



**LAUNCESTON CITY COUNCIL**

# **COUNCIL MINUTES**

**COUNCIL MEETING  
MONDAY 27 OCTOBER 2014**

# LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 27 October 2014

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The Ordinary Meeting of the Launceston City Council held at the Council Chambers -

Date: 27 October 2014

Time: 1.00 pm

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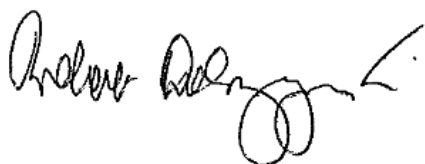
## Section 65 Certificate of Qualified Advice

### Background

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

### Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the minutes items for this meeting.



**Robert Dobrzynski**  
General Manager

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**Present:**                    **Alderman**            **A M van Zetten (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**

**J G Cox**

**D C Gibson**

**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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# LAUNCESTON CITY COUNCIL

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## 1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES

The Mayor opened the meeting at 1pm.

## 2 DECLARATION OF PECUNIARY INTERESTS

Nil

## 3 CONFIRMATION OF MINUTES

### RECOMMENDATION:

1. That the Minutes of the meeting of the Launceston City Council held on 13 October 2014 be confirmed as a true and correct record.
2. That the Minutes of the meeting of the Launceston City Council held on 13 October 2014 in closed session be confirmed as a true and correct record.

### DECISION: 27/10/2014

#### RESOLUTION: (1):

Moved Alderman D H McKenzie, seconded Alderman A C Peck.

That Recommendation 1 be adopted.

**CARRIED UNANIMOUSLY 11:0**

#### RESOLUTION: (2):

Moved Alderman D H McKenzie, seconded Alderman I S Norton.

That Recommendation 2 be adopted.

**CARRIED UNANIMOUSLY 11:0**

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**4 DEPUTATION**

Nil

**5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME**

<b>Meeting Date and Item No.</b>	<b>Question</b>	<b>Answer</b>	<b>Officer Responsible</b>
<p>13 October 2014 6.1</p>	<p>Mr Frank Nott asked:</p> <ol style="list-style-type: none"> <li>1. When did the extra charge for oversized coffins commence?</li> <li>2. How much is the extra charge</li> <li>3. Would this increase equate to 15% on ordinary sized coffins?</li> <li>4. Does the charge apply to other cemeteries in the Launceston Municipality?</li> <li>5. How does the new rate in Launceston compare with cemeteries in other Tasmanian Councils?</li> </ol>	<ol style="list-style-type: none"> <li>1. The fee was implemented on 1/07/14.</li> <li>2. The fee is \$225.</li> <li>3. No, the comparison is: <ul style="list-style-type: none"> <li>• The fee for a single depth grave (at need) is \$1,625.00. Therefore the fee for an oversize coffin is 13.85% of this fee.</li> <li>• The fee for a double depth grave (at need) is \$1,776.00. Therefore, the fee for an oversize coffin is 12.67% of this fee.</li> </ul> </li> <li>4. Yes, this fee does also apply to the Lilydale Cemetery.</li> <li>5. As a comparative to other Tasmanian cemeteries, we can advise: <ul style="list-style-type: none"> <li>• Cornelian Bay: \$250</li> <li>• Kingston: \$250</li> <li>• Cambridge: \$250.</li> </ul> </li> </ol> <p>As a comparison to an interstate cemetery, Geelong (Victoria) charge \$225 for digging an oversize grave.</p>	<p>Rod Sweetnam (Director Facilities Management)</p>



Meeting Date and Item No.	Question	Answer	Officer Responsible
13 October 2014 10.4	<p>Alderman R J Sands asked:</p> <p>There was a large tree due to be pulled down at 30 Nichols Street two years ago. Can we investigate why this has not occurred?</p>	<p>The tree in question was inspected by Council's Parks Superintendent and Arborist.</p> <p>The large eucalyptus tree is on Council property and has declined in health since the last scheduled maintenance was performed, resulting in agreement to totally remove the tree within the next few months when ground surfaces allow machinery to access the site.</p> <p>The tree poses no risk or threat to the public at present or within the scheduled removal period and has not developed a greater lean than its natural growth pattern.</p> <p>Concerned residents have been notified of our planned intentions and are most satisfied with the outcome.</p>	Harry Galea (Director Infrastructure Services)

