the future residential development of Launceston in response to key demographic, economic and environmental trends as well as Government legislation which are likely to impact upon the supply and demand of residential land into the future.

The key findings relevant to this proposed amendment were:

- Decreasing house sizes due to an ageing population and a subsequent need to increase densities in existing urban areas close to services, transport and leisure opportunities;
- Increased demand for a diverse housing choice (such as medium density);
- Reducing the need for car travel through compact cities and mixed use neighbourhoods;
- Reusing heritage listed buildings;
- Minimising land clearing and potential biodiversity impacts by promoting infill;
- Creating places where people want to live with access to open spaces.

It is therefore considered that the modest addition to the medium density housing supply is consistent with the Launceston Residential Strategy 2009-2039.

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## **8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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### **Section 33 Considerations**

Before making a decision as to whether or not to initiate a draft amendment, section 33(2B) of the Act requires Council to consider whether the amendment is consistent with the requirements of other legislative requirements including section 32 of the Act.

Section 32(1) specifies that a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of Council –

- must, as far as practicable, avoid the potential for land use conflicts with the use and development permissible under the planning scheme applying to the adjacent area; and
- must not conflict with the requirements of section 30O of the Act; and
- must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

The following discussion examines these requirements in greater detail.

#### **4.3.1 Land Use Conflict**

The site is within a mixed use area of Launceston and is surrounded by existing residential uses as well as, but not limited to, offices, cafes, retail and scattered service industry uses.

The site is one of three terrace houses which are currently being used as residences. Across the road from the subject site the land is zoned Urban Mixed Use and there are also a number of existing residential uses on the southern side of the road.

It is likely that nearby commercially zoned properties are already somewhat constrained to undertake uses likely to cause land use conflict/ loss of residential amenity (such as many of those permitted uses in Table 23.2) given the proximity of sensitive uses. The use standards of the commercial zone would effectively rule out many of those uses (cl. 23.3.2) and provide protections to the amenity of those sensitive uses.

The Urban Mixed Use zone also has use standards which act to protect the amenity of nearby sensitive uses should a development application be lodged.

It is therefore not the amendment which constrains the use and development permissible in the adjacent area; but an existing pattern of mixed land uses and a significant proportion of sensitive uses. The amendment will not significantly alter this existing landscape and will therefore not add to land use conflict.

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## **8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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### **4.3.2 Section 30O**

Section 30O(2) through to (4) of the Act allows for an amendment to the planning scheme to occur for the purposes of inserting a new provision into the scheme provided that the amendment:

- is not directly or indirectly inconsistent with a common provision of the scheme;
- does not revoke or amend an overriding local provision;
- does not result in a conflicting local provision; and
- does not impact upon a common provision within the scheme.

The proposed amendment aims to broaden the scope of uses that can be considered in the industrial zones through the insertion of an additional use class and qualification in the use tables which is consistent with the format of Planning Directive No. 1 - The Format and Structure of Planning Schemes. The proposed amendment will not override, be in conflict or inconsistent with, any other local or common provision of the scheme. All relevant local and common provisions will remain applicable to any future development application.

### **5.3.3 Regional Impact**

The proposed amendment is not expected to impact the region from an environmental, economic or social perspective but may actually have a beneficial impact.

The environmental costs associated with many greenfield developments including the clearing of land and the reliance on car travel (emissions) have been well documented. By encouraging infill development the proposal will increase densities within an existing (mixed use) urban area and lead to a greater utilisation of existing infrastructure and services.

The increased supply of medium density housing is such close proximity to the cafes and retail uses along Charles Street is indeed a favourable economic outcome.

From a social perspective, medium density housing types are generally more affordable as they require less land and can respond to demographic shifts driving demand for diverse housing options in the region.

## **4.4 Objectives of the Resource Management and Planning System**

Section 20 (1)(a) of the Act requires a planning scheme to seek to further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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**5.4.1 Schedule 1 - Part 1**

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

The proposed amendment will not adversely impact upon natural, ecological or physical values. Infill development and the (sympathetic) reuse of heritage building is a key way of reducing environmental impacts in an urban area.

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

The proposed amendment will not directly impact the sustainable use of air, land and water in terms of creating environmental nuisances.

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

Should Council decide to initiate the proposed amendment, public consultation will be undertaken in accordance with the Act. This will ensure the public are aware of the proposal and will enable the public to engage with the process through submissions.

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

The proposed amendment will enable the building to be used for a residential use which may add benefit to the local economy as occupiers are likely to utilise services within walking distance. Additionally the property can still be used as an office as a result of the amendment.

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

This is facilitated through the amendment process and application of relevant legislation.

**4.4.2 Schedule 1 - Part 2**

- (a) *to require sound strategic planning and co-ordinated action by State and local government; and*

The proposed amendment has been assessed as being consistent with the objectives of the Act, NRLUS and the Scheme. Co-ordinated action by the State and local government is facilitated through the amendment process and application of relevant legislation.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

---

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*

The proposed amendment seeks to effectively allow a residential use in a location which is suitable and likely to be the most appropriate location for such a use (given the proximity of sensitive uses). It appears that the Commercial zoning of three townhouses is potentially not the most suitable given the constraints previously discussed. This zoning appears to be a legacy zoning which has existed since at least the early 1980s.

It appears that an Urban Mixed Use zoning may be more appropriate for the site but a site specific amendment has been chosen on this occasion. Although site specific amendments are not usually considered to be sound strategic town planning, the particulars of the situation warrant it in this case as the landowners wish to potentially reside in the building as soon as possible.

It must be noted that the amendment only allows a discretionary development application to be lodged to change the use to residential/and or for any works. This will be subject to the same scrutiny as any other application to use and develop the site.

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The proposed amendment is not expected to have any adverse social and economic impacts on the surrounding area. The proposed amendment is not expected to have a significant impact on the natural, biological and physical values of the area.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

All relevant regional and state policies have been considered through the amendment process.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

This objective is not relevant to the proposed amendment.

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**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

---

- (f) *to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*

It is considered that existing use and development standards within the scheme are sufficiently robust to control any future development applications made as a result of the proposed amendment.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The proposed amendment will directly preserve a heritage listed building and reuse it for its original residential purpose. Any works to the building will be subject to relevant controls. Using the building for a residential purpose will also assist in preserving the residential amenity of this part of Canning Street.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

The proposed amendment will not impact any public infrastructure or assets and may actually lead to greater utilisation/ efficiency of existing assets.

- (i) *to provide a planning framework which full considered land capability.*

Consideration of land capability is not relevant.

**5. State Legislation & Policies****5.1 State Policy on the Protection of Agricultural Land 2009**

The proposal does not impact upon agricultural land.

**5.2 State Policy on Water Quality Management 1997**

Any future use and development will be subject to complying with development standards that are consistent with the policy.

**5.3 State Coastal Policy 1996**

Any future use and development will be subject to complying with development standards that are consistent with the policy.

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## **8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

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### **6.4 National Environmental Protection Measures**

National Environmental Protection Measures (NEPMs) are automatically adopted as State Policies. They outline common environmental objectives for managing the environment.

Current NEPMs include:

- National Environmental Protection (Used Packaging Materials) Measure;
- National Environmental Protection (Ambient Air Quality) Measure;
- National Environmental Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environmental Protection (National Pollutant Inventory) Measure;
- National Environmental Protection (Assessment of Site Contamination) Measure;
- National Environmental Protection (Diesel Vehicle Emissions) Measure; and
- National Environmental Protection (Air Toxics) Measure.

In this situation, the NEPMs are either not applicable, or will not be impacted upon by the proposed amendment.

### **5.5 Gas Pipelines Act 2000**

Any future use and development will be subject to complying with development standards that are consistent with the Act.

## **6. Conclusion**

The application for amendment seeks to insert the Residential (if for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)).

The amendment is supported on the following basis:

- The site has historically been used as a residence and is surrounded by existing residential uses;
  - Many of the uses permissible in the commercial zone are unlikely to occur on the site given its small floor area, proximity to sensitive uses (land use conflict) and its heritage listing which would constrain significant works required to renovate a property to allow it to be used for Commercial type uses;
  - A residential use is less likely to cause land use conflict than many of the uses in the commercial zone and is more in harmony with the existing sensitive uses;
  - The State, regional and local planning policy priority of promoting infill development;
-

**8.1 Amendment 39 - Site Specific Text Amendment to Include Residential (If for Multiple Dwellings) as a Discretionary Use in the Commercial Zone if at 45 Canning Street, Launceston (CT58444/ 1 (Flat 1)) ...(Cont'd)**

---

- Increasing the supply of medium density stock in a favourable location;
- Demographic trends impacting upon housing supply and demand such as decreasing household sizes and an ageing population; and
- The sympathetic nature of a residential use in a heritage listed building.

The proposed amendment has been assessed as being consistent with the objectives of the Act, NRLUS and the Scheme.

**ECONOMIC IMPACT:**

No significant economic impacts have been identified.

**ENVIRONMENTAL IMPACT:**

No significant environmental impacts have been identified.

