



LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 24 FEBRUARY 2014**

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 24 February 2014

Notice is hereby given that the Ordinary Meeting of the Launceston City Council will be held at the Council Chambers -

Date: 24 February 2014

Time: 1.00 pm

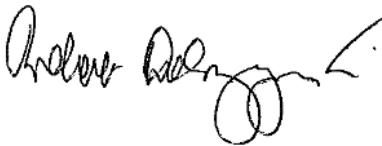
Section 65 Certificate of Qualified Advice

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

LAUNCESTON CITY COUNCIL

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Monday 24 February 2014

Present: **Alderman** **A M van Zetten (Mayor)**
 J D Ball (Deputy Mayor)
 A L Waddle
 A C Peck
 R L McKendrick
 R J Sands
 R L Armitage
 I S Norton
 R I Soward
 D H McKenzie
 D C Gibson

In Attendance: **Mr R S Dobrzynski (General Manager)**
 Mr R Sweetnam (Acting General Manager) from 2.00pm
 Mr J Davis (Manager Corporate Strategy)
 Mrs L Hilkmann (Committee Clerk/Admin Officer)

Apologies: **Alderman** **J G Cox**

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1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES

The Mayor opened the meeting at 1.00pm and noted an apology from Alderman Cox.

2 DECLARATION OF PECUNIARY INTERESTS

Alderman R L McKendrick declared a pecuniary interest in Agenda Item 12.3.

3 CONFIRMATION OF MINUTES**RECOMMENDATION:**

1. That the Minutes of the meeting of the Launceston City Council held on 10 February 2014 be confirmed as a true and correct record.

DECISION: 24/02/2014**RESOLUTION: (1):**

Moved Alderman D C Gibson, seconded Alderman I S Norton.

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 11:0

4 DEPUTATION

Nil

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

Nil

6 PUBLIC QUESTION TIME

Nil

7 ANNOUNCEMENTS BY THE MAYOR

7.1 Mayor's Announcements

FILE NO: SF2375

Wednesday 12 February

Attended Magic Millions Graduate Race Series Night

Thursday 13 February

Attended Department of Health & Human Services "Move Well Eat Well" Early Childhood Service Awards with Hon Michelle O'Byrne, Minister for Health presenting Awards

Friday 14 February

Attended Official Opening of the Wellington Apartments at Masonic Peace Haven by Senator the Hon Mitch Fifield

Monday 17 February

Officiated at private citizenship ceremony - Town Hall

Attended National Joblink Work for Real Program Launch

Officiated at Tasmanians for Recognition Forum at Town Hall

Attended Launceston Greyhound Racing Club Launceston Cup Final

Tuesday 18 February

Officiated at Civic Reception to mark the 90th anniversary of the Rotary Club of Launceston

Friday 21 February

Officially launched the Digital Local Government Program project "Launceston on line, the Dream eDA"

Attended AFL NAB Cup - Hawthorn vs North Melb at Aurora

Saturday 22 February

Officiated at RACT Symphony Under the Stars Concert & attended VIP Pre-Concert Party

The Mayor further added:

- **Monday 17 February - attended the Tasmanians for Recognition Forum held at the Town Hall. Panel members included Jeff Malpas (Chair) Distinguished Professor, UTAS, David Adams, Professor of Management UTAS and former Social Inclusion Commissioner, Michael Mansell, Aboriginal community leader Michael Stokes, Senior Lecturer Law Faculty UTAS and George Williams, AO, Constitutional Lawyer, Writer & Professor, Faculty of Law UNSW.**
-

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

- **Tuesday 18 February - officiated at the Civic Reception for the Rotary Club of Launceston, recognising 90 years of service.**
 - **Friday 21 February - official launch of the Digital Local Government Program Project.**
 - **Friday 21 February - attended the NAB Cup between Hawthorn and North Melbourne at Aurora Stadium. Congratulations to all staff. The grounds looked wonderful and a number of positive comments were received.**
 - **Saturday 22 February - attended the RACT Symphony Under the Stars Concert.**
 - **The Mayor would like to note the Liberal Party's announcement that if elected on March 15, 1.4 million will be put towards the North Bank Development.**
-

8 ALDERMEN'S/DELEGATES' REPORTS

8.1 Ald Norton - Launceston College & Cataract Gorge Advisory Committee

Alderman I S Norton reported:

- Tuesday 18 February - attended the first meeting of the year with representatives from Launceston College. Thank you to Nigel Coates for assessing current car parking situations.
 - Wednesday 19 February - attended a special meeting for the Gorge Advisory Committee.
-

8.2 Ald Peck - Cityprom

Alderman A C Peck reported:

