



LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 24 NOVEMBER 2014**

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 24 November 2014

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

Date: 24 November 2014

Time: 1.00 pm

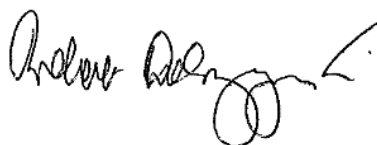
Section 65 Certificate of Qualified Advice

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 minute items for this meeting.



Robert Dobrzynski
General Manager

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 24 November 2014

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 (attended at 1:53pm)
 A E Dawkins
 S R F Wood
 E K Williams

In Attendance: **Mr R S Dobrzynski (General Manager)**
 Ms S Gallery (Corporate Governance Officer)
 Mr D Gray (Committee Clerk/Admin Officer)

Apologies: **Nil**

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1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES

The Mayor opened the meeting at 1pm and noted an apology from Alderman Alexander.

2 DECLARATION OF PECUNIARY INTERESTS

Nil

3 CONFIRMATION OF MINUTES**RECOMMENDATION:**

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

DECISION: 24/11/2014**RESOLUTION: (1):**

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

That Recommendation 1 be adopted.

CARRIED UNANIMOUSLY 11:0

2. That the Minutes of the Special Meeting of the Launceston City Council held on 10 November 2014 in be confirmed as a true and correct record.

RESOLUTION: (2):

Moved Alderman J Finlay, seconded Alderman D C Gibson.

That Recommendation 2 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

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items 7.1 - 7.2.

7 PLANNING AUTHORITY

- 7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works**

FILE NO: DA0393/2014

AUTHOR: Ashley Brook (Consultant Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider and determine a development application in accordance with the Section 57 of the *Land Use Planning and Approvals Act 1993*.

PREVIOUS COUNCIL CONSIDERATION:

DA0468/2013

A subdivision permit issued under delegation in January 2014 which allows the creation of an additional lot for the proposed student housing, the granting of 'public road' status to the roadway to the south of the circular car park (currently a right of way) and alterations to title boundaries reflecting the location of the new flood levee.

The subdivision is yet to be finalised however works, including connection of infrastructure and services, are currently progressing. The student housing is proposed to rely on legal access which will be provided by the new public road.

DA0252/2014

A permit issued under delegation by in August 2014 which allowed the development of an elevated walkway and pedestrian and cycleway bridges within the subject site in conjunction with the new flood levee. The elevated walkway and ramped museum linkage is located in the south of the site. The Site Plan submitted with DA0393/2014 identifies an opportunity to provide a future footpath connection to the student housing.

7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)

RECOMMENDATION:

That Council approve DA0393/2014 at 2 Invermay Road, Invermay, for Residential – communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works in accordance with the endorsed plans and subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan 1:500, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A101 E, Dated 2/10/2014.
 - b. Site Plan 1:1000, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A100 E, Dated 2/10/2014.
 - c. Ground 200 Plan, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A102 F, Dated 15/10/2014.
 - d. First Floor Plan 1:200, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A103 D, Dated 27/08/2014.
 - e. Second Floor Plan, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A104 D, Dated 27/08/2014.
 - f. Third Floor Plan, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A105 D, Dated 27/08/2014.
 - g. Elevations, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A200 F, Dated 15/10/2014.
 - h. Sections, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A300 D, Dated 27/08/2014.
 - i. Typical Apartment Plans, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A400 A, Dated 2/10/2014.
 - j. BAL Plan and Sun Shadows, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A900 D, Dated 27/08/2014.
 - k. Perspective Views, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A002 D, Dated 27/08/2014.
 - l. Perspective Views, Prepared by Morrison & Breytenbach Architects, Drawing No. 1404 A003 D, Dated 27/08/2014.
-

7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)

- m. Contaminant Management and Remediation Action Plan, Prepared by GeoTon, Report GL13283Dh, Dated 14/10/2014.
- n. Traffic Impact Assessment: Proposed University of Tasmania Residential Studio Apartment Development, Prepared by Milan Prodanovic, Dated September 2014.
- o. Flood Response Plan UTAS NRAS Inveresk, Prepared by Pitt & Sherry, Report LN14279L001 rep 31P Rev00/IA/as, Dated 1/08/2014.

2. LEGAL TITLE

The approved building development shall be wholly contained within the boundaries of Lot 1 approved by subdivision permit DA0468/2014.

3. SEQUENCE OF DEVELOPMENT AND USE

Despite Condition 1, the use may not commence prior to the full completion of the subdivision approved by permit DA0468/2013 including issuing of new titles.

4. AMENDED PLANS REQUIRED

Prior to the commencement of the development, amended plans shall be submitted to the satisfaction of the Planning Authority to show the following requirements. Once approved, the amended plans will be endorsed by Council and will form part of the Permit.

- a. Identification of rails or hoops for the locking of bicycles within the area marked 'Secure Visitor Bicycle Parking 6 Spaces' on the Ground 200 Plan (Drawing No. 1404 A102) in accordance with Australian Standard AS 2890.3 – 1993.
 - b. Provision of lighting within the area marked 'Secure Visitor Bicycle Parking 6 Spaces' on the Ground 200 Plan (Drawing No. 1404 A102) in accordance with Australian Standard AS/NZS 1158 – 2005 Lighting Category C2.
 - c. Modification to the parking layout within the area marked 'Secure Bicycle Parking 49 Spaces' on the Ground 200 Plan (Drawing No. 1404 A102) to comply with the relevant requirements of Australian Standard AS 2890.3 – 1993.
 - d. Removal of fixed screen or replacement with hinged panels in the area marked 'Bins' on the Ground 200 Plan (Drawing No. 1404 A102) to allow bin storage area to be accessed from pathway on northern side of western courtyard.
 - e. Relocation of taxi bays shown in road reserve on the Ground 200 Plan (Drawing No. 1404 A102) to be clear of areas required for vehicle turning.
-

- 7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)**
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5. MANAGEMENT OF SITE CONTAMINATION

- a. The detailed remediation works procedure recommended in the Contaminant Management and Remediation Action Plan (GeoTon, Report GL13283Dh, Dated 14/10/2014), to be developed by the contractor, shall be submitted with or prior to the building permit application for approval by the Planning Authority.
- b. The defined area of encapsulation of the contaminated soil must be fully delineated on the site plan to accompany the remediation works procedure.
- c. The developer shall supply Remediation Action Plans for any unexpected finds to Council, where further site remediation is required.
- d. The developer shall supply to Council an ongoing 'contaminant management plan' for the site within 90 days of completion of the site remediation.
- e. The decontamination process shall be completed prior to the commencement of the approved use.