**SOCIAL IMPACT:**

No significant social impacts have been identified.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015  
*Land Use Planning and Approvals Act 1993*  
*Local Government Act 1993*

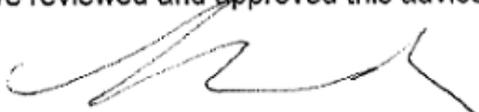
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

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**9 ANNOUNCEMENTS BY THE MAYOR****9.1 Mayor's Announcements****FILE NO:** SF2375

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**Wednesday 26 July 2017**

- Officiated at the launch of the Junction Arts festival at S Group in Paterson Street
- Officiated at the Car Security Begins at Home campaign at Launceston College
- Attended the Chamber of Commerce networking event with LAFM and Chilli at Wizards Bar at James Boag Brewery

**Thursday 27 July 2017**

- Hosted a morning tea for the St Patrick's River Progress Association at the Town Hall

**Friday 28 July 2017**

- Attended the Local Government Association of Tasmania's 2017 Government Awards for Excellence at Wrest Point Casino in Hobart
- Attended the Exhibition 'Celebration of Life" at Holy Trinity Church in Cameron Street

**Saturday 29 July 2017**

- Gave a Civic Welcome for the induction of Reverend James Hornby at St John's Church
- Officiated at the Mayor's Cup at Rocherlea Football ground
- Attended a BMX race meet at the newly renovated track at the St Leonards Sports Centre

**Sunday 30 July 2017**

- Attended a community lunch at the Inveresk Tavern as part of the Tamar Peace Festival
  - Attended the "Song of Peace at Pilgrim" at the Pilgrim Church in Paterson Street as part of the Tamar Peace Festival
-

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

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**Wednesday 2 August 2017**

- Attended the Launceston College production of "In the Heights" at the Princess Theatre

**Thursday 3 August 2017**

- Attended the Targa Mobile Coverage Launch at the Nunamara Memorial Hall

**Saturday 5 August 2017**

- Officiate at the Launceston MS 24 Hour Mega Swim at the Launceston Aquatic Centre
-

**10 ALDERMEN'S REPORTS**

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

**11 QUESTIONS BY ALDERMEN****11.1 Questions on Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 30*

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

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**11.1.1 Aldermen's Question on Notice - Council Meeting - 24 July 2017****FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**QUESTION and RESPONSE:**

Alderman D C Gibson asked the following questions:

1. *What is the status of the Council's Public Art Policy?*

***Response:***

*(Mrs L Hurst - Director Development Services)*

The Public Art Policy was adopted by Council in 2013. The policy indicates that Council will work with the local community and relevant organisations to support and generate public art programs and activities with social, environmental and economic benefits that enrich and enliven creativity, liveability and sense of place for all Launceston community members and visitors.

The Council's Public Art Policy commits the Council to:

- Fostering accessibility and engagement with public art with a wide audience in order to appreciate the significant benefits provided by a rich and diverse artistic and cultural environment;
  - Providing emerging and established artists the opportunity to showcase the diversity of public arts and design practice in Launceston;
  - Interpreting, promoting and celebrating Launceston's public art collection as a valuable and significant cultural heritage that is professionally managed, documented and conserved;
  - Commissioning, programming, managing and facilitating public art programs and activities in strategic, sustainable and inclusive ways that are integrated with, and supported by, Council's other core activities.
  - Facilitating and encouraging cross-departmental planning and partnerships to ensure a whole-of-Council approach to public art planning and management.
-

**11.1.1 Aldermen's Question on Notice - Council Meeting - 24 July 2017 ...(Cont'd)**

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2. *How is it [the Council's Public Art Policy] interacting or relating with significant projects within the City?*

**Response:**

*(Mr D Sinfield - Director Major Projects)*

The objectives of the Public Art Policy are included in the designs wherever possible. It is contended that not all Public Art objectives can be incorporated into all specific projects. However, as demonstrated in the Quadrant Mall, Civic Square and the Brisbane Street Mall designs, the majority of the objectives listed below are addressed, either in part or in full.

*"Public art can be:*

- *Functional ie. the primary purpose is utilitarian eg. seating, lighting, etc.*
- *Decorative ie. the primary purpose is aesthetic eg. murals, sculpture, etc.*
- *Integrated ie. incorporated into the design of the built or natural environment eg., hard landscaping, lighting, etc.*
- *Site-specific ie. designed or commissioned for a specific location eg., street art, hard landscaping.*
- *Iconic ie. significant, stand-alone work eg. sculpture, water features, etc.*
- *Interpretive ie. the primary purpose is to describe, educate, or comment on issues, events or situations eg., heritage and natural science interpretation".*

For example, all three major public spaces (Quadrant Mall, Civic Square and the Brisbane Street Mall) all provide at a minimum; *Functional, Decorative and Interpretive* public art/interpretation elements. This is demonstrated in the Public Art elements that enhance the urban design features as follows:

- **Bespoke site specific** street furniture, lighting and pavement treatments;
  - **Flexible environments** that enable temporary installations for public art and events;
  - Introduction of **unique sculptural** play items (X-ray Water Play in Civic and Thylacine Walk in the Mall); and
  - **Heritage interpretation** installations.
-

**11.2 Questions without Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 29*

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

**12 COMMITTEE REPORTS****12.1 Cataract Gorge Advisory Committee Meeting - 13 July 2017****FILE NO:** SF0839**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Cataract Gorge Advisory Committee Meeting held on 13 July 2017.

**RECOMMENDATION:**

That Council receives the report from the Cataract Gorge Advisory Committee Meeting held on 13 July 2017.

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**REPORT:**

At its Meeting on 13 July 2017, the Cataract Gorge Advisory Committee endorsed the nomination of Mr Don Defenderfer as a community representative to the Cataract Gorge Advisory Committee. It is recommended that Council approves this appointment.

The Cataract Gorge Advisory Committee noted the following items to be reported to the Council via the Committee Reporting process:

- The Committee acknowledges and confirms that the last Meeting held was on the 12 May 2016. A presentation was received by Hydro Tasmania and then the Meeting closed prematurely. The Committee has now reconvened with a new Terms of Reference.
  - The Committee received a report on the Cataract Gorge Volunteers - Future Governance and Services Strategy and is in support of the recommendations listed in the report.
  - The Light Show presentation by Chris Griffin was well received and there were no current concerns or hesitations by the Committee to proceed with a feasibility study report.
  - A recommendation was made to amend the Terms of Reference to ensure that the Committee has a representative from the Aboriginal Community.
  - The Committee agreed there is a requirement for a policy that guides commercial operators and event facilitators, with the policy to include no exclusive access at the Cataract Gorge. The Committee supports this draft policy.
  - The Committee endorses the appointment of Mr Don Defenderfer as a community representative to the Cataract Gorge Advisory Committee.
-

**12.1 Cataract Gorge Advisory Committee Meeting - 13 July 2017 ...(Cont'd)**

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- Two successful low intensity strategic burns were undertaken in autumn by Justin Cashion of Ground Proof Mapping in the Cataract Gorge Reserve along the Trevallyn interface (6.4ha) and the Hardwicke Street Reserve interface (11.5ha) to strengthen the work on Fuel Modified Buffer Zones (FMBZ) in accordance with the recently completed Fire Management Plan.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

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

Key Directions -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston
3. To contribute to enhanced public health and amenity to promote a safe and secure environment
4. To promote Launceston's rich heritage and natural environment
6. To promote active and healthy lifestyles

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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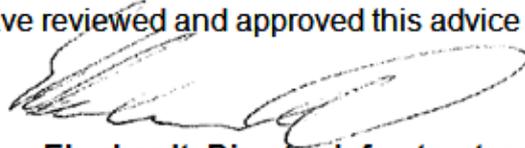
12.1 Cataract Gorge Advisory Committee Meeting - 13 July 2017 ...(Cont'd)

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Shane Eberhardt: Director Infrastructure Services**

## 13 COUNCIL WORKSHOPS

Council Workshops conducted on 31 July and 7 August 2017 were:

- LAC Report
- Changes to Cataract Gorge Volunteers Terms of Reference
- St John Street Bus Stop - Clarification of Council's Position
- CH Smith and Silo Site Visits

## 14 NOTICES OF MOTION

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

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

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**15 DEVELOPMENT SERVICES DIRECTORATE ITEMS****15.1 Cool Season Strategy Funding****FILE NO:** SF1017/SF5798**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider the allocation of funding towards the establishment of a Cool Season Strategy position.

**PREVIOUS COUNCIL CONSIDERATION:**

SPPC - 31 July 2017 - Agenda Item 4.1 - Cool Season Strategy Funding  
Workshop - 29 May 2017 - Business Case for Cool Season Strategic Partnership

**RECOMMENDATION:**

That Council agrees to:

1. Co-fund the establishment of a Cool Season Strategy position hosted by Tourism Northern Tasmania; and
2. Contribute \$50,000 per year for the 2017/2018, 2018/2019 and 2019/2020 financial years; and
3. That this funding contribution be subject to the establishment of a Memorandum of Understanding between the City of Launceston, Tourism Northern Tasmania and Business Events Tasmania to commit to:
  - a. Shared objectives;
  - b. Sharing information to avoid calendar clashes; and
  - c. Joint development of promotional assets.

---

**REPORT:**

In 2016 Tourism Northern Tasmania (TNT), in partnership with the City of Launceston (CoL), Silverdome Launceston, Events Tasmania and Cityprom, identified the opportunity to make a significant impact in the low tourism season and initiated the Cool Season Events Research Project. CoL co-funded a research project into the feasibility of establishing a coordinated effort to proactively attract member-based (predominately sporting) events to Launceston and the north during the cooler months. The project was managed by TNT.

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## **15.1 Cool Season Strategy Funding ...(Cont'd)**

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The findings of the study (Attachment 1) were presented to a Workshop by TNT Chief Executive Officer, Chris Griffin. The evidence gathered indicates that there is substantial benefit to be gained by targeting those types of sports events for which Launceston and the region have a good fit and competitive advantage over other destinations. The following priority sports were identified to offer a range of scale, type, venue usage, and demographics including: bowls, cricket, cycling (BMX, mountain, road and track), football (AFL), hockey (field, indoor), motocross, multisport, netball, orienteering, rowing, rugby (7s), soccer (including futsal, Neymar 5-on-5), swimming and tennis.

A key recommendation in the report is investment in the creation of a 1.0 FTE position over three years, with a salary range at Level 10 or 11 at local government rates (\$60-\$90,000). It further recommends that positioning the role within TNT will enable an alignment with tourism and visitation objectives, and provide an arms-length position when negotiating incentives with the CoL or State Governments, engaging with neighbouring councils, and working with venues and associations. At the previous Workshop when the findings of the report were presented to Aldermen, there was also a desire expressed that this position be co-located with the northern based Business Events Manager role employed by Business Events Tasmania (BET) and also part funded by the CoL.

