



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
TUESDAY 26 APRIL 2016
1.00pm**

City of Launceston

COUNCIL MINUTES

Tuesday 26 April 2016

The Ordinary Meeting of the City of Launceston Council was held at the Council Chambers:

Date: 26 April 2016

Time: 1.00pm

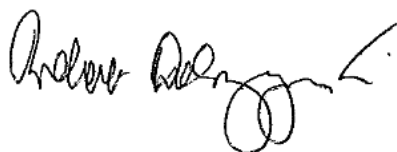
Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Robert Dobrzynski
General Manager

City of Launceston

COUNCIL MINUTES

Tuesday 26 April 2016

Present: **Alderman** **A M van Zetten (Mayor)**
R I Soward (Deputy Mayor)
R L McKendrick
R J Sands
D H McKenzie
J G Cox
D C Gibson
J Finlay
D W Alexander
S R F Wood
E K Williams
K P Stojansek

In Attendance: **Mr R K Sweetnam (Acting General Manager)**
Mr S G Eberhardt (Acting Director Infrastructure Services)
Mrs L M Hurst (Director Development Services)
Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery)
Mr M J Tidey (Director Corporate Services)
Mrs L F Purchase (Governance and Planning Coordinator)
Miss T West (Committee Clerk)

ORDER OF BUSINESS

| Item No | Item | Page No |
|----------------|--|----------------|
| 1 | OPENING OF MEETING - ATTENDANCE AND APOLOGIES | 1 |
| 2 | DECLARATIONS OF INTEREST | 1 |
| 3 | CONFIRMATION OF MINUTES | 1 |
| 4 | DEPUTATIONS | 2 |
| | No Deputations were identified as part of these Minutes | |
| 5 | No Petitions were identified as part of these Minutes | 2 |
| 6 | COMMUNITY REPORTS | 2 |
| | No Community Reports were registered with Council as part of these Minutes | |
| 7 | PUBLIC QUESTION TIME | 2 |
| 7.1 | Public Questions on Notice | 2 |
| 7.2 | Public Questions without Notice | 3 |
| 8 | PLANNING AUTHORITY | 4 |
| 8.1 | 82 Lindsay Street, Invermay - Bulk Goods Sales - electronic and home appliance retailer; installation of various signage | 5 |
| 8.2 | 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings | 7 |
| 9 | ANNOUNCEMENTS BY THE MAYOR | 19 |
| 9.1 | Mayor's Announcements | 19 |
| 10 | ALDERMEN'S REPORTS | 21 |
| 10.1 | Alderman D H McKenzie | 21 |

City of Launceston

COUNCIL MINUTES

Tuesday 26 April 2016

| Item No | Item | Page No |
|---------|---|---------|
| 10.2 | Alderman E K Williams | 21 |
| 10.3 | Alderman S R F Wood | 21 |
| 10.4 | Alderman D C Gibson | 21 |
| 11 | QUESTIONS BY ALDERMEN | 22 |
| 11.1 | Questions on Notice | 22 |
| 11.1.1 | Aldermen's Question on Notice - Council Meeting - 11 April 2016 | 23 |
| 11.2 | Questions without Notice | 24 |
| 11.2.1 | Alderman D C Gibson - Events Strategy | 24 |
| 12 | COMMITTEE REPORTS | 25 |
| | No Committee Reports were identified as part of these Minutes | |
| 13 | COUNCIL WORKSHOPS | 25 |
| 14 | NOTICES OF MOTION | 26 |
| 14.1 | Notice of Motion - Alderman R L McKendrick - AFL Football in Launceston | 26 |
| 15 | DEVELOPMENT SERVICES DIRECTORATE ITEMS | 28 |
| 15.1 | New Year's Eve Event 2016 | 28 |
| 16 | FACILITIES MANAGEMENT DIRECTORATE ITEMS | 30 |
| | No Items were identified as part of these Minutes | |
| 17 | QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS | 30 |
| | No Items were identified as part of these Minutes | |

City of Launceston

COUNCIL MINUTES

Tuesday 26 April 2016

| Item No | Item | Page No |
|---------|---|---------|
| 18 | INFRASTRUCTURE SERVICES DIRECTORATE ITEMS | 30 |
| | No Items were identified as part of these Minutes | |
| 19 | CORPORATE SERVICES DIRECTORATE ITEMS | 30 |
| | No Items were identified as part of these Minutes | |
| 20 | GENERAL MANAGER'S DIRECTORATE ITEMS | 30 |
| | No Items were identified as part of these Minutes | |
| 21 | No Urgent Items were identified as part of these Minutes | 30 |
| 22 | CLOSED COUNCIL | 31 |
| 22.1 | Confirmation of the Minutes | 31 |
| 22.2 | Aldermen's Leave of Absence | 31 |
| 23 | MEETING CLOSURE | 31 |

1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

The Mayor, Alderman A M van Zetten, opened the Meeting at 1.00pm.