6. MANAGEMENT OF THE RISK OF FLOODING

The developer shall develop a flood evacuation plan based upon the principles established in the Flood Response Plan UTAS NRAS Inveresk (Pitt & Sherry, Report LN14279L001 rep 31P Rev00/IA/as, Dated 1/08/2014) for approval by the Planning Authority prior to the commencement of the use.

7. AMENITY DURING CONSTRUCTION

The construction of the development permitted by this permit must not adversely affect the amenity of the site or the locality by reason of the processes carried on; the transport 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, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

8. TASWATER

The development shall be undertaken in accordance with the Submission to Planning Authority Notice TWDA 2014/00869-LCC.

7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)

9. 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 2890.2, 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,
- 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,

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

10. REFUSE & RECYCLING COLLECTION ARRANGEMENT

Prior to the commencement of works, the applicant must provide written evidence of an agreement between the owner and a relevant contractor for the collection of refuse and recycling from the site. The relevant contractor may be the Council appointed contractor for refuse and recycling collection or other contractor engaged in the collection of refuse and/or recycling.

Collection will not be permitted to occur directly from the street frontage and bins must be located within the property boundary in the areas set aside for collection.

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.

- 7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)**
-

12. 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.

13. VEHICULAR CROSSINGS

Before the commencement of the use, a new vehicular crossover must be provided to service this development. An application for such work must be lodged on the approved form. All unused crossovers and driveways must be removed prior to the occupation of the development.

No work must be undertaken to construct the new vehicular crossing or to remove the existing driveway outside the development site boundary without the prior approval of the works by the Council's Roads and Hydraulics 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.

14. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites.

No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant.

The silt fencing, cut off drains, and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

- 7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)
-

15. PROTECTION OF PIPELINES

The existing underground pipes forming part of the internal drainage network of the Inveresk Site are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. Footings must be no closer than 1.5 metres from the outer edge of the pipe,
- b. Footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. There must be a minimum clear space between buildings or substantial structures of at least 3 metres in width to allow maintenance along the line of the pipe.
- d. Manholes or inspection openings are not to be covered and must remain accessible at all times.

Notes

A. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals will be required:

- a) *Building Permit*
- b) *Plumbing Permit*
- c) *Occupancy Permit*

B. Appeal Provisions

Attention is directed to Sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

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

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

- 7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)
-

C. Permit Commencement

This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 53(1b) 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.

D. Lapsing of permit

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

Mrs L Hurst (Director Development Services) and Mr A Brook (Senior Planner, GHD) were in attendance to answer questions of Council in respect of this Agenda Item.

The Mayor announced that Council was acting as a Planning Authority.

DECISION: 24/11/2014

RESOLUTION: (1):

Moved Alderman J Finlay, seconded Alderman R L McKendrick.

That the Recommendation be adopted.

No voting took place.

RESOLUTION: (2):

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

That the item lay on the table.

CARRIED UNANIMOUSLY 11:0

- 7.1 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works...(Cont'd)
-

Ald R I Soward withdrew from the meeting at 2:12pm.

Ald R I Soward re-attended the meeting at 2:13pm.

The meeting returned to this item at 2:13pm (following item 14.1).

The Mayor announced that Council was acting as a Planning Authority.

RESOLUTION: (3):

Moved Alderman J G Cox, seconded Alderman D H McKenzie.

That the following amendment to Condition 6 be incorporated into the recommendation:

6. AMENDED EMERGENCY MANAGEMENT PLAN

Prior to the commencement of the use an amended flood response plan must be submitted to and endorsed by the Planning Authority. The details of the plan must consider (but may not be limited to):

- a. The risks to life;
- b. The likely impact on the use or development; and
- c. How the risk associated with the use or development will be managed to tolerable levels, including clear trigger points for evacuation of the student housing development prepared in conjunction with advice from the Department of Police and Emergency Management and the planning authority

The plan must consider the performance of the building during an overtopping event or a breach of the levee in the vicinity. It must consider the likely characteristics of the flood in these scenarios and ensure that these have been effectively considered in the design of the building taking into account any mitigation measure proposed for the site or in the vicinity. It must consider the following national best practice documents:

- I. Australian Standard AS3745-2010 'Planning for Emergencies in Facilities; and
- II. Emergency Management Australia, 'Evacuation Planning, Handbook 4'.

CARRIED UNANIMOUSLY 12:0

RESOLUTION: (4):

Moved Alderman J G Cox, seconded Alderman D H McKenzie.

That the amended recommendation be adopted.

CARRIED UNANIMOUSLY 12:0

7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone

and

Development Application for Bulky Goods Sales - motor vehicle sales, change of use, demolition of the dwelling at 76 Hobart Road, construction of a building for use as offices and vehicle display; Signage - internally illuminated pole sign at 78-82 Hobart Road concerning the properties known as 78-82 Hobart Road and 76 Hobart Road, Kings Meadows.

FILE NO: SF6243, DA0496/2014

AUTHOR: Claire Fawdry (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

1. To decide whether to reject or exhibit the application for Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone the five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone under Section 30S(1) of the *Land Use Planning and Approvals Act 1993*.
2. To make a decision on Development Application DA0496/2014 for Bulky Goods Sales - motor vehicle sales, change of use, demolition of the dwelling at 76 Hobart Road, construction of a building for use as offices and vehicle display; Signage - internally illuminated pole sign at 78-82 Hobart Road concerning the properties known as 76 and 78-82 Hobart Road, Kings Meadows.

PREVIOUS COUNCIL CONSIDERATION:

The property at 3-5 Machen Street was rezoned on 6 December 1994 under the 1983 Planning Scheme from Closed Residential to General Commercial.

The Launceston Planning Scheme 1996 afforded a buffer between commercial and residential development throughout the municipality. The translation from the 1983 Scheme to the 1996 Scheme saw the site zoned Inner Residential.

7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)

A planning permit (D416/95) was granted for the development and use of a mechanical repair garage and vehicle detailing, which is the current use of the site at 3-5 Machen Street.