The new Cool Season Strategy role would collaborate with state and national associations to develop long-term event attraction strategies, support associations on event attraction, bidding and event funding, advocate for incentive funding at local and state levels, oversee event calendar management, key stakeholder communication, and create networks between sporting associations and clubs, venues and funders.

TNT has held discussions with BET with a view to establishing a Memorandum of Understanding (MoU) between the two organisations in order to prevent duplication of effort and maximise the yield for the northern region from the activities undertaken. It is understood that the following items will be incorporated into the MoU:

- Regular communication (joint meetings);
- Development of a commercial-in-confidence events calendar to avoid clashes; and
- Joint development of promotional assets.

It is recommended that the City of Launceston also be a signatory to the MoU, and that the additional inclusion of 'shared objectives' be included in that agreement.

The need to increase effort to fill the Launceston calendar year round, and also to collaborate more in those efforts, is identified in the CoL Events Strategy. Provision has been made for the requested contribution towards a dedicated resource within the draft 2017/2018 budget.

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**15.1 Cool Season Strategy Funding ...(Cont'd)**

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**ECONOMIC IMPACT:**

Based on a target of attracting an additional 5,000 visitors to the region during the cool season, at an average daily spend of approximately \$200 per person, the injection of new spend into the local economy could potentially reach as much as \$6.8million if the strategy reaches peak success. The per-event yield varies depending upon the sport and category.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 1 - A creative and innovative city  
Ten-year goal - To foster creative and innovative people and industries  
Key Direction -  
3. To optimise the use and usability of our assets for different types of activities

Priority Area 7 - A city that stimulates economic activity and vibrancy  
Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston  
Key Directions -  
1. To actively market the City and Region and pursue investment  
3. To promote tourism and a quality Launceston tourism offering  
4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar

**BUDGET & FINANCIAL ASPECTS:**

The requested contribution from the City of Launceston towards the establishment of a new Cool Season Strategy position is \$50,000. Provision has been made within the 2017/2018 budget to accommodate this request, subject to Council approval.

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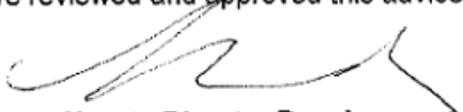
15.1 Cool Season Strategy Funding ...(Cont'd)

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Cool Season Event Research Project (Final) Commissioned by Tourism Northern Tasmania (distributed electronically)
-

**16 FACILITIES MANAGEMENT DIRECTORATE ITEMS****16.1 Deputy Municipal Emergency Management Coordinator****FILE NO:** SF3177**AUTHOR:** Bev Allen (Emergency Management Officer)**DIRECTOR:** Andrew Frost (Acting Director Facilities Management)

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**DECISION STATEMENT:**

To obtain Council endorsement for nomination to the position of Deputy Municipal Emergency Management Coordinator.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 11 March 2014 - Agenda Item 15.1 - Deputy Municipal Emergency Management Coordinator

Council - 26 June 2017 - Agenda Item 21.4 - Municipal Emergency Management Coordinator

**RECOMMENDATION:**

That Council:

1. Nominates Mr Peter Denholm as the Deputy Emergency Management Coordinator with his name to be forwarded to the Minister for Police and Emergency Management via the State Emergency Management Controller as per section 23(1) of the *Emergency Management Act 2006*.
  2. Recommends the appointment be for a period of three years as per section 23(4) of the *Emergency Management Act 2006*.
- 

**REPORT:**

The *Emergency Management Act 2006* (the Act) came into effect on 20 October 2006. The Act, under section 23(1), requires the Minister for Police and Emergency Management appoints a Municipal Emergency Management Coordinator (Municipal Coordinator) and a Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for each municipal area.

As per section 23(9) of the Act - the State Emergency Management Controller will provide the nomination, together with his or her recommendations, to the Minister.

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**16.1 Deputy Municipal Emergency Management Coordinator ...(Cont'd)**

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Following the appointment of Ms Beverley Allen to the position of Municipal Emergency Management Coordinator expressions of interest within the organisation were sought for the additional responsibilities of the position of Deputy Emergency Management Coordinator.

Mr Denholm has demonstrated an understanding of emergency management arrangements both within Tasmania and Victoria, and has experience as a volunteer member with both the CFA in Victoria and TFS in Tasmania. Peter was involved in the CFA response to the Black Saturday Fires in Victoria and also the January 2016 fires on the West Coast of Tasmania.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Assist Council to meet its obligation in providing a safe environment for the community.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

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

Key Direction -

3. To contribute to enhanced public health and amenity to promote a safe and secure environment

Priority Area 5 - A city that values its environment

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

Key Directions -

1. To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders
  2. To manage the risks of climate-related events, particularly in the area of stormwater management
  3. To enhance community awareness and resilience to uncertain weather patterns
  4. To implement floodplain management plans in the Invermay area
-

**16.1 Deputy Municipal Emergency Management Coordinator ...(Cont'd)**

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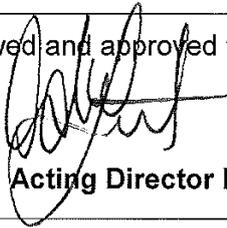
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Andrew Frost: Acting Director Facilities Management**

**17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS**

**No Items have been identified as part of this Agenda**

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**18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS****18.1 Nunamara Memorial Hall Disposal****FILE NO:** SF0385/SF0386**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider disposing of Council land listed on the Public Land register.

*A decision to sell land, under section 178 of the Local Government Act 1993, requires an absolute majority of Council.*

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 7 December 2015 - Presentation on the study into the utilisation and future sustainable existence of community halls in the municipality

Workshop - 6 September 2016 - Presentation on the community halls review and actions from previous Aldermen Workshop on 7 December 2015 with the user group consultation report

Council -14 November 2016 - Agenda Item 18.3 - Community Halls Review

SPPC - 3 July 2017 - Agenda Item 4.1 - Deputation - St Patricks River Valley Progress Association

**RECOMMENDATION:**

That Council approves the transfer of Nunamara Memorial Hall - Title Reference 140345 Folio 1 - to St Patricks River Valley Progress Association for the sum of \$1 subject to the property continuing to be used for community purposes.

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**REPORT:**

Nunamara Memorial Hall is located within a parcel of public open space which includes a tennis court. The Council Meeting of 14 November 2016 'Community Halls Review' approved the process for the potential sale of Nunamara Memorial Hall and land (Title Reference 140345 Folio 1).

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**18.1 Nunamara Memorial Hall Disposal ...(Cont'd)**

Public consultation with the local Nunamara community did not support the disposal of the hall however there are compelling reasons for its disposal. The hall committee advised that they cannot meet their future financial commitment. A recommendation from the Aldermen Workshop 5 September 2016 to offer ownership to a local community incorporated body was presented to the community for consideration however it was not accepted. The recommendation is to sell the Nunamara Hall on an 'as is' condition basis.

The table below summaries the estimated expenditure required over the next ten years to keep the Nunamara Hall operational and to address the removal of asbestos and upgrades required to meet accessibility compliance.

Hall	Liabilities Next 3 Years	Longer term liabilities Years 3 to 10
Nunamara Hall	\$72,700	\$11,000

Additionally the level of service requirements to continue to maintain the facility on an annual basis will be around \$10,000. The hall has seen a considerable decline in utilisation averaging 1-2 bookings per year for the last 4 years.

The process, which is detailed in section 178 of the *Local Government Act 1993*, requires that Council publish any intention to dispose of Public Land on at least two separate occasions in a daily newspaper circulating in the municipal area; display a copy of the notice on any boundary of the public land that abuts a highway; and notify the public that objections to the proposed disposal may be made to the General Manager within 21 days of the date of the first publication. Advertisements were placed in the *Examiner Newspaper* on Saturday, 17 December 2016 and again on Saturday, 24 December 2016.

An objection ([Attachment 1](#)) was received on the 8 January 2017 from Mr Ian Dalton (Secretary - St Patricks River Valley Progress Association) regarding the proposed sale of the Nunamara Memorial Hall. Section 178 of the *Local Government Act 1993* requires that the Council considers any objection to the proposed sale.

A brief outline was submitted ([Attachment 2](#)) by the St Patricks River Valley Progress Association to the Council on the 23 April 2017 expressing the desire to assume ownership of the hall as outlined in their Community Plan. The report described the Association's financial capacity in the ongoing maintenance care and costs of the hall.

The St Patricks River Valley Progress Association members also presented a deputation to Strategic Planning and Policy Meeting on 3 July 2017 - Agenda Item 4.1 where they outlined their proposal for transfer of ownership of the Nunamara Memorial Hall to community ownership. By transferring the property to St Patricks River Valley Progress Association, the Nunamara Memorial Hall will predominantly continue to be used as a community hall.

**18.1 Nunamara Memorial Hall Disposal ...(Cont'd)**

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To this end it is understood that the St Patricks River Valley Progress Association is incorporated under the Association's Incorporation Act 1964. In order for the association to become eligible, for a discretionary remission of rates under section 129 of the *Local Government Act 1993*, the association will need to provide written confirmation of eligibility requirements.

**ECONOMIC IMPACT:**

The Council will be relieved of the ongoing cost of maintaining the Nunamara Memorial Hall.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

The Nunamara Memorial Hall will remain vested in the St Patricks River Valley Progress Association and therefore the Nunamara Memorial Hall will remain accessible to the local community.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

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

Key Direction -

1. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals -

To communicate and engage consistently and effectively with our community and stakeholders

Key Directions -

1. To develop and consistently use community engagement processes
  3. To ensure decisions are made on the basis of accurate and relevant information
  5. To strategically manage our assets, facilities and services
-

**18.1 Nunamara Memorial Hall Disposal ...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

The forecast (over the next 10 years) maintenance and remediation work is estimated to be \$184,000.