- The Cityprom Board met last Wednesday.
 - Survey results have been distributed to Aldermen.
 - Discussions regarding the Kiosk in the Mall ensued with Cityprom indicating that they will not go ahead with a permanent structure in the Mall. Alternatively, investigations into a mobile Kiosk will be undertaken.
 - Discussions with Tourism Northern Tasmania and the Chamber will take place regarding the timing of the Cityprom awards which are held at the end of the year.
 - Cityprom contributed 50% towards the financial cost of the Hawthorn Banners.
 - Cityprom is encouraging businesses to participate in Hawthorn themed window displays with prizes awarded to the best window.
-

8.3 Ald McKendrick - Franklin House & Launceston General Hospital

Alderman R L McKendrick report:

- **Attended Launceston General Hospital's monthly meeting and also attended a meeting regarding safety features for patients.**
 - **Federal Health Commission meeting regarding consumer and community health within our region.**
 - **Thank you to all Franklin House volunteers for organising a recent BBQ at Bunnings.**
 - **122 people attended the Bubbles and Brunch at Franklin House.**
 - **A reminder that on 16 March Franklin House will have its Annual Fair which is another major fundraising event.**
-

8.4 Ald Gibson - Welcome to International Students

Alderman D C Gibson reported:

- Friday 28 February is Launceston's official welcome to International Students held in the Mall. There will be food, singing and dancing and encourages all to attend the afternoon festivities.

Ald R L McKendrick withdrew from the meeting at 1.13pm.

Ald R L McKendrick re-attended the meeting at 1.15pm.

8.5 Ald McKenzie - Symphony Under the Stars & LGAT

Alderman D H McKenzie reported:

- **Attended LGAT Conference and Symphony Under the Stars.**

8.6 Ald Ball - Candlelight vigil at Seaport

Alderman J D Ball reported:

- **Tuesday 18 February - attended a night of discussions regarding the Forestry Tasmania logs trial.**
 - **Wednesday 19 February - attended the Tasmanian Heritage Council meeting in Hobart.**
 - **Thursday 20 February- attended the Northern Young Professionals Forum.**
 - **Sunday 23 February - attended a candlelight vigil at Seaport to mark the death of asylum seeker Reza Berati.**
-

9 QUESTIONS BY ALDERMEN

9.1 Ald Gibson - Provision of Public Toilet Requirements

Alderman D C Gibson asked:

Question 1

What are the requirements for the provision of public toilets at public outdoor events?

Question 2

How many public toilets were required for Saturday evening's Symphony Under the Stars at city Park

Question 3

How many public toilets were required for Launceston's Carols by Candlelight in December at city Park

Question 4

Why was there a difference of more than 30 toilets

Question 5

What are the requirements for the provision of universal access for stage or raised platforms at public events

Question 6

Did symphony under the stars comply with the above? If not, why not?

Questions were taken on notice

9.2 Ald McKenzie - Launceston Aquatic membership

Alderman D H McKenzie asked:

Can Aldermen receive an update on Launceston Aquatic membership and where we sit with the regulator?

GM provided a response

A response has been provided to the regulator. Launceston City Council believes we did meet the competitive policy principles enshrined in the legislation in terms of how we reached at our fee structure.

Rod Sweetnam (Director Facility Management and Governance Services) provided a response.

Current figures for Launceston Aquatic membership include:

- Learn to Swim - 1640 (aim 1300)**
 - LA Fit - 464 (aim 360)**
 - YTD Overall visitations - 221,000 (last year - 217,000).**
-

9.3 Ald Ball - Consultation Strategy

Alderman J D Ball asked:

Are we taking a pro-active approach regarding public consultation in relations to the St John's Bus Stop survey results? What was our consultation strategy prior to finishing the Central Area Re-development Strategy?

GM provided a response

There are some significant matters that need consideration and a workshop discussion will be schedule for the next Strategic Planning and Policy Committee Meeting with Aldermen to address these matters. Ideally, a resolution by the end of the 2014/15 financial year is desired.

10 COMMITTEE REPORTS**10.1 Tender Review Committee Meetings - 28 January and 3 February 2014****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Tender Review Committee (a delegated authority committee).

RECOMMENDATION:

That the reports from the Tender Review Committee meetings held on 28 January and 3 February 2014 be received.

Mr Shane Eberhardt (Manager Infrastructure Assets) was in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 24/02/2014**RESOLUTION: (1):****Moved Alderman A C Peck, seconded Alderman D H McKenzie.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 11:0**

11 PETITIONS

Nil

Under the provisions of the Land Use Planning and Approvals Act 1993, Council acts as a Planning Authority in regard to items 12.1 - 12.3.