**6 PUBLIC QUESTION TIME**

**6.1 Caleb Wright - Maintenance of Doaks Road, Lilydale**

**Public Question:**

**Can Launceston City Council consider including all of Doaks Road in ongoing maintenance?**

**Harry Galea (Director Infrastructure Services) confirmed the road was previously in Lilydale's municipality and historically no maintenance on the specific area of the road has been undertaken.**

**The Mayor advised Aldermen that a Notice of Motion would be required for Council to include all of Doaks Road in Launceston City Council's municipal map for which Council is responsible for maintaining.**

**DECISION: 27/10/2014**

**RESOLUTION: (1):**

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

**That the order of business be amended to facilitate consideration of Item 18.1.**

**CARRIED UNANIMOUSLY 11:0**

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

## 7 PLANNING AUTHORITY

### 7.1 47-67 Lawrence Vale Road, South Launceston - Passive Recreation - public park; removal of 27 Radiata Pines

**FILE NO:** DA0364/2014

**AUTHOR:** Chloe Lyne (Consultant Planner)

**DIRECTOR:** Michael Stretton (Director Development Services)

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#### **DECISION STATEMENT:**

To consider an application for removal of 27 Radiata Pines from within the car park surrounding the Transport and Safety Centre.

#### **PREVIOUS COUNCIL CONSIDERATION:**

N/A

#### **RECOMMENDATION:**

That Council approve the application DA0364/2014 for the removal of 27 Radiata Pines at the Transport and Safety Centre, 47-67 Lawrence Vale Road, South Launceston subject to the following conditions and notes:

#### **1. ENDORSED PLANS & DOCUMENTS**

The 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. Transport and Safety Centre Pine Removal Development Application Site Plan 1:600, Undated.
- b. Transport and Safety Centre Car park Redevelopment Tree Survey, Prepared by Paul Suidgeest, Arborist, Undated.
- c. Landslide Risk Assessment, Prepared by Tasman Geotechnics, Road Safety Centre Lawrence Vale Road, South Launceston, Dated 10 September 2014.

#### **2. STAGING OF TREE REMOVAL**

The trees shall be removed in two stages as depicted on Map 2 (Stage 1) and Map 3 (Stage 2) of the 'Transport & Road Safety Centre Carpark Redevelopment Tree Survey' undertaken by Paul Suidgeest, Arborist.

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**7.1 47-67 Lawrence Vale Road, South Launceston - Passive Recreation - public park; removal of 27 Radiata Pines...(Cont'd)**

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**3. RETENTION OF STUMPS**

The stumps of the trees to be removed shall remain in situ for a period of 5 years or until such time as Council's Parks and Recreation Department have qualified advice that the root systems of the replacement trees have sufficiently established so as not to compromise land stability.

**4. REVEGETATION OF THE GRADED BANK**

Following the car park redevelopment, the area shall be revegetated with endemic trees, shrubs and ground covers immediately after the works have been undertaken as per a landscape plan to be prepared by a suitably qualified landscape architect.

**5. NO BURNING OFF**

No burning of any waste materials, generated by action on this approval, to be undertaken on-site. Any such waste materials to be taken to a licensed refuse disposal facility (e.g. Launceston Waste Centre).