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.)

Alderman D C Gibson declared an interest in Agenda Item 8.2 - 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings.

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 11 April 2016 be confirmed as a true and correct record.

DECISION: 26 April 2016

MOTION

Moved Alderman D H McKenzie, seconded Alderman D C Gibson.

That the Motion, as per the Recommendation to Council, be adopted.

CARRIED 12:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

4 DEPUTATIONS

No Deputations were identified as part of these Minutes

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions were identified as part of these Minutes

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 Minutes Items; that opportunity exists when that Minutes 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 were registered with Council as part of these Minutes

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.2 Public Questions without Notice

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

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

The Mayor, Alderman A M van Zetten, announced that 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

DECISION: 26 April 2016

MOTION

Moved Alderman R L McKendrick, seconded Alderman D H McKenzie.

That Council move to Agenda Item 8.2 - 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings.

CARRIED 12:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

Council moved to Agenda Item 8.2 - 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings.

8.1 82 Lindsay Street, Invermay - Bulk Goods Sales - electronic and home appliance retailer; installation of various signage**FILE NO:** DA0085/2016**AUTHOR:** Michelle O'Leary (Urban Design Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

DA0151/2014 - (78 Lindsay Street) Subdivision - bulky goods; subdivide land into three lots and modify car parking layout.

DA0172/2012 - (78 Lindsay Street) Redevelop site in two stages. Stage 1 - consolidate land and re-subdivide land into two lots. Demolish existing structures and improvements on proposed lot 2. Construct new public access. Construction of a building - for use as Peripheral Sales and Associated.

DA0263/2014 - (78 Lindsay Street) Bulky Goods - Office supplies; construction and use of a building comprising three tenancies and signage - pylon sign, wall sign and building fascia.

RECOMMENDATION:

That Council refuses DA0085/2016 for Bulky Goods Sales - electronics and home appliance retailer; installation of various signage on land located at 82 Lindsay Street, Invermay on the following grounds:

1. The Development Application does not comply with Clause E18.1.1 (a) and (b) of the Launceston Interim Planning Scheme 2015 on the basis that the proposed advertising signage greatly exceeds what would be considered to constitute 'essential information' necessary to support the activity of the business and in doing so unnecessarily degrades the visual amenity of the area.
 2. The Development Application does not comply with Clause E18.5.2 P1 (b) of the Launceston Interim Planning Scheme 2015 on the basis that the proposed advertising unnecessarily dominates the built environment and the adjacent natural environment of the locality.
-

8.1 82 Lindsay Street, Invermay - Bulk Goods Sales - electronic and home appliance retailer; installation of various signage...(Cont'd)

3. The Development Application does not comply with Clause E18.5.2 P3 (a), (b) and (c) of the Launceston Interim Planning scheme 2015 on the basis that the proposed advertising signage creates a high degree of unnecessary repetition and includes a high number of unnecessary advertising signs.
-

Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager Planning Services) and Miss M O'Leary (Urban Design Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 26 April 2016

MOTION

Moved Alderman J Finlay, seconded Alderman R I Soward.

That the Motion, as per the Recommendation to Council, be adopted.

CARRIED 11:1

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek
AGAINST VOTE: Alderman R L McKendrick

The Mayor, Alderman A M van Zetten, announced that Council no longer acts as a Planning Authority.

**8.2 25 Duke Street, West Launceston - Residential - multiple dwellings;
demolition of existing dwelling and construction and use of eight dwellings****FILE NO:** DA0586/2015**AUTHOR:** Claire Fawdry (Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0586/2015 Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings at 25 Duke Street, West Launceston subject to the following conditions:

1. ENDORSED PLANS

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

- a. Site Plan prepared by Honed Architecture, Drawing No. A-DA-04, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - b. Site Plan Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-05, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - c. Site Plan Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-06, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - d. Landscape Plan Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-07, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - e. Landscape Plan Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-08, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - f. Demolition Plan prepared by Honed Architecture, Drawing No. A-DA-09, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
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8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