The book or written down value of the land (\$42,000) and fences (\$9,578) totals \$51,578, which will be written off as a result of the transfer. This is in addition to the \$76,000 in building book value that has been written off over the last twelve months.

The transfer is on an 'as is' basis and so will save the Council an estimated cash cost of \$184,000.

The alternative of selling the property on an 'as is' basis may have produced some revenue in addition to the saving on maintenance costs.

The consideration of this item has been approved by the Director Corporate Services.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Shane Eberhardt: Director Infrastructure Services**

**ATTACHMENTS:**

1. Objection letter to proposed public sale of Nunamara Memorial Hall
  2. Brief outline and proposal for Nunamara Memorial Hall
-

## Attachment 1

39860 Tasman Highway  
Nunamara TAS 7259  
idalton@inet.net.au  
04 11 255 418

8 January 2017

Natural Environment Manager  
City of Launceston  
PO BOX396Rockwood  
LAUNCESTON TAS 7250

Dear Mr Pickett

Re Proposed Sale of the Nunamara Memorial Hall - CT 140245 Folio 1

I am writing on behalf of the St Patrick's River Valley Progress Association Inc. to lodge an objection to the proposed sale by the City of Launceston of the Nunamara Memorial Hall, notice of which was advertised in The Examiner on 17 and 24 December last.

I will clarify at this point that our objection is to a 'public' sale of the Hall.

The members of our Progress Association have been aware for some time that the Council was considering its options regarding future ownership of the Hall. It was not our desire to intrude upon discussions that were being held between Council and the Nunamara Hall Committee. That being said, at a public meeting held on 6 April 2016 to discuss the future of the Hall, the council representatives present showed significant interest in points put forward by a member of the Progress Association, which it was said would be minuted.

We are now aware that the Hall Committee has resolved not to proceed with discussions and will instead support the Progress Association, as an already incorporated local association, to engage with Council regarding the Hall's future.

The Progress Association's interest in the future of the Nunamara Memorial Hall stems from the facts that that the Hall has since 1928 been an important memorial to those from the local community who have died in the service of our country and has across that time also been a valuable community asset. We believe that the Hall now has the potential to expand its role beyond the local Nunamara community to play an integral role in the future promotion and economic development of the St Patricks River Valley.

The St Patricks River Valley is part of the traditional lands of Pyemmairrener people and has a significant value in terms of its environmental heritage and natural beauty. It played an important part in the development of this region of Tasmania. The Valley is reputed to have served as the food bowl for Launceston during its establishment and played a leading role in the development of the agriculture, forestry and mining industries in the Northern region.

It is a little known fact that the notorious Tasmanian bushranger, Matthew Brady, was captured in the Valley in dramatic circumstances.

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The district also has a number of existing tourism assets, including the Mt Barrow Discovery Trail, Myrtle Park complex, Mountain Stream Fishery and the John Skemp Field Centre.

Despite all of this, the St Patricks River Valley remains somewhat of a hidden jewel in Northern Tasmania's crown. For the majority of tourists, and many locals even, it probably goes largely unnoticed as they travel through the district – a roadway to or from the North East, as opposed to being recognised in itself as an area of great interest.

The members of the Progress Association therefore believe the area has so far largely untapped potential and there is significant opportunity for it to grow as a centre of popular activities including sightseeing, hiking, fishing, kayaking, mountain biking and horse riding. Such progress as has happened so far has been achieved without the benefit of an overall strategic approach to coordination and promotion.

The location of the Nunamara Memorial Hall and public reserve, along with its close proximity to the St Patricks River gives it great potential to be a tourism 'gateway' to the St Patricks River Valley, possibly as an information centre and/or an access and embarkation point for water activities on the River. It could also provide a central point for the display and sale of produce, arts and crafts sourced in the Valley.

Naturally, should the Hall be placed in the hands of a local community organisation it could also continue as a memorial to the fallen and as the Nunamara community centre.

The members of the Progress Association therefore request that the Council place a moratorium on the sale of the Nunamara Memorial Hall to provide time for us to engage in discussions with Council regarding possibilities for the Hall's future to maximise future benefits for the Nunamara and wider St Patricks River Valley communities – and, indeed, for the City of Launceston.

Once we were to receive agreement from Council for this course of action the Progress Association would develop a formal business plan to consolidate the ideas outlined in this letter. In developing the plan we will have widespread support throughout the St Patricks River Valley community. Along with the City of Launceston we also enjoy excellent relationships with the Federal Member for Bass, Ross Hart, and State Treasurer, Peter Gutwein, both of whom can be expected to provide valuable guidance and support.

We would therefore appreciate the opportunity to meet formally with Council in the near future to discuss this important opportunity.

Yours sincerely



Ian Dalton  
Hon Secretary  
St Patricks River Valley Progress Association Inc.

## Attachment 2

*39860 Tasman Highway  
Nunamara TAS 7259  
idalton@iinet.net.au  
0411 255 418*

23 April 2017

Tricia De Leon-Hillier  
Parks Lease Management Officer - Parks & Recreation  
City of Launceston  
PO BOX 396  
LAUNCESTON TAS 7250

Dear Tricia

### **Re St Patricks River Valley Progress Association Inc.**

I am writing in response to the questions you have raised with me in respect of the St Patricks River Valley Progress Association and our desire to assume ownership of the Nunamara Hall, as outlined in our Community Plan, which was submitted to Council on 4 April.

We fully appreciate that in considering the Progress Association's request the Council needs to be satisfied that it will have the financial capacity going forward to meet the costs of care and maintenance of the hall.

The Progress Association has been operating for just on fifty years. Its primary activity across that period has been advocacy on behalf of the St Patricks River Valley community. The Association has been successful in carrying out that role and has developed strong relationships with the City of Launceston, along with members and offices of the Tasmanian and Australian Governments and relevant government enterprises.

The Association has operated on a purely voluntary basis. Its activities have until now been funded primarily through membership subscriptions, occasional fundraising events and volunteers being happy to self-fund costs associated with travel, printing and postage, etc., in carrying out their work on behalf of the Association.

The annual expenditure of the Association has therefore generally been less than \$1,000. Although it was formally incorporated about three years ago, it has not been necessary for the Association to have its financial accounts formally audited or reported externally as its annual turnover has been well below the level at which such requirements apply.

The move to assume ownership of the Nunamara Hall therefore brings the Association into a new realm of operation. However, as can be seen in the Community Plan, the hall forms part of a significant undertaking to improve the promotion of the St Patricks River Valley and enhance its place within the social and economic fabric of Northern Tasmania. As can be seen in Appendix 1 (extracted from the Community Plan), we estimate that the minimum costs to the Association of operating and maintaining the hall to be in the order of \$4,250 per annum (subject to the outcome of discussion regarding the application of municipal rates). We believe this to be a very manageable figure, when the broader context outlined in the Community Plan is considered.

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While we will be commencing from a low cash position, the following measures will assist in ensuring that the Association does not become financially vulnerable while our cash position is developed:

- The Association has a stable executive, the members of which are committed to seeing the Association achieve its goals. The committee comprises several people who successfully operate their own businesses within the district;
- Individual members have undertaken to cover the costs related to obtaining necessary insurance covers and establishing a website, etc., until such time as the Association has adequate funds available to meet those costs and continue to function effectively;
- Bunnings have approved our application to hold regular fundraising barbeques at their Kings Meadows store and we will be placed on the roster for the Invermay store when spots become available;
- We have already had one private event held at the hall this month, we have another private booking confirmed in early May and are dealing with several other enquiries, so there would appear to be a growing level of interest in the hall within the local community.

We have also had promising preliminary discussions with potential sponsors and representatives of the following agencies and organisations regarding future financial support for the implementation of our community plan, including the development of the hall:

- State government
- Federal Government
- Tasmanian Community Fund
- RACT Community Fund.

We trust that once you have considered the contents of this letter you will share our confidence in the capacity of the St Patricks River Valley Progress Association to undertake sustainable ownership and management of the Nunamara Memorial Hall well into the future for the ongoing benefit of the local community and the many people from outside of it who will come to enjoy the history, services and attractions that our district has to offer.

Please feel free to contact me if you require clarification or have any further questions.

Yours sincerely



Ian Dalton  
Hon Secretary  
St Patricks River Valley Progress Association Inc.

Attachment: Appendix 1 - Projected Income & Expenditure for Nunamara Memorial Hall

**18.2 Petition - Public Toilet Block at 119 Hobart Road Kings Meadows****FILE NO:** SF0097/SF0770**AUTHOR:** Barry Pickett (Natural Environment Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive a report in response to the petition received by Council on 11 July 2017, requesting the City of Launceston build a new 24 hour accessible public toilet in the Kings Meadows shopping strip on Council owned land and carpark at 119 Hobart Road Kings Meadows.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 10 July 2017 - 5.1 - Public Toilet Block at 119 Hobart Road, Kings Meadows

**RECOMMENDATION:**

That Council, in response to the petition received by Council on 10 July 2017, from Mr Alan Harris, requesting the City of Launceston build a new 24 hour accessible public toilet in the Kings Meadows shopping strip on Council owned land and carpark at 119 Hobart Road Kings Meadows, notes the following actions:

1. A funding application has been submitted to the Community Infrastructure Fund Minor Grants for the construction of public toilets.
  2. If unsuccessful the project will be considered in the 2018/19 capital budget.
- 

**REPORT:**

The Council received a petition, with 1,186 signatures, submitted by Mr Alan Harris that stated -

*We, the undersigned Launceston residents call on the Launceston City Council build a new 24 hour accessible public toilets in the Kings Meadows shopping strip on the Council owned land and car park at 119 Hobart Road, Kings Meadows.*

Prior to receiving this petition, the Council submitted a funding application to the Community Infrastructure Fund Minor Grants on 12 April 2017, requesting \$50,000 towards building a new accessible toilet facility at Kings Meadows.