12 PLANNING AUTHORITY

12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village

FILE NO: SF3854, SF5038

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider a direction of the Tasmanian Planning Commission Interim Planning Scheme assessment Panel to amend the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively, to a new zone, Particular Purpose Zone 8 - Franklin Village.

PREVIOUS COUNCIL CONSIDERATION:

- 8 October 2007 – Council adoption of the Draft Launceston Planning Scheme Issues Paper for community consultation
 - 17 March 2008 – Council consideration of the Draft Launceston Planning scheme Issues Paper public submissions
 - 4 October 2010 – Council adoption of City Strategic Statement
 - 11 July 2011 – Council adoption of the draft scheme for public comments
 - 5 September 2011 – Council consideration of public submissions
 - 12 September 2011 – adoption of the Draft Launceston Planning Scheme subject to notification of potentially impacted parties
 - 14 November 2011 – Deferred pending further briefing of Aldermen
 - 28 November 2011 – Briefing of Alderman
 - 12 December 2011 – Final adoption of Draft Launceston Planning Scheme 2011
 - 27 February 2012 – Council consideration of amendments to the Draft Planning Scheme 2011
 - 24 September 2012 – Council approved the Draft Interim Launceston Planning Scheme
 - 17 December 2012 – Council adoption of a representation in respect of the Launceston Interim Planning Scheme
-

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12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village...(Cont'd)

- 4 February 2013 SPPC - Council consideration of representation received in respect of the Launceston Interim Planning Scheme
- 12 March 2013 – Council consideration of representation received in respect of the Launceston Interim Planning Scheme

RECOMMENDATION:

Further to the direction provided at the Tasmanian Planning Commission hearing to consider the Major Tourism Zone at 413-419 Hobart Road Youngtown, that the Council agrees to amend the Launceston Interim Planning Scheme 2012 by:

- a. Introducing a new zone "Particular Purpose Zone 8 - Franklin Village";
 - b. altering the zoning of 413-419 Hobart Road, Youngtown from Major Tourism to Particular Purpose Zone 8 - Franklin Village; and
 - c. altering the zoning of 418 Hobart Road, Youngtown from Community Purpose to Particular Purpose Zone 8 - Franklin Village.
-

DECISION: 24/02/2014

RESOLUTION: (1)

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

That the Order of Business be facilitated to deal with Item 19.1 at 1.27pm.

CARRIED UNANIMOUSLY 11:0

This item was dealt with at 1.28pm after consideration of Item 19.1.

- 12.1 Launceston Interim Planning Scheme 2012 - Amendment to alter the zoning of 413-419 Hobart Road and 418 Hobart Road from Major Tourism and Community Purpose respectively to Particular Purpose Zone 8 - Franklin Village...(Cont'd)**
-

The Mayor announced that Council is now acting as a Planning Authority.

Mr M Stretton (Director Development Services) was in attendance to answer questions of Council in respect of Agenda Items 12.1 – 12.3 inclusive.

RESOLUTION: (2):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 11:0

12.2 Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012 (LAU D7/2013) - 53 Sandown Road, Norwood

FILE NO: SF6121

AUTHOR: Claire Fawdry (Town Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To provide a statement to the Tasmanian Planning Commission subsequent to the public exhibition period for an application for dispensation from a local provision of the Launceston Interim Planning Scheme 2012 under Section 30P of the *Land Use Planning and Approvals Act 1993* to:

1. Set aside the whole provisions of the Rural Residential Zone as they relate to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006);
2. Apply the provisions of the General Residential Zone as contained in the Launceston Interim Planning Scheme 2012 to be applied to part of CT 36271/1 (defined as Lot 1 of SD.02.90.006).

PLANNING APPLICATION INFORMATION:

Applicant: Planning Development Services
Property: Volume 36271 Folio 1
Land Area: +/- 970 m²
Zone: Rural Resource
Representations: Nil

PREVIOUS COUNCIL CONSIDERATION:

Council meeting 3 December 2013 - The Council resolved to support and advertise the application for dispensation at 53 Sandown Road, Norwood (CT 36271/1) and provided a statement to this effect to the Tasmanian Planning Commission.

RECOMMENDATION:

That the Council notify the Tasmanian Planning Commission that no representations were received during the public exhibition period and that no modification is required to the application for dispensation for 53 Sandown Road, Norwood (LAU D7/2013).