**7. AMENITY**

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

Notes

Permit Commencement

*A. 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.*

*B. 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.*

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**7.1 47-67 Lawrence Vale Road, South Launceston - Passive Recreation - public park; removal of 27 Radiata Pines...(Cont'd)**

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Other Approvals

C. *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:*

- a) *Building Permit.*
- b) *Plumbing Permit.*

Aboriginal Heritage

D. *All Aboriginal Heritage is protected under the Aboriginal Relics Act 1975. If Aboriginal heritage is discovered at any time, works are to cease immediately and contact is to be made with Aboriginal Heritage Tasmania for advice.*

Noise

E. *Ensure the use of chainsaws complies with the Environmental Management & Pollution Control (Miscellaneous Noise) Regulations 2004.*

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**Mr M Stretton (Director Development Services) was in attendance to answer questions of Council in respect of Agenda Items 7.1 – 7.2 inclusive.**

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

**Michael Watts spoke to this item**

**Peter Whatley spoke to this item**

**Julie Whatley spoke to this item**

**Betty Tyson spoke to this item**

**Peter Riggall spoke to this item**

**DECISION: 27/10/2014**

**RESOLUTION: (1):**

**Moved Alderman J G Cox, seconded Alderman R L Armitage.**

**That the Recommendation be adopted.**

**CARRIED UNANIMOUSLY 11:0**

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- 7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and additions; construction of a structure - upgrade of the main complex entry and access pathways throughout, car parking alterations and associated works; alterations to parking arrangements in Council road reserve**

**FILE NO:** DA0387/2014

**AUTHOR:** Leon Murray (Development Planner)

**DIRECTOR:** Michael Stretton (Director Development Services)

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**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:**

It is recommended that in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2012, a permit be granted, for Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing- distillery (with cellar door); construction of a building - alterations and additions; construction of a structure - upgrade of the main complex entry and access pathways throughout, car parking alterations and associated works; alterations to parking arrangements in the Council road reserve at 1 & 1A Bridge Road, Launceston in accordance with the endorsed plans and subject to the following conditions.

**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 - Entry Sections, Prepared by Lange Design, Drawing No. PRR1113 - SP02, Project name Penny Royal Redevelopment, Rev. C, Dated 19/06/2014
  - b. Existing Floor Plans (Demolition), Prepared by Cumulous Studio, Drawing No. A01 - 00 A, Project name Penny Royal Gunpowder Mill Upgrade, Dated 04/06/2014
-

**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**

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- c. Proposed Ground Floor Plan, Prepared by Cumulous Studio, Drawing No. A01 - 01 A, Project name Penny Royal Gunpowder Mill Upgrade, Dated 04/06/2014
- d. Proposed First Floor Plan Stage 1, Prepared by Cumulous Studio, Drawing No. A01 - 02 A, Project name Penny Royal Gunpowder Mill Upgrade, Dated 04/06/2014
- e. Proposed First Floor Plan Stage 2, Prepared by Cumulous Studio, Drawing No. A01 - 03 A, Project name Penny Royal Gunpowder Mill Upgrade, Dated 04/06/2014
- f. Roof Plan Stage 1 & 2, Prepared by Cumulous Studio, Drawing No. A01 - 04 A, Project name Penny Royal Gunpowder Mill Upgrade, Dated 04/06/2014
- g. Elevations and Section A Plan, Prepared by Cumulous Studio, Drawing No. A03 - 00 B, Project name Penny Royal Gunpowder Mill Upgrade, Dated 10/09/2014
- h. Penny Royal Development - Stage 1A and 1B Traffic Impact Assessment, Prepared by GHD Pty Ltd, Dated September 2014
- i. Preliminary Rock Fall Investigation Penny Royal, Launceston, Prepared by E Bartlett, Tasman Geotechnics, Report No. TG14030/2 - 02report

### **AMENDED PLANS REQUIRED**

Prior to the commencement of any work or use, amended plans must be submitted to the satisfaction of the Council to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit.

- a. Site Plan submitted (Site Plan, Drafted by Lange Design, Project Name Penny Royal Redevelopment, Drawing PRR1113 - SP01, Rev. E, dated 02/10/2014). This must be re-named 'Landscape Plan'
- b. Site Plan, Drafted by Lange Design, Project Name Penny Royal Redevelopment, Drawing PRR1113 - SP01 Rev. E, dated 20/08/2014. This plan must be amended to provide two taxi parking spaces. The location of these spaces must be on site but the specific location is not mandated.