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**18.2 Petition - Public Toilet Block at 119 Hobart Road Kings Meadows ...(Cont'd)**

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The Council has allocated \$40,000 under the Parks Bridge Replacement Capital Works Program to construct a foot bridge across the Kings Meadows Rivulet to complete the link from the carpark at 119 Hobart Road to the Rivulet walkway. Although there is no requirement for matching funding, this project supports and strengthens the funding application of the new toilet facility enhancing the liveability of the Kings Meadows community.

The delivery of this toilet facility is solely dependent on receiving the grant funding from the Community Infrastructure Fund as it was not in the 2017/2018 capital works program. The Council is expecting to receive a response to the application in August 2017.

To address the expectations of the community to have a public toilet facility, this project will be considered in the 2018/2019 capital works program if the funding application is unsuccessful.

**ECONOMIC IMPACT:**

This proposal will have minor positive economic impact.

**ENVIRONMENTAL IMPACT:**

This proposal will have limited environmental impact. It may assist to enhance the shopping precinct experience at Kings Meadows.

**SOCIAL IMPACT:**

This project will have a positive social impact by providing access, privacy and improved health and safety.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals -

To communicate and engage consistently and effectively with our community and stakeholders

Key Direction -

5. To strategically manage our assets, facilities and services

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**18.2 Petition - Public Toilet Block at 119 Hobart Road Kings Meadows ...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

The cost of constructing a toilet block at the Kings Meadows Car Park, located at 119 Hobart Road, is \$50,000.

This project will have an Increase in contractor service delivery costs to clean and maintain the facility on a daily basis of \$4,000 per year.

If the works proceed, a (minor) budget adjustment consideration of this item has been approved by the Director Corporate Services.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Shane Eberhardt: Director Infrastructure Services**

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**18.3 Cataract Gorge Advisory Committee - Appointment of Community Representative****FILE NO:** SF0839**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To appoint a community representative to the Cataract Gorge Advisory Committee

**RECOMMENDATION:**

That Council appoints Mr Don Defenderfer as a community representative member of the Cataract Gorge Advisory Committee.

---

**REPORT:**

The City of Launceston Cataract Gorge Advisory Committee recently called for Expressions of Interest to fill two community member positions through advertising in the Examiner Newspaper on the 27 May 2017 and 3 June 2017. One Expressions of Interest was received from Mr Don Defenderfer

At the Cataract Gorge Advisory Committee meeting held on 13 July 2017 the application was assessed as per the Council Policy. It is the recommendation of the City of Launceston Cataract Gorge Advisory Committee that Mr Don Defenderfer be appointed to the Committee.

The Cataract Gorge Advisory Committee Terms of Reference state:

**Membership**

The Cataract Gorge Advisory Committee will consist of the following positions:

- Two Aldermen appointed by Council.
  - Four Council staff members with responsibility for marketing, parks and planning.
  - One representative from the Parks and Wildlife Service.
  - Four community representatives who must be residents or ratepayers in the City of Launceston.
  - One representative from Meander Valley Council.
  - The Committee also has the power to co-opt other representatives as required to advise on particular matters.
-

**18.3 Cataract Gorge Advisory Committee - Appointment of Community Representative ...(Cont'd)**

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**Chairman**

- The Chairman will be appointed for a two year term by vote of the members.
- The Chairman's term will be concurrent with Council elections.

**Term of Appointment and Filling of Vacancies**

Nominated Aldermen of the Council are to be appointed for a period of two years. Council may decide to reappoint Aldermen for additional terms.

- Council staff and Parks and Wildlife Service representative have unlimited tenure.
- Community representatives:
  - a. will normally be recruited by Council staff members placing an advertisement in a local newspaper.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

The primary purpose of the City of Launceston Cataract Gorge Advisory Committee is to examine future strategic directions and opportunities and provide advice to the Council on the needs and priorities of the Cataract Gorge Reserve

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Shane Eberhardt: Director Infrastructure Services**

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**19 MAJOR PROJECTS DIRECTORATE ITEMS****19.1 Petition - St John Street Redevelopment****FILE NO:** SF6519**DIRECTOR:** Dale Sinfield (Director Major Projects)

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**DECISION STATEMENT:**

To consider action to be taken in respect of a petition submitted by Ms Nicole Goodwin requesting Council to reconsider the location of bus stops as part of the redevelopment design for St John Street.

**RECOMMENDATION:**

That Council reaffirms their original decision made at the Council Meeting of 24 April 2017 to endorse the design for the St John Street Redevelopment:

1. *That Council endorses the design as per Attachments 1 and 2 for the St John Street Redevelopment (St John Street Central South).*
  2. *That Council specifically endorses the location of public art installations on the design of the St John Street Redevelopment to assist in guiding future process on the project in this priority area.*
- 

**REPORT:**

A petition, submitted by Ms Nicole Goodwin, was received by Council at its Meeting of Monday, 26 June 2017. Pursuant to section 60 (2) (b) of the *Local Government Act 1993*, the following details the action to be taken in respect of the petition.

The petition states that:

*We protest the movement of the bus stops to the York Street end of St John Street as the move will negatively impact the shops, land owners and patrons of that area.*

It concluded with:

*We propose that the buses be moved to an area not fronting retail shops.*

The petitioner has been advised on the proposed action to be taken and of the date when the petition will be considered by Council.

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**19.1 Petition - St John Street Redevelopment ...(Cont'd)**

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Action Taken: Since the lodging of the petition by Ms Goodwin, meetings were conducted on Tuesday, 20 June and Thursday, 22 June 2017 with St John Street traders to discuss the St John Street Redevelopment and to hear comments on the design.

A summary of the comments (both positive and negative on the design) from those meetings was tabled at a Workshop on Monday, 3 July 2017.

It was determined that the original decision made at Council's Meeting of Monday, 24 April 2017 to endorse the St John Street Redevelopment design would remain. (See Attachments 1 and 2 as were attached to the original report).

Two additional meetings were held with St John Street traders on Tuesday, 18 July and Thursday, 20 July 2017 where traders were advised that Council had reaffirmed its original decision made on 24 April 2017 which reflected endorsement of the current design.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

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

Key Directions -

1. To establish appropriate mechanisms to support the retail sector
  2. To understand and support the establishment and growth of creative industries in Launceston
  3. To optimise the use and usability of our assets for different types of activities
  6. To contribute towards artistic, cultural and heritage outcomes
-

**19.1 Petition - St John Street Redevelopment ...(Cont'd)**

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**Greater Launceston Plan (GLP) - 2014**

F.1 Launceston City Heart: CBD Revitalisation Project

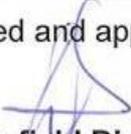
**Launceston Central Area Development Study 2013****Launceston Public Spaces and Public Life 2011****BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

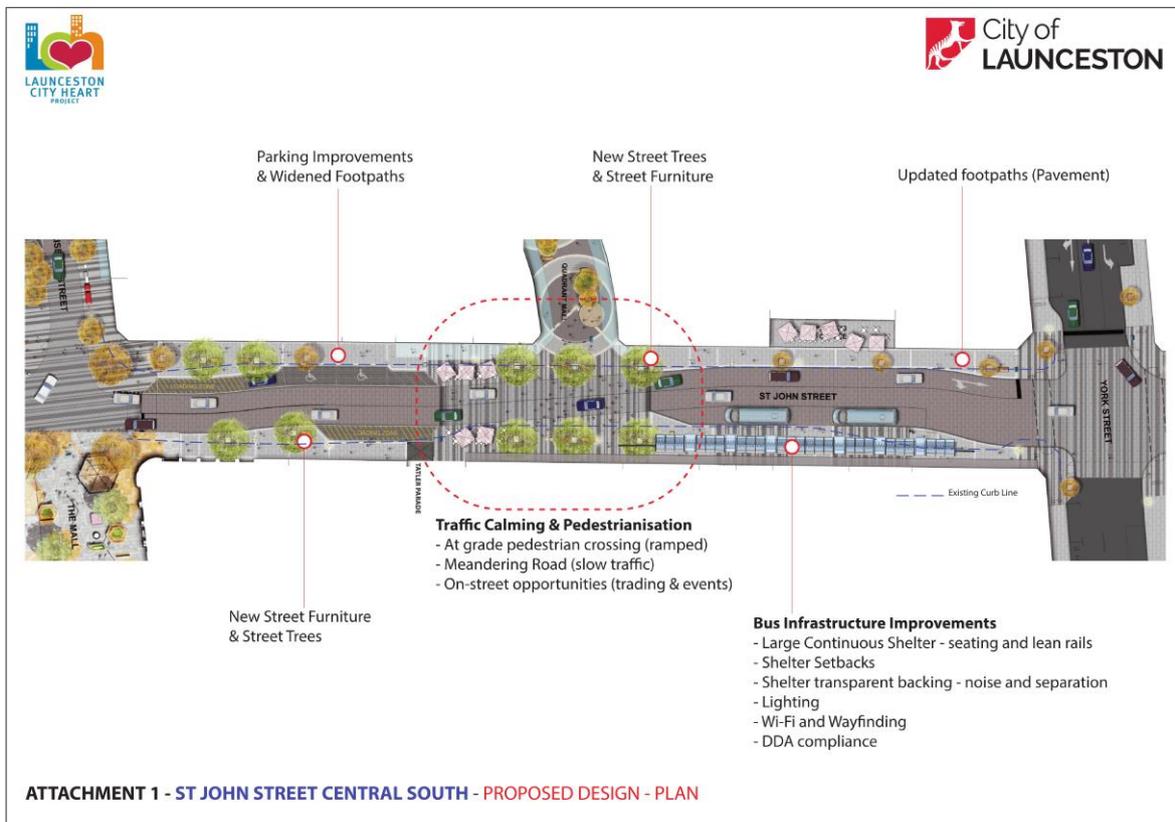


**Dale Sinfield Director Major Projects**

**ATTACHMENTS:**

1. St John Street Central South - Proposed Design Plan
  2. St John Street Central South - Proposed Design Before and After
-