RECOMMENDATION:

1. That the Council, pursuant to section 30S(1) of the *Land Use Planning and Approvals Act 1993*, initiates Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone the following properties from the Inner Residential Zone to the Commercial Zone:
 - a) 76 Hobart Road (CT 37970/1)
 - b) 74 Hobart Road (CT 37971/2)
 - c) 1 Machen Street (CT 25311/1)
 - d) 3-5 Machen Street (CT 25311/2 & CT 36344/5)
2. That the Council, pursuant to Section 30T(3) of the *Land Use Planning and Approvals Act 1993*, approve DA496/2014 for Bulky Goods Sales - motor vehicle sales, change of use, demolition of the dwelling at 76 Hobart Road, construction of a building for use as offices and vehicle display; Signage - internally illuminated pole sign at 78-82 Hobart Road concerning the properties known as 76 and 78-82 Hobart Road, Kings Meadows 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. Section 30Q and 30R Application - 74 Hobart Road (30Q), 76 Hobart Rd (30Q and 30R), 78-82 Hobart Rd (30R), 1 Machen St (30Q), 3-5 Machen St (30Q) - Launceston Toyota, Supporting Submission, prepared by Rebecca Green & Associates, Dated 30 October 2014.

2. VEHICLES AWAITING REPAIR

All vehicles awaiting repair or installation work, being repaired or serviced or awaiting pick up must be stored within the boundaries of the subject land.

3. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal titles of the subject land except removal of the vehicular crossover and steps within the road reserve at 76 Hobart Road, Kings Meadows.

7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)

4. 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.

5. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of 7am to 6pm Monday to Friday and 8am to 5pm Saturday and no works on Sunday or Public Holidays.

6. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2014 01125-LCC) (attached).

7. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. The structure, location and size of the signage not changing.
- b. The content of the signage relating to the site.
- c. Compliance with the requirements of the planning scheme.

8. SIGN MAINTENANCE

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

9. CONCRETE STEPS IN ROAD RESERVE TO BE REMOVED

Before the commencement of the use the concrete steps within the road reserve outside 76 Hobart Road must be removed and the retaining wall and nature strip must be reinstated. No work shall be undertaken outside the property boundary without the prior approval of the works by the Council's Roads and Hydraulics Department.

The new work 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 and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (e.g. TasWater, Telstra, and Aurora etc). All work will be at the applicant's expense.

7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)

10. 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 2890.2 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,
- 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.

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.

7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)

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.

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

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

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.

All works that involve the opening or breaking of trafficable surfaces within the road reserve must be undertaken by, or under the supervision of, a tradesman/contractor who is registered with Council as a "Registered Contractor".

13. ACCESS TO 76 HOBART ROAD

No separate access to 76 Hobart Road is approved as part of this application. Access to 76 Hobart Road title relies upon the existing accesses to 78-82 Hobart Road.

Before the commencement of the use, all redundant vehicular crossovers from 76 Hobart Road onto Hobart Road and Machen Street must be removed. An application for such work must be lodged on the approved form.

No work shall be undertaken to remove the existing driveway outside the property boundary without the prior approval of the works by the Council's Roads and Hydraulics Department.

The replacement kerb and channel and footpath 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 and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra, and Aurora etc). All work will be at the applicant's expense.

14. ON-SITE DETENTION BASIN NOT REQUIRED

Notwithstanding the endorsed plans, the on-site detention basin shown in Appendix D: Stormwater Drainage Concept Plan is not required to be constructed given the location of the site within the catchment.

- 7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)**
-

15. HOURS OF DEMOLITION AND CONSTRUCTION

Demolition and construction works may be carried out between the hours of 7am to 6pm Monday to Friday and 8am to 5pm Saturday and no works on Sunday or Public Holidays.

16. STORMWATER

No liquids other than unpolluted rain water are to be allowed to discharge or drain to the Council's stormwater system.

17. EXTERIOR AND SECURITY LIGHTING PLANNING

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

18. NOISE NUISANCE

No sound is to be emitted from any device or from any source or activity on the land so as to become a proven environmental nuisance to the occupiers of properties nearby.

19. 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; and
- d. dispose of any asbestos found during demolition in accordance with the Workplace Tasmania's 'Code of Practice for the Safe Removal of Asbestos'.

Notes

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.

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.

7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)

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.

General

This permit was issued based on the proposal documents submitted for DA0496/2014. 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.

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.

- 7.2 Dispensation 8 to the Launceston Interim Planning Scheme 2012 to rezone five (5) residential titles - 76 Hobart Road, 74 Hobart Road, 1 Machen Street and 3-5 Machen Street - from the Inner Residential Zone to the Commercial Zone...(Cont'd)
-

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>>

Permit Commencement

This permit is not valid until Dispensation 8 is approved by the Tasmanian Planning Commission.

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

DECISION: 24/11/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 11:0

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

8 ANNOUNCEMENTS BY THE MAYOR**8.1 Mayor's Announcements****FILE NO: SF2375**

Tuesday 11 November

- Delivered an address at the Remembrance Day service at the Cenotaph
- Conducted a private citizenship ceremony
- Attended the Charles Landry - Clever Cities, Creative Spaces - Afternoon Tea

Wednesday 12 November

- Participated in the Turning of the Sod for new Woolworths Supermarket with Premier Will Hodgman and Treasurer and Minister for Local Government and Planning Peter Gutwein

Thursday 13 November

- Attended the TasWater General Meeting
- Attended the TasWater Owner Representatives Quarterly Briefing
- Attended the Kings Meadows High School Arts Evening performance of "Transformation"

Friday 14 November

- Officially opened the Beaumont Tiles New Launceston Showroom
- Attended the Cityprom Mad Hatter's Twilight Festival
- Attended the Northern Hospice & Palliative Care Foundation Cocktail Party

Saturday 15 November

- Officiated at the opening and ribbon cutting ceremony of the Tasmanian BMX State Titles
- Officiated at the Interweave Arts & Queen Victoria Museum & Art Gallery Official Opening of "Art Magic - The Climbing Plant"
- Attended St Lukes Health Cocktail Party Fundraiser

Sunday 16 November

- Attended TasInvest Welcome Cocktail Party

Tuesday 18 November

- Attended the TasInvest Conference Dinner
-

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

Wednesday 19 November

- Attended the unveiling of Peter Sculthorpe plaque at Larmenier School
- Attended LGAT Mayors' Dinner

Thursday 20 November

- Inspected the parade at the Midlands Military Meet & Rendezvous
- Officiated at the Launceston Historical Society - 2014 History Prize
- Officiated at the Theatre North Official Launch 2015 Subscription Season