### **NOISE LEVELS**

Noise levels at the boundary of the site with any adjoining land must not exceed:

- a. 50 dB(A) day time;
  - b. 40 dB(A) night time; and
  - c. 5 dB(A) above background for intrusive noise.
-

- 7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**
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## **BICYCLE PARKING DIMENSIONS**

Bicycle parking dimensions for the external bicycle spaces have a minimum of:

- a. 1.7m in length;
- b. 1.2m in height;
- c. 0.7m in width at the handlebars;
- d. Unobstructed access with a width of at least 2m around the bicycle parking area and a gradient of no more than 0.5%; and
- e. Include a rail or hoop to lock the bicycles that meets AS2890.3.

## **LEGAL TITLE**

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

## **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.

## **WASTE DISPOSAL BINS - COMMERCIAL**

Trade waste disposal bins must be provided on the site. The bins provided must be screened from public view unless they are being serviced and must not occupy or obstruct access to any car parking or loading area indicated on the endorsed plans.

## **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.

## **TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2014/00831 - LCC) (attached).

## **SITE LANDSCAPING**

The landscaping must be:

- a. Installed in accordance with the endorsed Landscape Plan; and
  - b. Completed prior to the use commencing/Completed within 3 months of the use commencing; and
  - c. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.
-



- 7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**
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## **TREE MANAGEMENT PLAN IDENTIFYING PROTECTION OF TREES TO BE RETAINED**

Prior to any development being undertaken, a Tree Management Plan must be submitted to and endorsed by the Planning Authority. It must identify how existing trees identified for retention on the subject land will be retained and the construction types and methods for all works associated with the development will not adversely impact the health of the retained trees (this includes how AS4970 2009 - Protection of Trees on Development Sites will be achieved). No trees other than those identified on the submitted Landscape Plan may be removed without further approval from Council.

## **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, 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 signage denoting those temporary parking restrictions required to facilitate the on-site turning of delivery and service vehicles, where such manoeuvres occupy parking spaces;
- g. 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; and
- h. 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.

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**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**

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### **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.

### **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 must 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".

### **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 property boundary without the prior approval of the works by the Council's Roads and Hydraulics Department.

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**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**

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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.

**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.

**SUBMISSION AND APPROVAL OF PLANS**

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Director Infrastructure Services for approval. Such plans and specifications must:

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

**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**

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## **CONSTRUCTION OF WORKS**

All public infrastructure works and private works undertaken within the road reserve must be constructed in accordance with plans and specification approved by the Director Infrastructure Services

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

- a. Bridge Road
  - i. Provision of a dedicated bus zone on the southern side of Bridge Road immediately forward of the existing Metro Bus stop, complete with all line marking and necessary signage;
  - ii. Conversion of the existing loading zone outside No 2 Bridge Road to a combined bus and loading zone, complete with all line marking and necessary signage;
  - iii. The proposed new pathway from Bridge Road to the car park is to be 2.5 metres wide; and
  - iv. All necessary alterations to existing infrastructure (LCC and third party) required to facilitate the above.

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

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

- 7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**
- 

## **ACCESS OVER ADJACENT LAND**

Where it is necessary, for the construction of the public works, to gain access to land not in the ownership of the developer the supervising engineer must:

- a. Advise Council 21 days before access is required onsite so that notices pursuant to the *Urban Drainage Act 2013* can be issued to the landowner; then
- b. Contact the adjacent land owners to advise them of the proposed works and assess any of their (reasonable) requirements which should be incorporated in the works; and
- c. Ensure that client provides a signed statement advising the Council that they will pay all compensation cost for the easements and the Council's out-of-pocket costs (ie legal, valuation, etc if any). If the compensation claims appears unacceptable then the process under the *Land Acquisition Act 1993* will be followed.

## **COMMERCIAL VEHICLES**

Operating hours for commercial vehicles associated with the use must only be between 6.00am and 10.00pm.

## **DISTILLERY SPENT WASH MANAGEMENT**

Prior to the commencement of the operation of the distillery, a Spent Wash Management Plan must be submitted to the satisfaction of the Manager of Environmental Services.