**Attachment 1 -St John Street Central South - Proposed Design Plan**



Attachment 2 -St John Street Central South - Proposed Design Before and After



ABOVE:  
EXISTING VIEW - LOOKING NORTH TOWARDS BRISBANE STREET



BELOW:  
PROPOSED VIEW - LOOKING NORTH TOWARDS BRISBANE STREET

ATTACHMENT 2 - ST JOHN STREET CENTRAL SOUTH - PROPOSED DESIGN 01



ABOVE:  
EXISTING VIEW - LOOKING TOWARDS QUADRANT MALL FROM TATLER PARADE



BELOW:  
PROPOSED VIEW - LOOKING TOWARDS QUADRANT MALL FROM TATLER PARADE

ATTACHMENT 2 - ST JOHN STREET CENTRAL SOUTH - PROPOSED DESIGN 02



LAUNCESTON  
CITY HEART  
PROJECT



City of  
LAUNCESTON



ABOVE:  
EXISTING VIEW - LOOKING TOWARDS EXISTING BUS STOP WAITING AREA



BELOW:  
PROPOSED VIEW - LOOKING TOWARDS NEW MID-CROSSING & BUS STOP AREA

ATTACHMENT 2 - ST JOHN STREET CENTRAL SOUTH - PROPOSED DESIGN

03



LAUNCESTON  
CITY HEART  
PROJECT



City of  
LAUNCESTON



ABOVE:  
EXISTING VIEW - AERIAL ABOVE QUADRANT LOOKING TOWARDS EXISTING BUS STOPS.



BELOW:  
PROPOSED VIEW - LOOKING TOWARDS NEW MID-CROSSING & BUS STOP AREA

ATTACHMENT 2 - ST JOHN STREET CENTRAL SOUTH - PROPOSED DESIGN

04

**20 CORPORATE SERVICES DIRECTORATE ITEMS****20.1 Budget Amendments 2016/2017 and 2017/2018****FILE NO:** SF6329**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

---

**DECISION STATEMENT:**

To consider changes to the Council's 2016/2017 and 2017/2018 Statutory Estimates.

*This decision requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993.*

**RECOMMENDATION:**

1. Pursuant to section 82(4) of the *Local Government Act 1993*, Council approves the following amendments to the 2016/2017 Statutory Estimates:
    - (a) Revenue
      - (i) the net decrease in revenue from external grants and contributions of \$16,919,915 relating to grant funds not yet received for 2016/2017.
      - (ii) the net increase of external funds received of \$178,240.
      - (iii) an increase in revenue from recognising University of Tasmania Stadium major events income of \$746,413 which is matched by an adjustment to expenses.
    - (b) Operating Expenditure
      - (i) an increase in expenditure relating to net transfers from capital to operations of \$504,334.
      - (ii) a decrease in expenditure relating to the net transfers from operations to capital of \$979,457.
      - (iii) an increase in expenditure from recognising University of Tasmania Stadium major events expenditure of \$746,413.
    - (c) Capital Works Expenditure
      - (i) the decrease in expenditure from net transfers from capital to operations of \$504,334.
      - (ii) the increase in expenditure from net transfers from operations to capital of \$979,457.
      - (iii) the net decrease in expenditure from external funds of \$16,919,915.
      - (iv) the net increase of external funds received of \$178,240.
      - (v) increase the 2016/2017 capital budget by \$75,000.
-

## 20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

2. Council notes that amendments from point 1 result in:
  - (a) the operating surplus being amended to \$6.210m (including capital grants of \$4.509m) for 2016/2017.
  - (b) the capital budget being amended to \$37.206m for 2016/2017.
  
3. Pursuant to section 82(4) of the *Local Government Act 1993*, Council approves the following amendments to the 2017/2018 Statutory Estimates:
  - (a) Revenue
    - (i) the increase in revenue from external grants and contributions of \$16,919,915 relating to grant funds not received in 2016/2017 and now expected in 2017/2018.
    - (ii) an increase in revenue from University of Tasmania Stadium major events income of \$900,000 which is matched by an adjustment to expenses.
  - (b) Operating Expenditure
    - (i) an increase in expenditure from recognising University of Tasmania Stadium major events expenditure of \$900,000.
  - (c) Capital Works Expenditure
    - (i) decrease the capital expenditure budget by \$75,000.
  
4. Council notes that amendments from item 3 result in:
  - (a) the operating surplus being amended to \$28.402m (including capital grants of \$27.116m) for 2017/2018.
  - (b) the capital budget being increased to \$43.393m for 2017/2018.

### REPORT:

#### Overview

Many of the items are necessary to reflect the correct accounting treatment of the project expenditure. The most significant item relates to the capital grants change of \$16.9m where for a variety of reasons the receipt of the grant has not, as forecast, occurred within the 2016/2017 financial year. So as to not report a variance in the 2016/2017 and 2017/2018 financial years for capital grants due to the timing of the receipt, an amendment to both years is being recommended. Full details of this change are provided later in the report, the main items are:

a) City Heart	\$5.50m
b) Macquarie House Redevelopment	\$2.84m
c) North Bank	\$6.68m
	\$15.02m

## 20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

The other item to highlight is the grossing up of the revenue and expenses by \$0.75m for the trading activities for events at the University of Tasmania (formerly Aurora) Stadium. Although the net margin from these activities is not material to the result, the gross revenue and gross expenses are significant and this amendment removes variances in revenue and expenses that would otherwise appear in the Council's financial statements.

### Detailed Explanation

The Budget amendments are changes to the 2016/2017 Statutory Estimates that require a Council decision. The changes relate to external grant revenue, transfers to and from capital to operations, University of Tasmania Stadium revenue and expenses with no overall net change and deferring a project to a future year. Although this decision is to be made after the 30 June 2017 it is important to align key elements in particular capital grants rather than have what would otherwise appear as variances.

2016/2017	Operations	Capital
	\$'000	\$'000
Statutory Budget	8,025	24,486
Amendments previously approved by Council	14,452	28,912
<b>Previously Approved by Council</b>	<b>22,477</b>	<b>53,398</b>
Operations to Capital	979	979
Capital to Operations	(504)	(504)
External Funds moved to 2017/2018	(16,920)	(16,920)
External Funds increase	178	178
Increase Capital Budget	-	75
UTAS Stadium Events net change	-	-
<b>Statutory Budget as at 30 June 2017</b>	<b>6,210</b>	<b>37,206</b>
Deduct Capital Grants and Contributions	(4,509)	
<b>Underlying Operating Budget Surplus</b>	<b>1,701</b>	

The major component in the adjustments is grants funds due to the timing of the receipt of the grant by the Council.

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**1(a) The following items need to be reallocated from Operations to Capital in 2016/2017.**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP21762	GLP Northern Suburbs Development Strategy	\$120,000	\$100,000	-	\$20,000
CP23190	GLP Northern Suburbs Development Strategy	\$80,000	-	\$100,000	\$180,000
	<b>TOTALS</b>	<b>\$200,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$200,000</b>

**The project scope of works:**

The GLP Northern Suburbs Development Strategy for 2016/2017 included engaging the Rocherlea community as part of an ABCDE Learning Site. Engagement included developing a list of priority projects with the community. Council has approved a co-contribution of up to \$125,000 for construction of a Men's and Community Shed in Rocherlea as the first priority project, with construction to commence subject to the successful application for federal funding for the matching \$125,000.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP20681	Energy, Water and Waste Efficiency	\$67,000	\$50,621	-	\$16,379
CP23659	Remount Road Depot Solar Panels	-	-	\$50,621	\$50,621
	<b>TOTALS</b>	<b>\$67,000</b>	<b>\$50,621</b>	<b>\$50,621</b>	<b>\$67,000</b>

**The project scope of works:**

Funds remaining in the 2016/2017 operational budget Energy, Water and Waste Efficiency are unspent because a planned lighting efficiency project was determined to be not cost effective.

It is proposed to transfer \$50,621 to install a 40KW solar panel system on the new roof of the store at the Remount Road Depot. The Solar System would be capitalised. The solar system will generate over 60,000kWh of electricity per annum which will be used in the depot buildings. The system is cost effective with a pay back of four years.

The roof on the store has been recently replaced and is suitable for the solar panels. Solar power offers a cost effective way to reduce energy costs in council facilities. Only top quality equipment will be used. The panels have a typical life of at least 25 years.

20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP44227	CBD Security Cameras	\$15,000	\$12,288	-	\$2,712
CP23667	Quadrant Mall CCTV	-	-	\$12,288	\$12,288
	<b>TOTALS</b>	<b>\$15,000</b>	<b>\$12,288</b>	<b>\$12,288</b>	<b>\$15,000</b>

**The project scope of works:**

Replacement of damaged CCTV infrastructure in the Quadrant Mall, with new camera and recording equipment.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP44404	YPIPA Inveresk Operations	\$21,400	\$13,283	-	\$8,117
CP23669	Tramsheds Air Conditioner Replacement	-	-	\$13,283	\$13,283
	<b>TOTALS</b>	<b>\$21,400</b>	<b>\$13,283</b>	<b>\$13,283</b>	<b>\$21,400</b>

**The project scope of works:**

Replacement of two HVAC units at the Tramsheds has been capitalised and so a transfer needs to occur from the operational budget for York Park to a Capital Project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP20565	Pound Maintenance	\$20,000	\$15,000	-	\$5,000
CP23674	Sea Container purchase and fitout	-	-	\$15,000	\$15,000
	<b>TOTALS</b>	<b>\$20,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$20,000</b>

**The project scope of works:**

Regulations Team has come up with a concept to manage animals in an emergency situation by housing them in a sea container. The Team applied for funding via the Natural Disaster Resilience Grants programme and was granted a \$10,618 grant for equipment to house dogs and cats during a disaster. This capital project is required to purchase and fit out a sea container with the necessary shelving and ventilation in order to house the cages. The fitted out sea container would be made available to other Councils in a disaster situation if not needed by Council.