Friday 21 November

- Officiated at the Opening of Art Exhibition for Leoni Duff
- Officiated at the Cityprom Christmas in the City Tree Lighting

The Mayor further added:

- **Wednesday 12 November – participated in the Turning of the Sod for the new Woolworths Supermarket. The Mayor noted the Premier was an apology**
 - **Thursday 13 November – attended the Kings Meadows High School Arts Evening performance of "Transformation"**
 - **Friday 14 November – attended the Cityprom Mad Hatter's Twilight Festival**
 - **Friday 21 November – officiated the Cityprom Christmas in the City - Lighting of the Tree. The Mayor congratulated Cityprom and all businesses involved with the events**
 - **Saturday 15 November – officiated at the opening and ribbon cutting ceremony of the Tasmanian BMX State Titles. The Mayor noted the Launceston BMX Club's appreciation for the Council's maintenance of the track**
 - **Saturday 15 November – officiated the Interweave Arts & Queen Victoria Museum and Art Gallery Official Opening of "Art Magic - The Climbing Plant"**
 - **Thursday 20 November – attended Mayors' Workshops. The Mayor noted the attendance of the Treasurer and Minister for Local Government and Planning Peter Gutwein and advised that the topic of amalgamations was discussed**
 - **Thursday 20 November – along with Alderman McKenzie and Alderman Sands, officiated at the Theatre North Official Launch of the 2015 Subscription Season.**
-

9 ALDERMEN'S/DELEGATES' REPORTS

9.1 Alderman Soward - Launch of 2015 World Cup Oceania Orienteering Championships

Alderman R I Soward reported:

- **Attended the launch of the 2015 World Cup Oceania Orienteering Championships on behalf of the Mayor at Cataract Gorge on 19 November 2014. Deputy Mayor Soward advised the event brings 900 competitors to the state.**
-

9.2 Alderman Gibson - Launceston Benevolent Society

Alderman D C Gibson reported:

- **Chaired the 180th Annual General Meeting of the Launceston Benevolent Society. Alderman Gibson noted that it is Australia's oldest welfare agency and that Council will be formally recognising its contribution in the near future.**
-

9.3 Alderman McKenzie - Princess Theatre, Theatre North and Tas Planning Task Force

Alderman D H McKenzie reported:

- **Noted the recent speaking event of John Bell, from Bell Shakespeare, at the Princess Theatre**
 - **Noted the upcoming Theatre North productions**
 - **Attended the Tas Planning Task Force meeting on behalf of the Mayor.**
-

9.4 Alderman McKendrick - White Ribbon Week

Alderman R L McKendrick reported:

- **Noted White Ribbon Week begins Monday 24 November 2014 and highlighted upcoming events during the week, including "Walk A Mile In Her Shoes" in the mall on Tuesday 25 November 2014.**
-

10 QUESTIONS BY ALDERMEN**10.1 Alderman Soward - Brickfields Park Work****Aldermen's Question:**

In relation to the Aldermen's Bulletin report regarding works at the Brickfields Park scheduled as part of the 2015/16 budget, does this work include the installation of a perimeter fence on all four sides to improve safety given the busy nature of the Brickfields Park area?

Harry Galea (Director Infrastructure Services) confirmed the Brickfields play space strategy was incorporated into next financial year's budget and will be brought to Council for approval at a later date. Mr Galea noted that no designs have been finalised and risk assessments will be undertaken as designs are proposed. He advised that current practice in Australia is that play spaces are not fenced.

Alderman Soward asked if fencing for the perimeter of the Brickfields Park could be considered in the design process given the nature of the site?

The Mayor advised it would be considered.

10.2 Alderman Gibson - Tourism Strategy Implementation Update

Aldermen's Question:

Can Council be provided with an update regarding the status of the implementation of Council's Tourism Strategy at a future Strategic Planning and Policy Meeting?

Robert Dobrzynski (General Manager) advised this will be organised.

COUNCIL MINUTES

Monday 24 November 2014

11 COMMITTEE REPORTS

11.1 QVMAG Museum Governance Advisory Board Committee Meeting 15 October 2014

FILE NO: SF2244

AUTHOR: Leila Wagner (Personal Assistant)

DIRECTOR: Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

To receive and consider a report from the QVMAG Museum Governance Advisory Board.

RECOMMENDATION:

That Council receive the report from the QVMAG Museum Governance Advisory Board meeting held on 15 October 2014.

Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery) was in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 24/11/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 11:0

COUNCIL MINUTES

Monday 24 November 2014

12 COUNCIL WORKSHOPS

Nil

13 PETITIONS

Nil

14 NOTICES OF MOTION - FOR CONSIDERATION

14.1 Notice of Motion - Alderman Finlay - North Bank Master Plan

FILE NO: SF5547

AUTHOR: Alderman Finlay

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider a Notice of Motion from Alderman Finlay regarding the North Bank Master Plan.

PREVIOUS COUNCIL CONSIDERATION:

N/A

NOTICE OF MOTION:

That;

- 1. Council rescind the decision made on Monday 27 October 2014 at Item 20.1 "North Bank Master Plan";**

That in consideration of:

- 1. The opportunities for enhanced visual and physical connectivity, functional integration between proposed site activity areas, lower ongoing maintenance and operating costs, and enhanced public space design outcomes created by the proposed removal of the remaining Woolstore building.*
 - 2. The importance of ensuring cohesive integration of the public open space areas created by the North Bank project, and the Silo Hotel development.*
 - 3. Recent amendments to the scope and arrangement of the proposed Silo Hotel project, as per the Development Application DA04231/2014 lodged with Council on 17 September 2014.*
 - 4. The request to demolish and salvage construction material from the Woolstore building, for use as feature elements in the Silo Hotel development, at no cost to Council apart from waste material disposal.*
-

14.1 Notice of Motion - Alderman Finlay - North Bank Master Plan...(Cont'd)

The Council determines to amend the current North Bank Masterplan to include:

1. *Modification to the proposed levee-top walkway and eastern connection between the Silo development site and the primary North Bank site area.*
2. *Removal of the Woolstore building, currently proposed for only partial retention, and replacement with new landscaping features to represent the former building footprint.*
3. *Construction of purpose built shade and shelter structures, in multiple locations across the site, to replace the single consolidated undercover area proposed by the current Masterplan (by the partial retention of the Woolstore roof structure).*
4. *Introduction of new interpretation material recording the historical value of the development and industrial activities of the site area, including display of the industrial equipment (mechanical wool presses) salvaged from the Woolstore buildings.*
5. *Where possible, use of remaining viable salvaged material from the Woolstore building, in the construction of new elements on the North Bank site.*

2. Aldermen be comprehensively briefed by/on the following:
 - a) Council's City Architect, and project consultants: North Bank Master Plan
 - b) Representative(s), Launceston Flood Authority: Flood Levee Project
 - c) Representative(s), Heritage Tasmania: Heritage values in North Bank precinct.
3. Invite Errol Stewart to update Aldermen on the proposed Silo Hotel Development.
4. Once Aldermen have been briefed, a clear and purposeful community consultation process be designed to re-engage the community on the North Bank Master Plan in regard to the remaining old Woolstore Building.