- g. Townhouse 1 Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-13, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - h. Townhouse 1 Level 2 Plan prepared by Honed Architecture, Drawing No. A-DA-14, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - i. Townhouse 1 Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-16, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - j. Townhouse 1 Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-17, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - k. Townhouse 1 Private Open Space prepared by Honed Architecture, Drawing No. A-DA-18, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - l. Townhouse 2 Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-22, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - m. Townhouse 2 Level 2 Plan prepared by Honed Architecture, Drawing No. A-DA-23, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - n. Townhouse 2 Level 3 Plan prepared by Honed Architecture, Drawing No. A-DA-24, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - o. Townhouse 2 Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-26, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - p. Townhouse 2 Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-27, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - q. Townhouse 2 Private Open Space prepared by Honed Architecture, Drawing No. A-DA-28, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - r. Townhouse 3 Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-32, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - s. Townhouse 3A Level 2 Plan prepared by Honed Architecture, Drawing No. A-DA-33, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
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8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

- t. Townhouse 3A Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-35, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - u. Townhouse 3A Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-36, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - v. Townhouse 3A Private Open Space prepared by Honed Architecture, Drawing No. A-DA-37, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - w. Townhouse 3B Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-41, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - x. Townhouse 3B Level 2 Plan prepared by Honed Architecture, Drawing No. A-DA-42, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - y. Townhouse 3B Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-44, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - z. Townhouse 3B Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-45, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - aa. Townhouse 3B Private Open Space prepared by Honed Architecture, Drawing No. A-DA-46, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ab. Townhouse 3C Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-50, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ac. Townhouse 3C Level 2 Plan prepared by Honed Architecture, Drawing No. A-DA-51, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ad. Townhouse 3C Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-53, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ae. Townhouse 3C Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-54, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - af. Townhouse 3C Private Open Space prepared by Honed Architecture, Drawing No. A-DA-55, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
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8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

- ag. Townhouse 3D Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-59, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ah. Townhouse 3D Level 2 Plan prepared by Honed Architecture, Drawing No. A-DA-60, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ai. Townhouse 3D Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-62, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - aj. Townhouse 3D Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-63, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ak. Townhouse 3D Private Open Space prepared by Honed Architecture, Drawing No. A-DA-64, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - al. Townhouse 4A Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-68, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - am. Townhouse 4A Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-70, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - an. Townhouse 4A Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-71, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ao. Townhouse 4A Private Open Space prepared by Honed Architecture, Drawing No. A-DA-72, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ap. Townhouse 4B Level 1 Plan prepared by Honed Architecture, Drawing No. A-DA-76, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - aq. Townhouse 4B Elevations Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-78, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - ar. Townhouse 4B Elevations Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-79, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
 - as. Townhouse 4B Private Open Space prepared by Honed Architecture, Drawing No. A-DA-80, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015;
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8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

- at. Strata Title Plan Sheet 1 prepared by Honed Architecture, Drawing No. A-DA-10, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015 (TO BE AMENDED);
- au. Strata Title Plan Sheet 2 prepared by Honed Architecture, Drawing No. A-DA-11, Rev. A, Project Name: Residential Development 25 Duke Street West Launceston, Dated: November 2015 (TO BE AMENDED).

2. AMENDED PLANS REQUIRED

Prior to building approval, amended plans must be submitted to the satisfaction of the Manager Planning Services to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed and will then form part of the Permit. The amended Strata Title Plans (Drawing No. A-DA-10 and A-DA-11) must show:

- a. Townhouse 4A, Visitor Car Park, to be shown as part of the strata lot for Townhouse 4A (not in common property);
- b. Townhouse 4B, Visitor Car Park, to be shown as part of the strata lot for Townhouse 4B (not in common property).

3. SITE LANDSCAPING

Trees/shrubs which will grow to a height of 1.7m in the landscaped areas in front of windows to bedrooms 2 and 3 of Townhouses 4A and 4B.

Trees/shrubs which will grow to a height of at least 1m are to be planted in front of the fence across the frontage.

The on-site landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed within 3 months of the use commencing, or at a time agreed by the Manager Planning Services, and prior to the execution of the Strata Plan; and
- c. Maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

4. VISITOR PARKING SPACES

The visitor parking spaces for Townhouses 4A and 4B are to be appropriately signed to the satisfaction Manager Planning Services.

5. LEGAL TITLE

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

8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

6. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2015/01910-LCC) (attached).

7. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am to 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

8. FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (i.e. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m-2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

9. MULTIPLE DWELLINGS - SERVICE FACILITIES

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. Mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. Each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. Either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Manager Planning Services.