12.2 Application for Dispensation from a Local Provision of the Launceston Interim Planning Scheme 2012 (LAU D7/2013) - 53 Sandown Road, Norwood...(Cont'd)

DECISION: 24/02/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 11:0

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works**FILE NO:** DA0523/2013**AUTHOR:** Maria Chledowska (Town Planner)**DIRECTOR:** Michael Stretton (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:

N/A

RECOMMENDATION:

That the Council refuses DA0523/2013 for Business and Professional Services - Funeral Parlour; construction of a building and associated site works at 16 Techno Park Drive, Kings Meadows on the following grounds:

The proposal is not consistent with the following purposes of the Particular Purpose Zone 1 - Techno Park:

32.1.1 To provide for a range of uses and developments oriented toward research, development and assembly of high technology goods, information technology and communication services.

32.1.2 To provide for complementary use and development which supports, supplies to or facilitates the use and development described at clause 32.1.1.

The proposed use does not involve a research or technological based use and will not directly support such uses.

In accordance with clause 8.10.2 of the Planning Scheme, in determining an application for a permit for a discretionary use the Planning Authority must have regard to the purpose of the applicable zone.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Ald R L McKendrick declared a pecuniary interest in this item and withdrew from the meeting at 1.31pm.

Mr Ashley Brook spoke to the item.

DECISION: 24/02/2014

RESOLUTION: (1): Amendment

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

RECOMMENDATION

That the proposal (DA0523/2013) for Business and Professional Services - Funeral Parlour, construction of a building and associated site works at 16 Techno Park Drive, Kings Meadows is deemed to accord sufficiently with the purposes of the Particular Purpose Zone 1 - Techno Park, and, that the Council approves the development application subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a) Site Plan, prepared by S.Group, Drawing No. A2-001, Revision A, Dated 12/11/13,**
- b) Floor Plan, prepared by S.Group, Drawing No. A2-001, Revision A, Dated 18/11/13,**
- c) Elevations, prepared by S.Group, Drawing No. A3-001, Revision A, Dated 18/11/13, and**
- d) Bushfire Hazard Management Plan, prepared by Gabriel Barnes for PG Lethborg, Dated 19 December 2013.**

2. 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.

- 12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)**
-

3. LAPSING OF PERMIT

This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.

4. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No TWDA14 - 004 - N) (attached).

5. SITE LANDSCAPING PLAN

Prior to the commencement of works, a landscape plan must be submitted for approval by Council's Planning Manager. The plan must be prepared by a suitably qualified person, must be drawn to scale and must include the following details:

- a. existing and proposed garden areas and plantings (including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity); and
- b. areas to be mulched and areas to be grassed.

Once approved by the Planning Manager, the plan will be endorsed and will form part of the permit. The landscaping must be:

- c. Installed in accordance with the endorsed plan; and
- d. Completed prior to the use commencing; and
- e. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. CAR PARKING 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, AS 2890.3 Off-street commercial vehicle facilities (*where applicable*), AS 2890.3 Bicycle parking facilities and AS 2890.6 Off-street parking for people with disabilities.
 - b. Be properly constructed to such levels that they can be used in accordance with the plans,
-

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

- c. Be surfaced with a fully sealed, debris free surface of concrete, asphalt or square edged pavers,
- d. Be drained to Councils requirements,
- e. Be line-marked or otherwise delineated to indicate each car space and access lanes,
- f. 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;
- g. Have exterior lights that are installed in such positions as to effectively illuminate all pathways, car parking areas and porch areas. Such lighting must be controlled by a time clock or sensor unit and shielded to prevent direct light being emitted outside the site,
- h. Have a discreetly directional sign of not more than 0.3m² must be provided at the entrance to the site indicating the availability of off-street visitor parking.

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

7. AMENDED PLANS REQUIRED

Before the use and or development commences, the endorsed plans shall be amended to show the following requirements:

- a. Compliance with the Australian Standard for Car parking AS2890 Parts 1,3 and 6 in terms of parking bay layout, grade and dimension.

The amended plans must be drawn to scale with dimensions and four copies must be provided. When approved by the Manager Development Planning the plans will be endorsed and will then form part of the permit and shall supersede the original endorsed plans.

8. 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.

- 12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)**
-

9. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be undertaken by, or under the supervision of a tradesman/contractor who is registered with Council as a "Registered Contractor".

Prior to the commencement of works, the applicant must prepare a detailed Traffic Management Plan specifying the following:

- a. The nature and the duration of the occupation and may include the placement of skips, building materials or scaffolding in the road reserve and time restrictions for the works,
- b. The traffic management works that are to be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles,
- c. Any temporary works required to maintain the serviceability of the road or footpath,
- d. Any remedial works required to repair damage to the road reserve resulting from the occupation.

The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site while works are being undertaken and all works must be in accordance with the plan. No works may commence until the Traffic Management Plan has been approved.

10. VEHICULAR CROSSINGS

Before the commencement of the use, a new vehicular access must be provided to service this development. The vehicular access is to take the form of a road junction, complete with kerb returns and not a kerb layback. An application for such work must be lodged on the approved form and accompanied by all necessary design drawings required to enable construction of the junction.