Mr R Sweetnam (Director Facilities Management) and Mr M Skirving (Manager Architectural Services) were in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 24/11/2014

RESOLUTION: (1):

Moved Alderman J Finlay, seconded Alderman R J Sands.

That the Motion be adopted.

14.1 Notice of Motion - Alderman Finlay - North Bank Master Plan...(Cont'd)

RESOLUTION: (2):

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

That an extension of speaking time of 3 minutes be granted to Alderman J Finlay.

CARRIED UNANIMOUSLY 11:0

Ald D Alexander attended the meeting at 1:53pm.

RESOLUTION: (3):

Moved Alderman A E Dawkins, seconded Alderman E K Williams.

That the Motion be amended as follows:

1. Council rescind the decision made on Monday 27 October 2014 at Item 20.1 "North Bank Master Plan";

That in consideration of:

1. *The opportunities for enhanced visual and physical connectivity, functional integration between proposed site activity areas, lower ongoing maintenance and operating costs, and enhanced public space design outcomes created by the proposed removal of the remaining Woolstore building.*
 2. *The importance of ensuring cohesive integration of the public open space areas created by the North Bank project, and the Silo Hotel development.*
 3. *Recent amendments to the scope and arrangement of the proposed Silo Hotel project, as per the Development Application DA04231/2014 lodged with Council on 17 September 2014.*
 4. *The request to demolish and salvage construction material from the Woolstore building, for use as feature elements in the Silo Hotel development, at no cost to Council apart from waste material disposal.*
-

14.1 Notice of Motion - Alderman Finlay - North Bank Master Plan...(Cont'd)

The Council determines to amend the current North Bank Masterplan to include:

1. *Modification to the proposed levee-top walkway and eastern connection between the Silo development site and the primary North Bank site area.*
2. *Removal of the Woolstore building, currently proposed for only partial retention, and replacement with new landscaping features to represent the former building footprint.*
3. *Construction of purpose built shade and shelter structures, in multiple locations across the site, to replace the single consolidated undercover area proposed by the current Masterplan (by the partial retention of the Woolstore roof structure).*
4. *Introduction of new interpretation material recording the historical value of the development and industrial activities of the site area, including display of the industrial equipment (mechanical wool presses) salvaged from the Woolstore buildings.*
5. *Where possible, use of remaining viable salvaged material from the Woolstore building, in the construction of new elements on the North Bank site.*

WITH THE EXCEPTION OF:

1. *Modification to the proposed levee-top walkway and eastern connection between the Silo development site and the primary North Bank site area.*
 2. Aldermen be comprehensively briefed by/on the following:
 - d) Council's City Architect, and project consultants: North Bank Master Plan
 - e) Representative(s), Launceston Flood Authority: Flood Levee Project
 - f) Representative(s), Heritage Tasmania: Heritage values in North Bank precinct.
-

14.1 Notice of Motion - Alderman Finlay - North Bank Master Plan...(Cont'd)

3. Invite Errol Stewart to update Aldermen on the proposed Silo Hotel Development.
4. Once Aldermen have been briefed, a clear and purposeful community consultation process be designed to re-engage the community on the North Bank Master Plan in regard to the remaining old Woolstore Building.

FOR VOTE - Ald D C Gibson, Ald J Finlay, Ald A E Dawkins, Ald E K Williams

**AGAINST VOTE - Ald A M van Zetten, Ald R I Soward, Ald R L McKendrick,
Ald D H McKenzie, Ald J G Cox, Ald D W Alexander, Ald S R F Wood**

ABSTAINED - Ald R J Sands

LOST 4:8

RESOLUTION: (1):

That the original motion be adopted.

FOR VOTE - Ald R J Sands, Ald J Finlay, Ald A W Dawkins

**AGAINST VOTE - Ald A M van Zetten, Ald R I Soward, Ald R L McKendrick,
Ald D H McKenzie, Ald D C Gibson, Ald J G Cox, Ald D W Alexander, Ald S R F
Wood, Ald E K Williams**

RESOLUTION 1 WAS PUT AND LOST 3:9

Ald R I Soward withdrew from the meeting at 2.12pm.

The meeting returned to item 7.1 at 2:13pm.

14.2 Notice of Motion - Alderman Soward (Deputy Mayor) - Events Sponsorship Funding Policy Review**FILE NO:** SF5547**AUTHOR:** Alderman Soward (Deputy Mayor)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider a Notice of Motion from Alderman Soward (Deputy Mayor) in regards to reviewing Councils Events Strategy, Events Sponsorship program and Events Sponsorship Guidelines.

PREVIOUS COUNCIL CONSIDERATION:

N/A

NOTICE OF MOTION:

- a) The Launceston City Council reviews its Council Events Strategy, Events Sponsorship program and Event Sponsorship Guidelines. This review to include , but not just confined to, elements such as 1- examination of other council best practices in this area not just in Tasmania but Australia wide, 2-the composition of the committee and the need, if any, for independent external members of the committee. 3- assessment methods and criteria being used. 4- an approach that examines how funds are spread across different sectors of the community 5- examination of the need, if any, for sub categories within the broad funding bands that differentiate between what we could call “ professional “ organisations and those comprised entirely of volunteers with absolutely no paid employees or grant writers.6- specific feedback sought from events and organisers who had applied for funding in the last financial year with their thoughts and suggestions on the process.
 - b) The review of the Launceston City Council Events Strategy, Events Sponsorship program and Event Sponsorship Guidelines comes back as a report to SPPC where it can be discussed, analysed and reviewed prior to being formally presented to council for adoption in an open council meeting.
-
-

14.2 Notice of Motion - Alderman Soward (Deputy Mayor) - Events Sponsorship Funding Policy Review...(Cont'd)

Mrs L Hurst (Director Development Services) was in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 24/11/2014

RESOLUTION: (1):

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

That the Motion be adopted.