10. DRIVEWAY CONSTRUCTION

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

- a. Be designed to comply with the following suite of Australian Standards: AS 2890.1 Off-street car parking,
 - b. Be properly constructed to such levels that they can be used in accordance with the plans,
 - c. Be surfaced with a fully sealed, debris free surface of concrete, asphalt or square edged pavers,
 - d. Be adequately drained to prevent a drainage nuisance,
-

8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

- e. Be provided with a concrete kerb of a minimum height of 150mm or such other form of barrier as the Planning Authority may approve, of sufficient height to prevent the passage of vehicles other than from approved crossovers, and to prevent vehicles causing damage to landscape areas;

Parking areas and access lanes must be kept available for these purposes at all times.

11. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

12. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Council's Roads and Hydraulics Department is required prior to undertaking works where the works:

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

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

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

14. VEHICULAR CROSSINGS

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of the Council's Roads and Hydraulics Department.

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

All redundant crossovers and driveways must be removed prior to the occupation of the development.

All new works must be constructed to Council standards by a contractor authorised to perform such work. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra, and TasNetworks etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

15. AMENITY

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

16. NO BURNING OF WASTE

No burning of any waste materials generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (e.g. Launceston Waste Centre).

17. DEMOLITION

The Developer must:

- a. protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
 - b. not undertake any burning of waste materials on site;
 - c. remove all rubbish from the site for disposal at a licensed refuse disposal site;
 - d. dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania *'How to Safely Remove Asbestos' Code of Practice 2012* or any subsequent versions of the document.
-

8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

Notes

A. Building Permit Required

Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

B. Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2000. Section 93. A copy of this planning permit should be given to your Building Surveyor.

C. Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

D. General

This permit was issued based on the proposal documents submitted for DA0586/2015. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

E. Restrictive Covenants

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

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

8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

F. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

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

For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au <<http://www.rmpat.tas.gov.au>>

G. Permit Commencement

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

H. Strata Title Approval

The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.

Street addresses for Multiple Dwellings

Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:

| Dwelling No. | Street Address: |
|---------------------|------------------------|
| Townhouse 1 | 8/25 Duke Street |
| Townhouse 2 | 7/25 Duke Street |
| Townhouse 4A | 1/25 Duke Street |
| Townhouse 4B | 2/25 Duke Street |
| Townhouse 3A | 6/25 Duke Street |
| Townhouse 3B | 5/25 Duke Street |
| Townhouse 3C | 4/25 Duke Street |
| Townhouse 3D | 3/25 Duke Street |

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

8.2 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings...(Cont'd)

Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager Planning Services) and Ms C Fawdry (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

Due to a declaration of interest in Agenda Item 8.2 - 25 Duke Street, West Launceston - Residential - multiple dwellings; demolition of existing dwelling and construction and use of eight dwellings Alderman D C Gibson withdrew from the Meeting at 1.01pm.

Ms L Quarmby spoke against the item.

Mr M Cowan spoke against the item.

Ms V Cowan spoke against the item.

Mr M Bernacki spoke for the item.

Ms N Grima spoke against the item.

DECISION: 26 April 2016

MOTION

Moved Alderman D H McKenzie, seconded Alderman R I Soward.

That the Motion, as per the Recommendation to Council, be adopted.

CARRIED 11:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

ABSENT DUE to DECLARATION of INTEREST: Alderman D C Gibson

Alderman D C Gibson re-attended the Meeting at 1.31pm.

Council resumed the published order of business at Agenda Item 8.1 - 82 Lindsay Street, Invermay - Bulk Goods Sales - electronic and home appliance retailer; installation of various signage.

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

Monday 11 April 2016

- Accompanied Her Excellency, Professor the Honourable Kate Warner, Governor of Tasmania and Mr Warner on their visit to Launceston
- Officiated at the official welcome reception for Her Excellency, Professor the Honourable Kate Warner, Governor of Tasmania and Mr Warner

Thursday 14 April 2016

- Acting Mayor Alderman Rob Soward attended the 2016 Vinnies CEO Sleepout Launch at City Park

Tuesday 19 April 2016

- Attended the Red Shield Appeal Launch Breakfast at the Salvation Army headquarters in Elizabeth Street

Wednesday 20 April 2016

- Attended the ASID Scientific Meeting and Welcome Reception at Josef Chromy Winery

Thursday 21 April 2016

- Attended the Mayor's Professional Development Day at the City Park Grand in Launceston