The Plan must include:

- a. The approximate volume of spent wash (per day and annually);
- b. The method of collection and treatment;
- c. Transport details;
- d. Details of proposed disposal and/or beneficial reuse options;
- e. An explanation of the record keeping system for disposal/reuse;
- f. An advisory note for property owners accepting spent wash including details of the nature of the wash and storage and application requirements to prevent environmental harm.

Unless otherwise specified in writing by the Manager Environmental Services, spent wash management must be carried out in accordance with the approved Plan.

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- 7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**
- 

## **STORAGE OF ENVIRONMENTALLY HAZARDOUS MATERIALS**

Unless otherwise approved in writing by the Manager Environmental Services, each environmentally hazardous material, including distillery fermented malt barley wash, spent wash and chemicals, held in discrete volumes exceeding 25 litres, must, as far as practical and to the reasonable satisfaction of the Manager Environmental Services, be located within bunded areas or spill trays which are designed to contain at least 110% of the volume of the largest storage vessel.

## **SPILL KITS**

Spill kits appropriate for the types and volumes of materials handled on the land must be kept in appropriate locations to assist with the containment of spilt hazardous materials.

## **NOTIFICATION OF CHANGE IN ACTIVITY**

The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the distillery if such changes have been approved in writing by the Manager Environmental Services:

- a. A change to a process used in the course of carrying out the activity; or
- b. The construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
- c. A change in the quantity or characteristics of materials used in the course of carrying out the activity.

## **NOTIFICATION OF INCIDENT**

If an incident causing or threatening serious or material environmental harm from pollution occurs in the course of the activity (or activities) to which this Permit relates, then the person responsible for the activity (or activities) must:

- a. Immediately take all practicable action to minimise any adverse environmental effects from the incident, and,
  - b. As soon as reasonably practicable, but not later than 24 hours, after becoming aware of the incident, contact Council's Environmental Services Department on 0417 974 548.
-

**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)**

---

- c. Not later than 24 hours after becoming aware of the incident, provide a report to the Council's Environmental Services Department by facsimile to 03 6323 3395, or by hand delivery, outlining the nature of the incident, the circumstances in which it occurred and the action taken to deal with the incident (This report must be provided irrespective of whether the person responsible for the activity (or activities) has reasonable grounds for believing that the incident has already come to the notice of the Council's Environmental Services Department or any officer engaged in the administration or enforcement of the *Environmental Management and Pollution Control Act 1994*).

## **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.

## **DEMOLITION**

The developer must:

- a. Protect property and services which are to either remain on or adjacent to the site from interference or damage.
- b. Not undertake any burning of waste materials on site.
- c. Remove all rubbish from the site for disposal at a licensed refuse disposal site.
- d. Dispose of any asbestos found during demolition in accordance with the 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.*

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**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(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 DA0387/2014. 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.*

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.*

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**7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'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

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) <<http://www.rmpat.tas.gov.au>>*

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.*

Food Businesses

*Prior to the use of the cafes/restaurants, wine bar, whisky distillery and cellar door, the relevant operator/s must notify Council of their intention to operate a food business in accordance with the Food Act 2003. Food business registration is also required for certain uses.*

Regulated Systems

*If any production processes involve a cooling tower registration under the Public Health Act 1997 and compliance with the Guidelines for the Control of Legionella in Regulated Systems will be required.*

Place of Assembly

*Should it be intended that any of the venues be used for a public event a Place of Assembly licence will be required in accordance with the Public Health Act 1997. This requirement does not apply to private gatherings such as weddings and private parties.*

---

- 7.2 1A Bridge Road and 1 Bridge Road, Launceston - Food Services - cafes/restaurants; Community Meeting and Entertainment - function centre; Manufacturing and Processing - distillery (with cellar door); construction of a building - alterations and addition...(Cont'd)
- 

Hazardous Chemicals

*It is recommended that reference be made to the Work Health and Safety Regulations 2012 in respect to compliance with the regulatory laws specific to the control of hazardous chemicals. Additional assistance from a Dangerous Goods Consultant may be required prior to the set up phase of the distillery.*

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Robin Smith spoke to this item  
Joe Chromy spoke to this item  
Dean Cocker spoke to this item

Alderman Waddle took the Chair at 1:48pm.  
The Mayor resumed the Chair at 1:49pm.