FOR VOTE - Ald A M van Zetten, Ald R I Soward, Ald R J Sands, Ald R L McKendrick, Ald D H McKenzie, Ald J G Cox, Ald J Finlay, Ald D W Alexander, Ald S R F Wood, Ald E K Williams

AGAINST VOTE - Ald D C Gibson, Ald A W Dawkins

CARRIED 10:2

COUNCIL MINUTES

Monday 24 November 2014

14.3 Notice of Motion - Alderman Soward (Deputy Mayor) - Request Coordinator General, Mr John Perry to Address Future Council Meeting

FILE NO: SF5547

AUTHOR: Alderman Soward (Deputy Mayor)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider a Notice of Motion from Alderman Soward (Deputy Mayor) to invite Tasmania's new Coordinator General, Mr John Perry to address Council at an open meeting of Council.

PREVIOUS COUNCIL CONSIDERATION:

N/A

NOTICE OF MOTION:

- a) The Launceston City Council write to Tasmania's new coordinator general Mr John Perry congratulating him on his new appointment and to invite him to address council at an open council meeting at his earliest convenience in 2015.
-

Ald R J Sands withdrew from the meeting at 2:32pm.

DECISION: 24/11/2014

RESOLUTION: (1):

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

That the Motion be adopted.

**FOR VOTE - Ald A M van Zetten, Ald R I Soward, Ald R L McKendrick,
Ald D H McKenzie, Ald D C Gibson, Ald J G Cox, Ald J Finlay, Ald D W Alexander,
Ald A W Dawkins, Ald S R F Wood, Ald E K Williams
ABSENT. DID NOT VOTE - Ald R J Sands**

CARRIED 11:0

DIRECTORATE MINUTES ITEMS**15 DEVELOPMENT SERVICES****15.1 21 West Street and 14 North Street, South Launceston - Directions for Planning Appeal****FILE NO:** DA0326/2014**AUTHOR:** Richard Jamieson (Manager Planning Services)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To seek direction on the preferred position of the Council in dealing with the expected appeal and mediation for DA0326/2014 - 21 West Street and 14 North Street, South Launceston.

PREVIOUS COUNCIL CONSIDERATION:

On 10 November 2014 the Council considered DA0326/2014 for Residential - single dwelling; subdivision and adhesion of title and construction of a new outbuilding on land located at 21 West Street and 14 North Street, South Launceston and failed to determine the application due to a tied vote. As a result the application was not determined within the statutory time period under Section 57 (6) of the *Land Use Planning and Approvals Act 1993* ("the Act").

RECOMMENDATION:

That Council:

- a) Note that in respect of DA0326/2014, it is not likely that a position can be reached to the satisfaction of the applicant and the representors; and for this reason
 - b) Instructs officers to present evidence to the Resource Management and Appeal Tribunal consistent with the original officers' recommendation that the development should not be approved; and
 - c) In the event that a mediated outcome through the tribunal process between the representors and the applicant is possible, that this be brought back to the Council for consideration.
-
-

15.1 21 West Street and 14 North Street, South Launceston - Directions for Planning Appeal...(Cont'd)

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

Tim Grigg spoke to this item.

Ald R J Sands re-attended the meeting at 2:34pm.

DECISION: 24/11/2014

RESOLUTION: (1):

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

That Council:

- a) note that in respect of DA0326/2014, it is not likely that a position can be reached to the satisfaction of the applicant and the representors; and for this reason
- b) provide the officers report to the Resource Management and Appeal Tribunal consistent with the original officers' recommendation that the development should not be approved; and
- c) In the event that a mediated outcome through the tribunal process between the representors and the applicant is possible, that this be brought back to the Council for consideration.

RESOLUTION: (2):

Moved Alderman R I Soward, seconded Alderman J G Cox.

That consideration of the matter be deferred.

FOR VOTE - Ald R I Soward, Ald J G Cox

AGAINST VOTE - Ald A M van Zetten, Ald R L McKendrick, Ald D H McKenzie, Ald D C Gibson, Ald J Finlay, Ald D W Alexander, Ald A W Dawkins, Ald S R F Wood, Ald E K Williams

LOST 2:10

15.1 21 West Street and 14 North Street, South Launceston - Directions for Planning Appeal...(Cont'd)

The Mayor adjourned the meeting at 2.52pm.

The Mayor reconvened the Meeting at 2.55pm (Absent - Ald R I Soward).

Ald R I Soward re-attended the meeting at 2:56pm.

RESOLUTION: (1):

That the substantive motion be adopted.

THE SUBSTANTIVE MOTION (RES 1) WAS PUT AND CARRIED UNANIMOUSLY 12:0

The Mayor adjourned the Meeting at 2.59pm.

The Mayor reconvened the Meeting at 3.14pm.

16 FACILITIES MANAGEMENT

No Reports

17 QUEEN VICTORIA MUSEUM AND ART GALLERY

No Reports

18 INFRASTRUCTURE SERVICES**18.1 Disposal of Land 162 Outram Street****FILE NO:** 89870**AUTHOR:** Robert Holmes (Property Coordinator)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider an offer to purchase land.

PREVIOUS COUNCIL CONSIDERATION:

Council meeting 2 April 2007 - Item 14.7

Closed Council decision to purchase land by agreement to provide for access.

RECOMMENDATION:

That Council, in respect to the property known as 162 Outram Street described in Certificate of Title 38016 folio 1 and Certificate of Title 158922 folio 1, and in accordance with *S177 Local Government Act 1993*, resolve to:

- authorise the General Manager to enter into negotiation for the sale of the land at a price in accordance with valuation advice and under terms and conditions to the satisfaction of the General Manager and
 - include a condition requiring subdivision of the subject land in accordance with a Planning Permit approved by the Responsible Authority which reaches sealing of Stage 1 of the Plan of Subdivision within three years of the date of title transfer. Should this not be achieved the Council can exercise an option, within six months of the three year period to purchase back the property at the original purchase price plus CPI (Hobart Index).
-
-

18.1 Disposal of Land 162 Outram Street...(Cont'd)

Mr H Galea (Director Infrastructure Services) was in attendance to answer questions of Council in respect of Agenda Items 18.1 – 18.3 inclusive.