No work must be undertaken to construct the new vehicular crossing or to remove the existing driveway outside the property boundary without the prior approval of the works by the Council's Road Assets Department.

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

- 12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)
-

11. **NO BURNING OF WASTES**

No burning of solid wastes is to be carried out on the site in such a manner so as to become a proven environmental nuisance to the occupiers of properties nearby.

12. **WASTE MATERIALS**

All solid/inert waste materials generated by the activity are to be disposed of to a waste disposal facility which is approved by the Director of Environmental Management under the *Environmental Management and Pollution Control (Waste Management) Regulations 2000* or reclaimed/recycled if possible.

Notes

A. General

This permit was issued based on the proposal documents submitted for (insert application reference). 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; or.*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.

B. Restrictive Covenants

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

- 12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)
-

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

C. Access for People with a Disability

This permit does not ensure compliance with the Disability Discrimination Act, furthermore the developer may be liable to complaints under the said Act. The developer is directed to Australian Standard 1428 Parts 1 - 4 for technical direction on how to cater for people with disabilities.

D. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- *Council Building permit*
- *Council Plumbing permit*
- *Occupancy Permit*

E. 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.

F. 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.

12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)

Phone: 13 6992
 Fax: 1300 862 066
 Web: www.taswater.com.au



Submission to Planning Authority Notice

Council Planning Permit No.	DA0523/2013	Council notice date	08/01/2014
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TasWater details

TasWater Reference No.	TWDA14-004 - N	Date of response	10/01/2014
TasWater Contact	D.Boyle	Phone No.	13 6992

Response issued to

Council name	Launceston City Council
Contact details	Catherine Mainsbridge

Development details

Address	16 Techno Park Drive, Kings Meadows	Property ID (PID)	3064202
Description of development	Business and Professional Services - Funeral Parlour; construction of a building and associated site works. (PID 3064202)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
S. Group	A1-002	A	18/11/2013

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(2)(b) TasWater imposes the following conditions on the permit for this application:

1. DEVELOPMENT ASSESSMENT FEES (Development Applications – Non Subdivision)

This Development has been assessed as Medium in accordance with the TasWater Development Assessment Services Fee Schedule as posted on the TasWater Web Site.

The Development Assessment Services fees applicable to this application and payable to TasWater include:

Development Applications – Non Subdivision

Certificate of Compliance (BAs and DAs)

The Developer shall pay to TasWater the **Development Applications – Non Subdivision** fee of **\$379.20** within 30 days of receipt of the associated invoice.

Further assessment and approvals by TasWater may not proceed until any or all outstanding fees associated with this development have been paid.

Further assessment and approvals by TasWater may not proceed until any or all outstanding fees associated with this development have been paid.

The Developer shall pay to TasWater, the **Certificate of Compliance** fee listed in the Fee Schedule on the TasWater website, at the time of the formal request for the Certificate of

Phone: 13 6992
Fax: 1300 862 066
Web: www.taswater.com.au

TasWater

Compliance.

Payment shall be made prior to the issue of the **TasWater Certificate of Compliance**.

2. SERVICE CONNECTIONS (Sewer & Water)

The Developer shall ensure, prior to issuing Certificate of Compliance,:

all proposed "internal" sewer drainage and water service lines are connected to the existing property connections

Where service connections do not exist and are required, the Developer shall make application and payment to TasWater for the applicable service connection.

3. WATER SERVICE

The Developer's hydraulic consultant is to determine the size of the water connection required to serve all occupations on this property. Should a different size connection to the existing connection be required, the Developer shall apply to TasWater for the appropriate sized water service and meter and pay the associated fee.

4. TRADE WASTE CONDITIONS

The Developer must, prior to the commencement of the "use" on site, ensure the following requirements are met:

FUNERAL PARLOUR

- a) Pre-Treatment equipment must be appropriately designed and installed to achieve acceptance limits (where applicable) of liquid trade waste as outlined in Schedule 3 of the Water and Sewerage Industry (general) Regulations 2009.
- b) In floor dry-basket arrestor and screen at mortuary table drainage point (where applicable) are to be installed within the mortuary.
- c) A plumbing/drainage floor plan is to be submitted with the Certificate of Certifiable Works application (CCW) showing the location of all floor wastes, mortuary table drainage point and the location of any pre-treatment device.