Monday 25 April 2016

- Officiated at the 2016 ANZAC Day Service
 - Attended the 2016 ANZAC Service at Nunamara
-

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

Saturday 16 April 2016

- **Attended the AFL Hawthorn versus St Kilda match at Aurora Stadium and thanked the public for their support. The Mayor also noted that the Treasurer the Honourable Peter Gutwein publically commented on the Government's support of the Hawthorn games in Launceston**
- **Attended the 25-Year Anniversary Dinner of TARGA in Hobart**
- **Thanked staff for their involvement in organisation of the ANZAC Day celebrations both in the City and at Nunamara noting public support at both events**

The Mayor, Alderman A M van Zetten, noted that the the Red Shield Appeal Launch Breakfast at the Salvation Army headquarters in Elizabeth Street, scheduled for Tuesday, 19 April 2016 had been deferred.

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.)

10.1 Alderman D H McKenzie

- **Thanked staff of the Australasian Furnishing Research and Development Institute (AFRDI) on hosting a visit for Aldermen to the site and commented that AFRDI provides a unique service within the industry**
- **Attended the York Park and Inveresk Precinct Authority (YPIPA) Meeting where discussions were held regarding the crowds and continued support of the public at AFL games in Launceston**
- **Attended the Theatre North Meeting and indicated the new seating at the venue is being well received by patrons**
- **Attended the ANZAC Day Dawn Service in Launceston**
- **Mentioned that the 125-year Queen Victoria Museum and Art Gallery (QVMAG) Wellington Street celebrations were being held on Friday, 29 April 2016**
- **Commented on the Launceston Player's presentation of Dad's Army being held on Friday, 29 April 2016**

10.2 Alderman E K Williams

- **Attended the Lilydale ANZAC Day Dawn Service and presented the City of Launceston's wreath**

10.3 Alderman S R F Wood

- **Attended the launch of Julian Burgess's book Duck Reach and Launceston's Electric Light, published by Mr Gus Green, and commented on the attendance by members of the public**

10.4 Alderman D C Gibson

- **Attended Brixhibition and commented on the City of Launceston's events funding support to host the event**

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

11.1.1 Aldermen's Question on Notice - Council Meeting - 11 April 2016**FILE NO:** SF2375**AUTHOR:** Tegan West (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

QUESTION and RESPONSE:

Alderman D C Gibson asked the following question.

1. *When will we expect to see a first version of the Events Sponsorship Policy?*

Response

(Mrs L Hurst - Director Development Services)

It is anticipated that a first draft of the Policy will be considered at a workshop with Aldermen in early to mid-October.

There are several key elements of the Action Plan which need delivery prior to drafting the Policy, including developing the Launceston brand, to which the Events Sponsorship Policy must align.

Mr R Sweetnam (Acting General Manager) was in attendance to answer questions of Council in respect of this Agenda Item.

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.)

11.2.1 Alderman D C Gibson - Events Strategy

Why have we not consulted or spoken with our own Communications Department Team or Management Team before we have engaged an outside provider for the development of our brand?

The Mayor, Alderman A M van Zetten advised that the question will be Taken on Notice and a response will be provided in the next Agenda.

12 COMMITTEE REPORTS

No Committee Reports were identified as part of these Minutes

13 COUNCIL WORKSHOPS

Council Workshops conducted on 18 April 2016 were:

- Lighting up Town Hall
- Ross Hart (Labor Candidate for Bass) Presentation
- CoL Tourism Update
- Rating Structure for the Year Ending 30 June 2017
- Tasmanian Planning Scheme

14 NOTICES OF MOTION

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

14.1 Notice of Motion - Alderman R L McKendrick - AFL Football in Launceston**FILE NO:** SF5547/SF5883**AUTHOR:** R L McKendrick (Alderman)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider the Council's position regarding the future of AFL football in Launceston.

RECOMMENDATION:

That, in light of the recent Garlick Report into AFL football in Tasmania and the importance of AFL matches in Launceston from an economic, tourism and social perspective, the Council engage with the State Government and other key partners to advocate priority issues for the city and region, including:

- (i) The return to the local economy from current AFL games calculated at \$28million per annum by PricewaterhouseCoopers (November 2014).
 - (ii) Content must be maintained at current levels as a minimum.
 - (iii) Any move to a "one team model" for AFL football in Tasmania must not come at the cost of economic loss to the city's or northern economy.
 - (iv) As the owner and provider of an international standard AFL facility, the Council must be engaged in discussions on AFL football in Tasmania involving:
 - AFL content and scheduling;
 - Growth of AFL football in the state; and
 - Location of an AFL Academy at Launceston.
-

Mr R Sweetnam (Acting General Manager) was in attendance to answer questions of Council in respect of this Agenda Item.