DECISION: 24/11/2014

RESOLUTION: (1):

Moved Alderman R L McKendrick. The motion was not seconded.

That the Recommendation be adopted.

No voting took place.

DECISION: 24/11/2014

RESOLUTION: (2):

Moved Alderman R L McKendrick, seconded Alderman J G Cox.

1. That Council agree to the disposal of the property known as 162 Outram Street described in Certificate of Title 38016 folio 1 and Certificate of Title 158922 folio 1, and in accordance with S177 *Local Government Act 1993*
2. Disposal of the land be undertaken through a public process, including:
 - authorise the General Manager to enter into negotiation for the sale of the land at a price in accordance with valuation advice and under terms and conditions to the satisfaction of the General Manager and
 - include a condition requiring subdivision of the subject land in accordance with a Planning Permit approved by the Responsible Authority which reaches sealing of Stage 1 of the Plan of Subdivision within three years of the date of title transfer. Should this not be achieved the Council can exercise an option, within six months of the three year period to purchase back the property at the original purchase price plus CPI (Hobart Index).

CARRIED UNANIMOUSLY 12:0

COUNCIL MINUTES

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18.2 Lease - Summerhill Scout Group (West Launceston Community Park)

FILE NO: SF0913

AUTHOR: Tricia De Leon-Hillier (Parks Lease Management Officer)

DIRECTOR: Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider leasing the property at West Launceston Community Park occupied by the Scout Association of Australia Tasmania Branch known as the Summerhill Scout Group.

PREVIOUS COUNCIL CONSIDERATION:

Nil

RECOMMENDATION:

That Council in respect to leasing the hall at West Launceston Community Park and in accordance with *S177 Local Government Act 1993* resolves to lease to the Summerhill Scout Group subject to the following terms:

- the term shall be five (5) years commencing on 1 December 2014
- the lease amount shall be \$1 per annum if demanded
- tenant to be responsible for:
 - equivalent Council rates
 - Government taxes
 - energy costs
 - volumetric and connection charges for water
 - sewer charges
- tenant shall continuously maintain:
 - building in good and reasonable order
 - property insurance equal to the value of the building
 - public liability insurance of at least \$10 million.

DECISION: 24/11/2014

RESOLUTION: (1):

Moved Alderman R L McKendrick, seconded Alderman J G Cox.

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 12:0

18.3 Extension of Maintenance Responsibility for Tunnel Road**FILE NO:** SF0612; SF2087**AUTHOR:** Fraser Brindley (Roads & Hydraulics Manager)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider extending the City's maintenance responsibility on Tunnel Road, Tunnel.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council, pursuant to S12 *Local Government (Highways) Act 1982* resolves to extend maintenance responsibility on Tunnel Road by a further 205 metres as shown on the plan exhibited as Attachment 1 (Council document reference 3335572).

DECISION: 24/11/2014**RESOLUTION: (1):****Moved Alderman D H McKenzie, seconded Alderman J G Cox.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 12:0**

COUNCIL MINUTES

Monday 24 November 2014

19 CORPORATE SERVICES

19.1 City of Launceston Strategic Plan 2014-2024

FILE NO: SF6089

AUTHOR: John Davis (Manager Corporate Strategy)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the adoption of the proposed City of Launceston Strategic Plan 2014-2024 (the Plan).

PREVIOUS COUNCIL CONSIDERATION:

Item 4.1 - SPPC Meeting 17 November 2014

RECOMMENDATION:

That pursuant to section 66 of the Local Government Act 1993 Council adopt the proposed City of Launceston Strategic Plan 2014-2024 (Council document reference: 3333091).

Mr M Tidey (Director Corporate Services) and Mr J Davis (Manager Corporate Strategy) were in attendance to answer questions of Council in respect of Agenda Items 19.1 – 19.2 inclusive.

DECISION: 24/11/2014

RESOLUTION: (1):

Moved Alderman J Finlay, seconded Alderman D C Gibson.

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 12:0

19.2 Council Appointments to Internal and External Committees**FILE NO:** SF0106 / SF0095 / SF2233**AUTHOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To approve Council appointments in respect of committees, authorities, specific purpose committees and external organisations.

PREVIOUS COUNCIL CONSIDERATION:

Preliminary discussions were held in SPPC, Item 4.2 of 17 November 2014.

RECOMMENDATION:

That Council:

1. pursuant to sections 23(2) and 24(2) of the *Local Government Act 1993*, appoint representatives to each of the committees, authorities, specific purpose committees and external organisations as listed in the Nominations Table at Attachment 1 of this report
 2. approve the final completed Table at Attachment 1 outlining all appointed representatives for incorporation into the Committee Representation Details Procedure (Council Reference: 14-HLPr-003)
 3. Note the Committee Representation Details Procedure (14-HLPr-003) is to be reviewed in two years, to provide the opportunity for the Council to revisit (if required) the nominations and appointments to all committees, authorities, specific purpose committees and external organisations
 4. note that the Terms of Reference (or policy statement) for each of the Council Committees should be reviewed by the responsible director and the Committees and brought to Council 12 months for consideration
-

The following committees required a secret ballot to take place:

- **Tender Review Committee**
 - **York Park & Inveresk Precinct Authority**
 - **Australian Pacific Airports Launceston.**
-

19.2 Council Appointments to Internal and External Committees...(Cont'd)

The following appointment was made via the casting of lots pursuant to regulation 20 of the *Local Government (General) Regulations 2005*:

- Citiprom.