ADVICE

- a) Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate of Certifiable Work (Building and/or Plumbing). The Certificate of Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council.
- b) At the time of submitting the application for Certificate of Certifiable Work (Building and/or Plumbing) a Trade Waste Application is also required.
- c) If the nature of the business changes or the business is sold, you are required to inform TasWater in order that the appropriateness of pre-treatment may be reassessed.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Phone: 13 6992
Fax: 1300 862 066
Web: www.taswater.com.au

TasWater

Further information regarding Trade Waste can be found at www.taswater.com.au

Advice

Nil

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

If you need and clarification in relation to this request, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



Colin Skinner
Manager Development (North)

- 12.3 16 Techno Park Drive Kings Meadows - Business and Professional Services - Funeral Parlour, construction of a building and associated site works...(Cont'd)
-

**THE AMENDMENT SUBSEQUENTLY BECAME THE SUBSTANTIVE MOTION WAS
PUT AND CARRIED 10:0**

The Mayor announced that Council is no longer acting as a Planning Authority.

DIRECTORATE MINUTES ITEMS

15 FACILITY MANAGEMENT AND GOVERNANCE SERVICES

15.1 Killafaddy Livestock Market Expression of Interest Process

FILE NO: SF0403/SF0404/SF0405

AUTHOR: Matthew Skirving (Manager Architectural Services)

DIRECTOR: Rod Sweetnam (Director Facilities Management)

DECISION STATEMENT:

To obtain from Council a decision to sell Killafaddy Livestock Market following an Expression of Interest (EOI) process for the sale or lease.

This decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

SPPC 17th June 2013

6.1 Livestock Market Operations (Closed Workshop Presentation)

Council Item 12th August 2013

15.1 Livestock Market Operations (Deferred)

SPPC 16th September 2013.

Workshop Livestock Market Operations

Council Item 14th October 2013

15.1 Livestock Market Operations

SPPC 17th February 2014

Livestock Market Operations (Closed Workshop Presentation)

RECOMMENDATION:

1. That Council resolve to sell Killafaddy Livestock Market.
 2. That Council authorise the General Manager to enter into negotiations and conclude an agreement with Lethborgs Investment Trust (LIT) for the sale of land at 23-35 Killafaddy Road, as a result of their Expression of Interest submission dated 17th December 2013.
-

15.1 Killafaddy Livestock Market Expression of Interest Process...(Cont'd)

3. That the land to be sold be amended to include all that land situate and known as 25-35 Killafaddy Road, Killafaddy, generally described by Certificate of Title Volume 159511 Folio 1 and Certificate of Title Volume 40126 Folio 6, but not including:
- a. The areas used for road purposes (forming part of Killafaddy Road) as identified by Plan of Survey Registered Number 68083.
 - b. The area of approximately 241m² shown on "Plan A", attached to this report.
 - c. Approval under section 83 Local Government (Building & Miscellaneous Provisions) Act 1993 is not required.
 - d. Acquisition by compulsory process is an alternative means of obtaining lot 1 pursuant to Section 102 Local Government (Building & Miscellaneous Provisions) Act 1993.
-

Mr M Skirving (Manager Architechual Services) was in attendance to answer questions of Council in respect of this Agenda Item.

Ald R L McKendrick re-attended the meeting at 1.47pm.

Ald J D Ball retired from the meeting at 1.47pm.

DECISION: 24/02/2014

RESOLUTION: (1):

Moved Alderman R J Sands, seconded Alderman D H McKenzie.

That the Recommendation be adopted.

CARRIED UNANIMOUSLY AND BY ABSOLUTE MAJORITY 10:0

17 INFRASTRUCTURE SERVICES**17.1 Bushfire construction measures on properties adjacent to Council reserves****FILE NO:** SF0806 SF0033**AUTHOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To seek support for and brief the Council on one aspect of the new Bushfire Building Design laws relating to properties adjacent to Council reserves and parks.

PREVIOUS COUNCIL CONSIDERATION:

Item 4.3 - SPPC 3 February 2014

To brief Council on the new Bushfire Building Design laws

RECOMMENDATION:

1. That Council determines the following policy in relation to bushfire management provisions within the Launceston Interim Planning Scheme and Building Act 2000:
 - (a) The Council will not undertake specific and special management of Council reserves and open space adjacent to private property to specifically cater for a bushfire risk rating and
 - (b) The Council endorses the significant role already undertaken to implement Bushfire Management Plans across all Council parks and open spaces.
 2. Relating to Planning and Building Control approvals, notes Development Services Directorate's continuing discussion with the Tasmanian Planning Commission to incorporate more practical and affordable measures to minimise fire risk associated with private development.
-

Mr Shane Eberhardt (Manager Infrastructure Assets) was in attendance to answer questions of Council in respect of Agenda Items 17.1 – 17.2 inclusive.

Ald R I Soward withdrew from the meeting at 1.52pm.

Ald R I Soward re-attended the meeting at 1.54pm.