**DECISION: 27/10/2014**

**RESOLUTION: (1):**

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

That the Recommendation be adopted.

**CARRIED UNANIMOUSLY 11:0**

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

**RESOLUTION: (2):**

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

That the order of business be amended to facilitate consideration of Item 20.1.

**CARRIED UNANIMOUSLY 11:0**

---

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

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**Tuesday 14 October 2014**

- Chaired Launceston Competitions AGM

**Wednesday 15 October 2014**

- Attended Newstead Christian School Senior Learning Hub Official Opening
- Attended Theatre North Big Friends Re-Launch Party

**Thursday 16 October 2014**

- Attended Launch of William Gow's ANZAC Diary

**Friday 17 October 2014**

- Officiated at Walkers Design Chalmers Church Re-Opening

**Saturday 18 October 2014**

- Attended New Horizons Club Gala Dinner & Auction

**Sunday 19 October 2014**

- Attended Good Neighbour Council Annual International Church Service
- Officiated at Seniors Afternoon Tea & Mini Expo

**Tuesday 21 October 2014**

- Attended Opening of Lupus Awareness Week
- Officiated at Presentation of the 2014 City of Launceston and Playgroup Tasmania Children's Week Awards

**Wednesday 22 October**

- Chaired St Giles AGM
  - Officiated and presented Award at Northern Children's Network Artastic
  - Attended Launceston Musical Society's Opening Night performance of *Spamalot*
-

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

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### Friday 24 October

- Attended Opening of the Reflexology Path
- Attended Encore Theatre Opening Night performance of *The Vicar of Dibley*

### Saturday 25 October

- Presented Award at CGU Business Excellence Awards

### In addition to the above, the Mayor noted:

- **Saturday 25 October attended the CGU Business Excellence Awards, with congratulations to all winners and finalists**
  - **Noted Errol Stewart's induction into the Hall of Fame**
  - **Congratulated Michael Stretton (Director Development Services) and his team on the innovation award for Council's new eServices program**
  - **Thanked Michael Stretton (Director Development Services) for all his achievements as Director and offered best wishes for his new role as General Manager at Waratah-Wynyard Council.**
-

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

---

- **Farewell to three Aldermen**

**Alderman Annette Waddle - Alderman Waddle was first elected on 1 April 1989 and held the position of Deputy Mayor from 1999 to 2005 and Acting Mayor from December 2001 to February 2002.**

**The Mayor noted and thanked Alderman Waddle for her work and effort on the following committees:**

**Council Internal Committees:**

**Community Grants Assessment Panel  
Events Sponsorship Assessment Panel  
Heritage Forest Advisory Committee  
Launceston Festival Committee**

**External Committees:**

**Cityprom Limited  
Launceston Tramway Museum Society Inc  
Launceston General Hospital Consumer Reference Group  
Migrant Resource Centre  
North Bank  
Theatre North Inc.**

**The Mayor thanked and congratulated Alderman Waddle for her work over the years within and outside Council, specifically her work with the Lilydale Progress Association and the Launceston Housewife's Association.**

---

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

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**Alderman Rosemary Armitage - Alderman Armitage was first elected on 28 October 2005 and held the position of Deputy Mayor from 2007 to 2009.**

**The Mayor noted and thanked Alderman Armitage for her and efforts on the following committees:**

**Council Internal Committees:**

**Australia Day Awards and Hall of Fame Committee**

**Cataract Gorge Advisory Committee**

**Launceston Safer Communities Partnership**

**Youth Advisory Group**

**External Committees:**

**Launceston Festival Committee.**

**The Mayor thanked and congratulated Aldermen Armitage for her work over the years within and outside Council.**

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

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**Alderman Ian Norton - Alderman Norton was elected in November 2007**

**The Mayor noted and thanked Alderman Norton for his work and efforts on the following committees:**

**Council Internal Committees:**

**Australia Day Awards and Hall of Fame Committee  
Cataract Gorge Advisory Committee  
Events Sponsorship Assessment Panel  
Community Grants Assessment Panel  
Launceston Access Advisory Committee  
Youth Advisory Group**