DECISION: 24/11/2014

RESOLUTION: (1):

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

That an amended motion be adopted as follows:

That Council:

1. Pursuant to sections 23(2) and 24(2) of the *Local Government Act 1993*, and subject to point 5, appoint representatives to each of the committees, authorities, specific purpose committees and external organisations as listed in the Nominations Table at Attachment 1 of this report
2. Approve the final completed Table at Attachment 1 outlining all appointed representatives for incorporation into the Committee Representation Details Procedure (Council Reference: 14-HLPr-003), as follows:

STANDING COUNCIL COMMITTEES

Committee	Frequency of Meetings	No. of Alderman vacancies	Appointments
Audit Panel	Quarterly (tbc) at 2pm	2	Ald Finlay Ald McKenzie
Strategic Planning and Policy Committee	Every 1 st & 3 rd Monday per month at 10am	12	All Aldermen
Tender Review Committee	As required. Meetings will be held on a Monday at 9am	4	Ald McKenzie Ald Cox Ald Alexander Ald Wood

19.2 Council Appointments to Internal and External Committees...(Cont'd)

Committee	Frequency of Meetings	No. of Alderman vacancies	Appointments
General Manager's Contract & Performance Review Committee	Committee meets twice a year. Once for contract renewal and once for performance review. Date and time determined on ad hoc basis	5	Mayor of the Day Ald Soward (Deputy Mayor) Ald Finlay Ald Cox Ald Wood
Code of Conduct Panel	As Code of Conduct matters arise. Members will be informed	3	Ald Gibson Ald McKenzie Ald Cox

ADDITIONAL COMMITTEES

Committee	Frequency of Meetings	No. of Aldermen vacancies	Appointments
Economic Development Committee	tbc	4	Ald Alexander Ald McKenzie Ald McKendrick Ald Finlay
Hobart / Launceston MoU Committee	tbc	4	Mayor of the Day Ald Alexander Ald McKendrick Ald McKenzie
Launceston Flood Authority	tbc	2	Mayor of the Day
Northbank Committee	tbc	3	Ald Soward (Deputy Mayor) Ald Finlay Ald Wood Ald Dawkins

19.2 Council Appointments to Internal and External Committees...(Cont'd)

COUNCIL AUTHORITIES

Committee	Frequency of Meetings	No. of Aldermen vacancies	Appointments
York Park & Inveresk Precinct Authority	Every 2 nd Thursday, monthly, 12pm-2pm	2	Ald Alexander Ald McKenzie

SPECIFIC PURPOSE INTERNAL COMMITTEES

Committee	Frequency of Meetings	No. of Alderman vacancies	Appointments
Australia Day, Awards and Hall of Fame Committee	As required to assess nominations. 2 - 3 times per year	3	Ald Soward (Deputy Mayor) Ald Gibson Ald Wood
Cataract Gorge Advisory Committee	Meetings are called when items require discussion Usually quarterly	2	Ald Williams Ald Finlay
Events Sponsorship Program	Twice yearly (April & July)	3	Ald Gibson Ald Dawkins Ald Williams
Community Grants (Organisations) Program	Three times per year (April/June/Sept)	3	Ald Gibson Ald Dawkins Ald Williams
Heritage Advisory Committee	4 th Thursday of every second month, 10am-12pm, from Feb-Oct	2	Ald Finlay Ald Gibson
Heritage Forest Advisory Committee	Quarterly. Thursdays at 2.30pm	2	Ald Soward (Deputy Mayor) Ald McKenzie

19.2 Council Appointments to Internal and External Committees...(Cont'd)

Committee	Frequency of Meetings	No. of Alderman vacancies	Appointments
Launceston Access Advisory Committee	Quarterly	2	Ald Finlay Ald McKenzie
Pedestrian and Bike Committee	Every 6 weeks (Tuesday 10am-11.30am)	2	Ald McKenzie Ald Dawkins
Launceston Sister City Committee	As required - usually 3-4 times per year	3	Ald Soward (Deputy Mayor) Ald Cox Ald McKendrick
QVMAG Governance Advisory Board	Every two months	1	Mayor of the Day (Proxy Deputy Mayor)
Northern Youth Co-ordinating Committee	Six weekly	1	Ald Gibson
Scholarships & Bursary Committee	January for interviews - then as required	2	Ald Gibson Ald Williams
Street Tree Advisory Committee	Quarterly	2	Ald Williams Ald Cox
Youth Advisory Group	Every 2 nd Tuesday, 4pm-5pm	3 (could be changed to 2)	Ald Williams Ald Wood
Municipal Emergency Management Committee	Quarterly. On a Friday at 9.30am	1	Ald Cox
NTCA Ground Management Committee	Twice yearly (tbc)	1	Mayor of the Day
Launceston Road Safety Consultative Committee	Yearly. 2 consecutive meetings annually. One is a bus tour 9am-3pm. The other is the following month from 9am-2pm	2	Ald McKendrick Ald Cox

COUNCIL EXTERNAL COMMITTEE MEMBERSHIP

Committee	Frequency of Meetings	No. of Alderman vacancies	Appointments
Australia Pacific Airports Launceston	Quarterly	1	Ald McKenzie
Cityprom	3 rd Wednesday of every month at 8am	1	Ald Wood
Franklin House Management Committee	Last Thursday of every month	1	Ald McKendrick
Launceston College Association	Once per term (4 times a year on a Tuesday at 6pm.)	1	Ald McKendrick
Launceston Safer Communities Partnership	1 st Thursday monthly at 9am	2	Ald Gibson Ald Finlay
Launceston Tramway Museum Society Inc	Every 3 rd Tuesday at 7.30pm.	1	Ald McKendrick
TasWater Owners Representative	Quarterly	1	Mayor of the Day
Northern Tasmania Development - Executive Committee	Quarterly	1	Ald van Zetten (Mayor)
Northern Tasmania Development - Local Government Committee	Quarterly	1	Mayor of the Day

19.2 Council Appointments to Internal and External Committees...(Cont'd)

Committee	Frequency of Meetings	No. of Alderman vacancies	Appointments
Tamar Region Reference Group	Once per year	1	Ald Finlay
Theatre North Inc	As required	1	Ald McKenzie
UTAS 125th Anniversary Advisory Committee	Twice monthly	1	Ald Gibson
Local Government Association of Tasmania	Quarterly	2 (includes a proxy)	Ald van Zetten (Mayor) Ald Finlay

3. Note the Committee Representation Details Procedure (14-HLPr-003) is to be reviewed in two years, to provide the opportunity for the Council to revisit (if required) the nominations and appointments to all committees, authorities, specific purpose committees and external organisations
4. Note that the Terms of Reference (or policy statement) for each of the Council Committees should be reviewed by the responsible director and the Committees and brought to Council 12 months for consideration
5. Endorsement of the Youth Advisory Group delegates by Youth Advisory Group.

CARRIED UNANIMOUSLY 12:0

20 GENERAL MANAGER

No Reports

21 URGENT BUSINESS

No Reports

22 INFORMATION / MATTERS REQUIRING FURTHER ACTION

No Reports

23 CLOSED COUNCIL

No Reports

24 MEETING CLOSURE

The Mayor closed the meeting at 4.27pm.