DECISION: 24/02/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 10:0

17.2 Launceston Bowls & Community Club - Request for long-term Lease**FILE NO:** 80940 57350**AUTHOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider a request from the Launceston Bowls & Community Club to extend their lease.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Item 4.4 - 3 February 2014
Discussion of revised request and officer opinion.

SPPC Item 4.4 - 7 October 2013
Presentation by Launceston Bowls Club on request for long-term lease.

SPPC Item 4.5 - 5 August 2013
Background report on request by Launceston Bowls Club for long-term lease.

RECOMMENDATION:

That the Council advise the Launceston Bowls & Community Club that:

- a revised lease period of 14 years will be approved following construction of a synthetic green;
 - the lease area proposed will exclude the public road but include the actual occupied area including the Club's car park; and
 - the Council will not act as guarantor for any funding for the synthetic green or related works.
-
-

COUNCIL MINUTES

Monday 24 February 2014

17.2 Launceston Bowls & Community Club - Request for long-term Lease...(Cont'd)

DECISION: 24/02/2014

RESOLUTION: (1):

Moved Alderman A C Peck, seconded Alderman R I Soward.

That this item lay on the table to be returned to later in the meeting.

The Order of Business was facilitated to deal with item 18.1 at 1.56pm.

CARRIED UNANIMOUSLY 10:0

The meeting returned to consider this item at 2.04pm.

RESOLUTION: (2):

Moved Alderman R L McKendrick, seconded Alderman D C Gibson.

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 10:0

18 CORPORATE SERVICES**18.1 Local Government Role Assessment (Interim Report)****FILE NO:** SF4593**AUTHOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the interim report and provide feedback on the findings.

PREVIOUS COUNCIL CONSIDERATION:

Item 4.1 - SPPC 17 November 2014 - *It was resolved that the item go to the Council for a decision*

RECOMMENDATION:

1. The following general comments be provided in response to the Draft Recommendations.

Governance Working Group

Area: Review elected member and council staff responsibilities.

Comment

The ongoing development of the governance model that improves and develops a shared understanding of roles and responsibilities of elected members and council staff is useful.

Legislation Working Group

Area: An audit of the statutory and regulatory responsibilities of local government capacity assessment.

Comment

An audit that identified the local government priority for improvements would be useful.

Area: Opportunities to remove restrictions and/or duplication of regulatory functions.

Comment

Potentially useful process.

18.1 Local Government Role Assessment (Interim Report)...(Cont'd)

Area: Delivery models to optimise council's resourcing and management of regulatory functions.

Comment

It would be preferable to focus on the outcomes and the consequences (actions) if these can't be delivered than to focus on the delivery models.

Collaboration Working Group

Area: Cooperation and collaboration at an inter-council or regional level to improve planning and the delivery of services.

Comment

Cooperation and collaboration are a means to an end. The working group is about collaboration. The focus needs to be on the outcomes ie determining the appropriate quality of the plans and the level of the service first and the means second.

Area: Flexible models to support councils to act as the central coordinating focus of a range of health and well-being activities.

Comment

There needs to be clarification of 'a range of health and well-being activities' so that the service delivery and financial implications are considered.

Area: Options for collaborative delivery of State and Local Government services or infrastructure.

Comment

Worthwhile objective, in some instances it may be more appropriate for one party to have the total responsibility than for two to be involved.

Economic Development Working Group

Area: Support Councils to develop action plans with the Tasmanian Government.

Comment

The development of actions plans that help to coordinate and prioritise activities could be useful.

Area: Identify opportunities for joint projects and seek funding from the Australian Government.

18.1 Local Government Role Assessment (Interim Report)...(Cont'd)

Comment

Worthwhile objective, process to deliver meaningful (shared) outcomes will be a challenge.

Area: Options to promote regional and/or industry based collaboration.

Comment

Worthwhile objective.

Area: Audit regional strategies to identify priority projects.

Comment

Worthwhile objective.

2. That the Economic Development Working Group be tasked with developing the framework and protocols for the interaction between Councils and the particular Government Agencies (such as Foreign Affairs and Trade and Economic Development) in support of economic development initiatives.