MOTION

Moved Alderman R L McKendrick, seconded Alderman R I Soward.

That the Motion, as per the Recommendation to Council, be adopted.

No vote was taken as the Motion was amended with the consent of Alderman R L McKendrick and Alderman R I Soward and the Council

14.1 Notice of Motion - Alderman R L McKendrick - AFL Football in Launceston...(Cont'd)

The Mayor, Alderman A M van Zetten, handed the chair to the Deputy Mayor, Alderman R I Soward at 2.07pm.

The Mayor, Alderman A M van Zetten resumed the chair at 2.11pm.

DECISION: 26 April 2016

MOTION

Moved Alderman R L McKendrick, seconded Alderman R I Soward.

- 1. That, in light of the recent Garlick Report into AFL football in Tasmania and the importance of AFL matches in Launceston from an economic, tourism and social perspective, the Council engage with the State Government and other key partners to advocate priority issues for the city and region, including:
 - (i) The return to the local economy from current AFL games calculated at \$28million per annum by PricewaterhouseCoopers (November 2014).**
 - (ii) Content must be maintained at current levels as a minimum.**
 - (iii) Any move to a "one team model" for AFL football in Tasmania must not come at the cost of economic loss to the city's or northern economy.**
 - (iv) As the owner and provider of an international standard AFL facility, the Council must be engaged in discussions on AFL football in Tasmania involving:
 - AFL content and scheduling;**
 - Growth of AFL football in the State; and**
 - Location of an AFL Academy at Launceston.******
- 2. That a working group comprising of the Mayor, Deputy Mayor, Chairperson, Deputy Chairperson of YPIPA and the General Manager be established to work on the above strategy.**

CARRIED 12:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 New Year's Eve Event 2016****FILE NO:** SF5791**AUTHOR:** Eve Gibbons (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To respond to expressions of interest received to host the 2016 New Year's Eve event.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting - 25 January 2016 - Agenda Item 15.2 - Signature Event and Signature Celebration Events Sponsorship - endorsed an Expressions of Interest process for a 2016 New Year's Eve Event.

Council Meeting - 15 March 2016 - Notice of Motion - Alderman D C Gibson - Signature Events Sponsorship 2016/2017, the Council endorsed a notice of motion to increase the pre-committed amount to up to \$40,000.

RECOMMENDATION:

1. That Council endorses the recommendation of the Event Sponsorship Committee to provide \$40,000 sponsorship to Vibestown Productions Pty Ltd, for the 'NYE Party in the Park' event 2016.
 2. That the funding be provided for the event as outlined in the Expression of Interest Application received for the 'NYE Party in the Park' 2016.
-

Mrs L Hurst (Director Development Services) and Ms E Gibbons (Grants and Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.

15.1 New Year's Eve Event 2016...(Cont'd)

DECISION: 26 April 2016**MOTION****Moved Alderman D C Gibson, seconded Alderman R I Soward.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items were identified as part of these Minutes

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items were identified as part of these Minutes

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

19 CORPORATE SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

20 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items were identified as part of these Minutes

21 URGENT BUSINESS

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

No Urgent Items were identified as part of these Minutes

22 CLOSED COUNCIL

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

22.1 Confirmation of the Minutes

The *Local Government (Meeting Procedures) Regulations 2015 - Regulation 34(6)* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

22.2 Aldermen's Leave of Absence

That Minutes Item 22.2 - Aldermen's Leave of Absence be considered within Closed Council pursuant to the authority contained within Regulation 15(2)(h) of the *Local Government (Meeting Procedures) 2015*, which permits the meeting to be closed to the public for business relating to the following:

15(2)(h) applications by councillors for a leave of absence.

DECISION: 26 April 2016**MOTION**

Moved Alderman D W Alexander, seconded Alderman R I Soward.

That Council move into Closed Session to consider Agenda Items 22.1 - Confirmation of the Minutes and 22.2 - Aldermen's Leave of Absence.

CARRIED 12:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

Council moved into Closed Session at 2.27pm.

Council returned to Open Session at 2.30pm.

23 MEETING CLOSURE

The Mayor, Alderman A M van Zetten, closed the Meeting at 2.30pm.