20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23672	Shelving for Royal Park Basement	-	-	\$10,000	\$10,000
CP23671	Refrigeration Container	-	-	\$8,000	\$8,000
CP23676	Phenomena Factory Equipment	-	-	\$60,000	\$60,000
OP21437	Utilities	\$426,883	\$38,000	-	\$388,883
PR21934	Visual Art Materials	\$13,688	\$5,500	-	\$8,188
PR45350	History Materials	\$17,415	\$4,500	-	\$12,915
G14050.60225	Printing and Stationery	\$20,000	\$10,000	-	\$10,000
G14050.60205	Minor Equipment Maintenance	\$10,352	\$9,500	-	\$852
G14050.38305	QVM Management	\$2,175	\$2,000	-	\$175
G14100.38305	Collections and Research	\$2,720	\$1,000	-	\$1,720
G14050.38310	QVM Management	\$2,719	\$2,000	-	\$719
G14060.38315	Operations	\$4,350	\$3,000	-	\$1,350
G14080.38315	Programs and Exhibitions	\$2,719	\$2,000	-	\$719
G14100.38315	Collections and Research	\$2,175	\$500	-	\$1,675
CP23699	QVMAG Collection Purchases 2016/2017	-	-	\$175,875	\$175,875
G14315.61366	Bequest Expenditure	\$175,875	\$175,875	-	-
	<b>TOTALS</b>	<b>\$681,071</b>	<b>\$253,875</b>	<b>\$253,875</b>	<b>\$681,071</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**The project scope of works:**

These are several budget amendments proposed for new projects instigated in May-June 2017. The Phenomena Factory equipment project will be carried over into 2017/2018.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP45952	Urban Roads Operations	\$1,528,657	\$45,000	-	\$1,483,657
OP45978	Stormwater Reticulation	\$567,100	\$65,000	-	\$502,100
CP23677	Youngtown Regional Park Box Culvert and Viewbank Rd Reserve Drainage Works	-	-	\$110,000	\$110,000
OP45952	Urban Roads Operations	\$1,483,657	\$80,000	-	\$1,403,657
CP23537	Urban Road Reseal Program 2016/2017	\$925,000	-	\$80,000	\$1,005,000
	<b>TOTALS</b>	<b>\$4,504,414</b>	<b>\$190,000</b>	<b>\$190,000</b>	<b>\$4,504,414</b>

**The project scope of works:**

Project 23677 Youngtown Regional Park Box Culvert and Viewbank Rd Reserve Drainage Works has been created to capture the costs of the new assets that require capitalisation. The work was originally done as part of operations project 45952 Urban Roads Operations (Youngtown Regional Park Box Culvert \$45,000) and 45978 Stormwater Reticulation (Viewbank Road Reserve Drainage Works \$65,000).

The surface sealing at Boland St Roundabout (\$35,000) and Vermont Rd Roundabout (\$45,000) needs to be capitalised against capital project 23537 Urban Road Reseal Program 2016/2017. The work was undertaken as operational and now requires the transfer of \$80,000 from operations project 45952 Urban Roads Operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP21185	Paterson St West Car Park Building Maintenance	\$75,610	\$4,390	-	\$71,220
CP20837	Car Park Multi Storey Payment Systems	\$700,000	-	\$4,390	\$704,390
	<b>TOTALS</b>	<b>\$775,610</b>	<b>\$4,390</b>	<b>\$4,390</b>	<b>\$775,610</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**The project scope of works:**

During refurbishment works at Paterson Street West Car Park a new Air Conditioning Unit was installed, this asset meets the capitalisation requirements within Council's Capitalisation Framework Document. Therefore, these costs have been transferred from the operations area to a capital project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23216	Town Hall Annex Program	\$40,000	\$40,000	-	-
OP22191	Town Hall Access Improvement Works	\$180,000	\$180,000	-	-
OP22417	Town Hall & Annex Internal Renewal Works	\$170,000	\$160,000	-	\$10,000
CP23698	Town Hall Internal Refurbishment Works	-	-	\$380,000	\$380,000
	<b>TOTALS</b>	<b>\$390,000</b>	<b>\$380,000</b>	<b>\$380,000</b>	<b>\$390,000</b>

**The project scope of works:**

A new Capital Project has been created to facilitate the capitalisation of project works undertake at the Town Hall and Annex during the 2016/2017 Financial Year. These works involved the refurbishment of staff accommodation areas on the ground and first floors of the Town Hall, and the first floor of the Annex building.

**Summary Table**

Operations to Capital	Operations	Capital
GLP Northern Suburbs Development Strategy	(\$100,000)	\$100,000
Remount Rd Depot Solar Panels	(\$50,621)	\$50,621
Quadrant Mall CCTV	(\$12,288)	\$12,288
Tramsheds Air Conditioner Replacement	(\$13,283)	\$13,283
Sea Container purchase and fitout	(\$15,000)	\$15,000
Shelving for Royal Park Basement	(\$10,000)	\$10,000
Refrigeration Container	(\$8,000)	\$8,000
Phenomena Factory Equipment	(\$60,000)	\$60,000
QVMAG Collection Purchases 2016/2017	(\$175,875)	\$175,875
Youngtown Regional Park Box Culvert and Viewbank Rd Reserve Drainage Works	(\$110,000)	\$110,000
Urban Road Reseal Program 2016/2017	(\$80,000)	\$80,000
Car Park Multi Storey Payment Systems	(\$4,390)	\$4,390
Town Hall Internal Refurbishment Works	(\$340,000)	\$340,000
<b>TOTAL</b>	<b>(\$979,457)</b>	<b>\$979,457</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**1(b) The following items have been affected by external funding changes and affect both the Capital and Operations budgets in 2016/2017.**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP 23506	Kings Park Peace Garden	\$17,000	\$5,080	-	\$11,920
G10067.12565	External Funds	(\$187,000)	-	\$5,080	(\$181,920)
	<b>Totals</b>	<b>\$170,000</b>	<b>\$5,080</b>	<b>\$5,080</b>	<b>\$170,000</b>

**The project scope of works:**

The existing \$17,000 budget on this project is external funds to be received from the Tamar Community Peace Trust. Following recent negotiations, the Trust has reduced the contribution by the sum of \$5,080.

The existing budget for this project has already been exceeded so the impact of the reduced External Funding is that the project is effectively over budget in the region of \$27,000.

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23625	Hobart Rd - Opossum Rd Intersection	\$275,000	-	\$15,000	\$290,000
G10075.12160	External Funds	(\$3,221,810)	\$15,000	-	(\$3,236,810)
	<b>Totals</b>	<b>(\$2,946,810)</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>(\$2,946,810)</b>

**The project scope of works:**

Additional \$15,000 Black Spot Funding was received from the Department of State Growth for this project.

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23511	Gallery of First Tasmanians	\$583,878	-	\$10,000	\$593,878
G10059.12517	External Funds	-	\$10,000	-	(\$10,000)
	<b>Totals</b>	<b>\$583,878</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$583,878</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**The project scope of works:**

The transfer into project 23511 Gallery of First Tasmanians comes from a Friends of QVMAG Donation of \$10,000.

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23674	Sea Container Purchase and Fitout	\$15,000	-	\$10,618	\$25,618
G10010.12160	External Funds	(\$5,507,081)	\$10,618	-	(\$5,517,699)
	<b>Totals</b>	<b>(\$5,492,081)</b>	<b>\$10,618</b>	<b>\$10,618</b>	<b>(\$5,492,081)</b>

**The project scope of works:**

The Natural Disaster Resilience Grants programme has resulted in a grant of \$10,618 for the purchase of animal welfare equipment to be used in conjunction with the existing \$15,000 of Council funds allocated for the Sea Container purchase and fitout.

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23700	CCTV Network Launceston Flood Monitoring	-	-	\$30,000	\$30,000
G10048.12160	External Funds	(\$2,937,705)	\$30,000	-	(\$2,967,705)
	<b>Totals</b>	<b>(\$2,937,705)</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>(\$2,937,705)</b>

**The project scope of works:**

Additional funding of \$30,000 has been granted under the Natural Disaster Resilience Grants programme for this project.

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23786	Rocherlea Reservoir Park	-	-	\$33,057	\$33,057
CP23602	Ti Tree Crescent Play Park	\$38,181	-	\$50,000	\$88,181
G10067.12160	External Funds	(\$6,693,181)	\$83,057	-	(\$6,776,238)
CP23529	Churchill Park Sports Field	\$340,600	-	\$40,000	\$380,600

20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10066.12160	External Funds	-	\$40,000	-	(\$40,000)
CP23578	St Leonards Athletics Running Track	\$710,000	-	\$10,000	\$720,000
G10066.12565	External Funds	-	\$10,000	-	(\$10,000)
	<b>Totals</b>	<b>(\$5,604,400)</b>	<b>\$133,057</b>	<b>\$133,057</b>	<b>(\$5,604,400)</b>

**The project scope of works:**

Grant Funds requested for next financial year have been received for the above projects.

Account Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23537	Urban Road Reseal Program 2016/2017 - University Way	\$913,202	\$15,355	-	\$897,847
G10075.12160	External Funds	(\$3,236,810)	-	\$15,355	(\$3,221,455)
	<b>Totals</b>	<b>(\$2,323,608)</b>	<b>\$15,355</b>	<b>\$15,355</b>	<b>(\$2,323,608)</b>

**The project scope of works:**

External funds reduced on the University Way Reseal Roads to Recovery project to reflect a reduction in external funds to match actual expenditure.