Mr M Tidey (Director Corporate Services) was in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 24/02/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 10:0

19 GENERAL MANAGER**19.1 Disposal of land compulsorily acquired from Tasmanian Aboriginal Child Care Centre Association Inc. at 89-91 Lindsay Street, Invermay.****FILE NO:** 144027/8; SF4742; SF3068**AUTHOR:** Darryl Wright, Legal Adviser**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To determine terms of exchange of land with Old Launceston Seaport Pty. Ltd. ("OLS")

PREVIOUS COUNCIL CONSIDERATION:

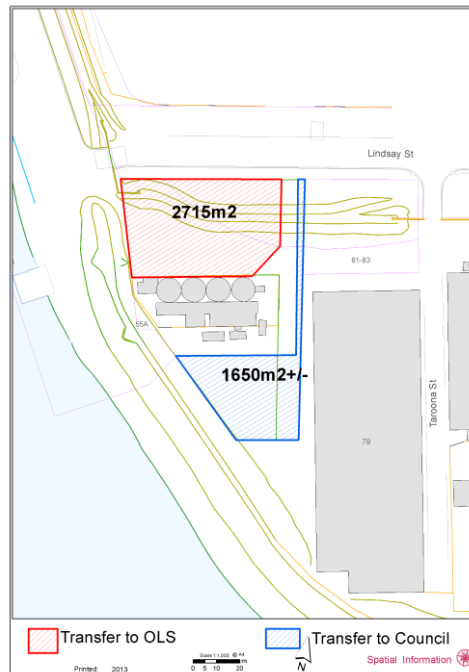
General Meeting of Council of 9 December, 2013;
Strategic Planning and Policy Meeting of 3 February 2014

RECOMMENDATION:

1. That the Council determines that Council land at 89-91 Lindsay Street, Invermay, being land contained in Certificates of Title Volume 239540, folio 1 and Volume 50795, folio 2, as depicted on the map below and marked 2715m² be exchanged for nearby land currently owned by Old Launceston Seaport at Lindsay Street, Invermay, as depicted on the map below and marked 1650m² +/-.
2. That there be no monetary consideration accompanying such exchange.

An absolute majority of Council is required for a decision to dispose of Council land

19.1 Disposal of land compulsorily acquired from Tasmanian Aboriginal Child Care Centre Association Inc. at 89-91 Lindsay Street, Invermay....(Cont'd)



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

It was agreed that this Item be brought forward to 1.27pm.

DECISION: 24/02/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY AND BY AN ABSOLUTE MAJORITY 11:0

The meeting returned to consider Item 12.1 at 1.28pm.

20 URGENT BUSINESS

Nil

21 WORKSHOP REPORT(S)

Nil

22 INFORMATION / MATTERS REQUIRING FURTHER ACTION**22.1 Information / matters requiring further action****FILE NO:** SF3168**AUTHOR:** Leisa Hilkmann (Committee Clerk / Administration Officer)

This report outlines requests for information by Aldermen when a report or agenda item will be put before Council or a memorandum circulated to Aldermen.

It will be updated each Agenda, with items removed when a report has been given.

No information currently in table.

Noted.

23 ADVICE OF FUTURE NOTICES OF MOTION

Nil

24 REPORTS BY THE MAYOR

Nil

25 REPORTS BY THE GENERAL MANAGER

Nil

26 CLOSED COUNCIL ITEM(S)**RECOMMENDATION:**

That pursuant to the provisions of Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2005, Council move into Closed Session to discuss those items nominated as Closed Session items, for the following reasons:

(e) as it concerns proposals for Council to acquire land or an interest in land, or for the disposal of land.

DECISION: 24/02/2014

RESOLUTION: (1):

Moved Alderman A C Peck, seconded Alderman R L McKendrick.

That the Recommendation be adopted.

CARRIED UNANIMOUSLY AND BY AN ABSOLUTE MAJORITY 10:0

Council moved into Closed Session at 2.06pm

**26.1 Killafaddy Livestock Market Expression of Interest Process
CONFIDENTIAL**

FILE NO: SF0403/SF0404/SF0405

AUTHOR: Matthew Skirving (Manager Architectural Services)

DIRECTOR: Rod Sweetnam (Director Facilities Management)

DECISION STATEMENT:

To inform Council of the information provided regarding an Expression of Interest (EOI) to purchase Killafaddy Livestock Market.

This decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

SPPC 17th June 2013

6.1 Livestock Market Operations (Closed Workshop Presentation)

Council Item 12th August 2013

15.1 Livestock Market Operations (Deferred)

SPPC 16th September 2013.

Workshop Livestock Market Operations

Council Item 14th October 2013

15.1 Livestock Market Operations

SPPC 17th February 2014

Livestock Market Operations (Closed Workshop Presentation)

THIS ITEM WAS DEALT WITH IN CLOSED COUNCIL

RESOLUTION: (2):

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

That Council move out of Closed Session and endorse those decisions taken while in Closed Session.

CARRIED UNANIMOUSLY AND BY AN ABSOLUTE MAJORITY 10:0

Council moved out of Closed Session at 2.10pm

27 MEETING CLOSURE

The Mayor closed the meeting at 2.10pm.