**Summary Table**

External Funding	Operations	Capital
Kings Park Peace Garden	\$5,080	(\$5,080)
Hobart Rd - Opossum Rd Intersection	(\$15,000)	\$15,000
Gallery of First Tasmanians	(\$10,000)	\$10,000
Sea Container Purchase and Fitout	(\$10,618)	\$10,618
CCTV Network Launceston Flood Monitoring	(\$30,000)	\$30,000
St Leonards Athletics Running Track	(\$10,000)	\$10,000
Churchill Park Sports Field	(\$40,000)	\$40,000
Ti Tree Crescent Play Park	(\$50,000)	\$50,000
Rocherlea Reservoir Park	(\$33,057)	\$33,057
Urban Road Reseal Program 2016/2017 - University Way	\$15,355	(\$15,355)
<b>TOTAL</b>	<b>(\$178,240)</b>	<b>\$178,240</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**1(c) The following items need to be reallocated from Capital to Operations in 2016/2017.**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23574	Bald Hill Road Rehabilitation	\$220,000	\$20,000	-	\$200,000
OPM 22558	Roads Transfers from Capital	-	-	\$20,000	\$20,000
	<b>Totals</b>	<b>\$220,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$220,000</b>

**The project scope of works:**

The above expenditure does not meet the requirements under the Capitalisation Framework Document. These costs cannot be capitalised as the work undertaken to realignment the roundabout at Gorge Road/Bald Hill Road which was carried out in conjunction with the Bald Hill Road Rehabilitation works did not meet the asset recognition thresholds.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23547	Kings Park Pedestrian Crossings	\$100,000	\$100,000	-	-
OPM 22558	Roads Transfers from Capital	-	-	\$100,000	\$100,000
	<b>Totals</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>

**The project scope of works:**

The above expenditure does not meet the requirements under the Capitalisation Framework Document. These costs cannot be capitalised as the work undertake included the installation of multiple pedestrian refuge islands, asphalt infills, line-marking and speed humps which did not meet the asset recognition thresholds.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23462	KM Package H: Twin 1800s	\$100,000	\$24,167	-	\$75,833
OPM 22557	Stormwater Transfers from Capital	-	-	\$24,167	\$24,167
	<b>Totals</b>	<b>\$100,000</b>	<b>\$24,167</b>	<b>\$24,167</b>	<b>\$100,000</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**The project scope of works:**

The above expenditure does not meet the requirements under the Capitalisation Framework Document. These costs cannot be capitalised as the scope of the project was downgraded to only incorporate repairs to the existing pipes and pits and therefore no new assets were created.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP21598	LA Major Centre Upgrade Program	\$135,930	\$13,044	-	\$122,886
OP22405	Aquatic Painting and General Maintenance	\$50,000	-	\$13,044	\$63,044
	<b>Totals</b>	<b>\$185,930</b>	<b>\$13,044</b>	<b>\$13,044</b>	<b>\$185,930</b>

**The project scope of works:**

The above expenditure has been reviewed and it has been determined that it is operational in nature. These actuals have been moved to operations and requires the matching budget amount to be transferred to the applicable operations project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23545	Reimagining the Cataract Gorge 2016/2017	\$250,000	\$165,101	-	\$84,899
CP23204	Street Tree Strategy Implementation	\$189,305	\$1,667	-	\$187,638
OP22562	P&R Transfer from Capital 2016/2017	-	-	\$166,768	\$166,768
	<b>Totals</b>	<b>\$439,305</b>	<b>\$166,768</b>	<b>\$166,768</b>	<b>\$439,305</b>

**The project scope of works:**

The above expenditure does not meet the requirements under the capitalisation framework document. The costs transferred from the Street Tree Strategy Implementation project were service location costs only and no trees were planted to enable costs to be capitalised. Costs transferred from the Reimagining the Cataract Gorge project were maintenance and repair costs which were determined to be major operational work only.

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23179	Crestview Court Overland Flow Path	\$20,000	\$9,094	-	\$10,906
OP22562	P&R Transfer from Capital 2016/2017	\$166,768	-	\$9,094	\$175,862
	<b>Totals</b>	<b>\$186,768</b>	<b>\$9,094</b>	<b>\$9,094</b>	<b>\$186,768</b>

**The project scope of works:**

The above expenditure does not meet the requirements under the capitalisation framework document. These costs cannot be capitalised as the costs have been reviewed and determined to be minor maintenance costs only. Work undertaken involved the installation of a small section of sewer pipe, a new sewer connection and minor pit works.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23395	LCH Two Way Traffic Implementation	\$180,000	\$171,261	-	\$8,739
OPM 22558	Roads Transfers from Capital	\$393,019	-	\$171,261	\$564,280
	<b>Totals</b>	<b>\$573,019</b>	<b>\$171,261</b>	<b>\$171,261</b>	<b>\$573,019</b>

**The project scope of works:**

The above expenditure does not meet the requirements under the Capitalisation Framework Document. These costs cannot be capitalised as the work undertaken was for studies and investigations only and no assets resulted from the expenditure incurred.

**Summary Table**

Capital to Operations	Operations	Capital
Bald Hill Road Rehabilitation	\$20,000	(\$20,000)
Kings Park Pedestrian Crossings	\$100,000	(\$100,000)
KM Package H: Twin 1800s	\$24,167	(\$24,167)
LA Major Centre Upgrade Program	\$13,044	(\$13,044)
Reimagining the Cataract Gorge 2016/2017	\$165,101	(\$165,101)
Street Tree Strategy Implementation	\$1,667	(\$1,667)
Crestview Court Overland Flow Path	\$9,094	(\$9,094)
LCH Two Way Traffic Implementation	\$171,261	(\$171,261)
<b>TOTAL</b>	<b>\$504,334</b>	<b>(\$504,334)</b>

**20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)**

**1(d) The following items have been affected by external funding not yet received in 2016/2017 that are now expected to be received in 2017/2018.**

Project	Description	External Funds
CP 23400	LCH Brisbane Street Mall	\$3,190,000
CP 23398	LCH St John Street Central North	\$1,155,000
CP 23397	LCH St John Street Central south	\$1,155,000
CP 23674	Sea Container purchase and fitout	\$3,618
CP 23788	Hobart Road Drainage Upgrade Quarantined	\$367,960
CP 23673	Hobart Road Drainage Upgrade (Stage 2)	\$437,040
CP 23321	Flood Monitoring System	\$195,000
CP 21502	Macquarie House Catalyst Project Redevelopment	\$2,837,705
CP 21860	CCTV Network Expansion	\$60,000
CP 23700	CCTV Network Launceston Flood Monitoring	\$10,000
CP 20884	North Bank Master Plan 2015-2017	\$3,475,000
CP 23678	North Bank Pedestrian Bridge	\$3,200,000
CP 23542	Street Lighting Replacement Program	\$511,796
CP 23658	R2R Wellington Street K&C and Reseal	\$321,796
	<b>TOTAL</b>	<b>\$16,919,915</b>

**1(e) The following items have been amended to better reflect the transactions for UTAS Stadium Events and now show total income received and total expenses incurred for events at UTAS Stadium. In all previous years only the net result was reported and it is more appropriate to show the total revenue collected and total expenses. This corrects the accounting treatment but does not change the overall result for 2016/2017.**

Project	Description	Funds
G18290. 24995	Expense AFL, Ponting Foundation and Nitro Circus Events Project	\$746,413
G18290. 17030	Revenue AFL, Ponting Foundation and Nitro Circus Events Project	(\$746,413)
	<b>TOTAL</b>	<b>-</b>

**1(f) The following item has been approved in the 2017/2018 capital budget and will be deferred until 2018/2019 (subject to Council approval) with these funds now needed to fund 2016/2017 completed projects that ran over budget in the Facilities Management Directorate.**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23728	LA Gym Equipment	-	-	\$75,000	\$75,000
	<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>\$75,000</b>	<b>\$75,000</b>

## 20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

### The project scope of works:

Approved capital budget funds of \$75,000 for LA Gym Equipment has been deferred in the 2017/2018 budget and moved to the 2016/2017 budget to fund overspent capital projects. It is intended that the LA Gym Equipment will now be proposed for the 2018/2019 budget process.

The following shows the changes to the 2017/2018 Statutory Estimates that require a Council decision. The changes relate to external grant funding expected for 2017/2018 and a \$75,000 reduction in the 2017/2018 Capital Budget.

2017/2018	Operations	Capital
	\$'000	\$'000
Statutory Budget	11,482	26,548
Capital Project deferred	-	(75)
External Funds	16,920	16,920
UTas Stadium Events net change	-	-
<b>Statutory Budget as at 31 July 2017</b>	<b>28,402</b>	<b>43,393</b>
Deduct Capital Grants and Interest	(27,116)	
<b>Underlying Operating Budget Surplus</b>	<b>1,286</b>	

### ECONOMIC IMPACT:

Not considered relevant to this report.

### ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

### SOCIAL IMPACT:

Not considered relevant to this report.

### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024  
 Priority Area 8 - A secure, accountable and responsive Organisation  
 To continue to ensure the long-term sustainability of our Organisation  
 Key Direction -  
 6. To maintain a financially sustainable organisation

20.1 Budget Amendments 2016/2017 and 2017/2018 ...(Cont'd)

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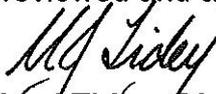
**BUDGET & FINANCIAL ASPECTS:**

As per the report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
Michael Tidey: Director Corporate Services

**21 GENERAL MANAGER'S DIRECTORATE ITEMS**

**No Items have been identified as part of this Agenda**

**22 URGENT BUSINESS**

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

**No Urgent Items have been identified as part of this Agenda**

**23 CLOSED COUNCIL**

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

**23.1 Confirmation of the Minutes****23.2 Nunamara Memorial Hall Valuation****RECOMMENDATION:**

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

**23.1 Confirmation of the Minutes**

*Regulation 34(6)*

**23.2 Nunamara Memorial Hall Valuation**

*Regulation 15(2)(f)*

*15(2)(f) proposals for the council to acquire land or an interest in land or for the disposal of land.*

**24 MEETING CLOSURE**

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