**External Committees:**

**Launceston College Association  
Launceston Safer Communities Partnership  
Launceston Tramway Museum Society Inc  
Migrant Resource Centre.**

**The Mayor thanked and congratulated Alderman Norton for his work over the years within and outside Council.**

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**9 ALDERMEN'S/DELEGATES' REPORTS****9.1 Alderman Peck - Update from Cityprom**

**Alderman A C Peck reported:**

- **On Saturday 25 October 2014 a successful Fiesta on George took place with an attendance of 5,000**
  - **The fairy lights in the Quadrant Mall have been installed**
  - **On Friday 21 November 2014, "Christmas in the City", including the light up of the Christmas tree, will be held in the Brisbane Street Mall**
  - **Cityprom's AGM will be held on Wednesday 29 October 2014**
  - **Attended opening of new entrance to the Launceston Airport - the new exit will be finished soon**
  - **The Launceston Airport Stakeholder's Meeting will be held on Tuesday 28 November 2014**
  - **Acknowledged Marty Smith's recent wine scholarship trip to Council's Sister City, Napa and noted a possible visit from a Napa citizen in mid-March/April 2015.**
-



**9.2 Alderman McKendrick - Tasmanian Health Organisation North Committee**

**Alderman R L McKendrick reported:**

- **The Tasmanian Health Organisation North Committee is now a northern regional committee**
  - **The school programs being run at Franklin House have proven successful**
  - **Wished the re-standing Aldermen all the best for in the upcoming election**
  - **Provided views on the State Government's recent changes to electoral arrangements.**
-

## 9.3 Alderman Norton - Launceston Tramway Museum Society Inc

Alderman I S Norton reported:

- Noted ongoing initiative for trams at Inveresk and advised he would still attend the society meetings as a volunteer
  - Advised he would also retain the Chair at the Launceston College Association, in a community member capacity
  - Attended the previous meeting of the Youth Advisory Group and advised his last meeting with the Youth Advisory Group would be Tuesday 28 October 2014.
-

**9.4 Alderman Gibson - University of Tasmania's 125th Anniversary Celebrations Committee**

**Alderman D C Gibson reported:**

- **The following initiatives for the University's 125<sup>th</sup> Anniversary Celebrations, next year include:**

**Sponsored yacht in the 2014 Sydney to Hobart Race  
Community Civic Reception early in 2015  
Significant UTAS Exhibitions at QVMAG  
Educational Tourism Trail  
Book publication  
Website publication  
Lecture Series.**

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## 9.5 Alderman Armitage - Launceston Youth Advisory Group and Festivale

Alderman R L Armitage reported:

- **Attended the previous meeting of the Youth Advisory Group and commended Wendy Newton (Youth and Community Officer) for her coordination of the group**
  - **Commended a survey publication by the Youth Advisory Group for those not yet of voting age**
  - **Acknowledged the Youth Advisory Group's attendance at Seniors Week at Aurora Stadium**
  - **Noted that Festivale won the award for Outstanding Visitor Experience at Cityprom's award night**
  - **Advised that Festivale will be being held on 13, 14 and 15 February 2015 and highlighted the events for these days.**
-

## 9.6 Alderman Soward - Outgoing Council Remarks

Alderman R I Soward reported:

- Reflected on the work of the current Council and offered congratulations to Alderman Waddle, Alderman Armitage and Alderman Norton.
-

**10 QUESTIONS BY ALDERMEN**

**10.1 Alderman McKendrick - Hobart Road / Victoria Street intersection**

**Alderman R L McKendrick asked:**

**Can the road changes at the Hobart Road / Victoria Street intersection be put on hold until after the election when the new Council commences?**

**Harry Galea (Director Infrastructure Services) advised the road changes will be put on hold.**

## 10.2 Alderman Gibson - Charlton Street Playground Status

Alderman D C Gibson asked:

Can Council provide a status report on the Charlton Street Playground and advise when the matter will be brought up to date?

This question was taken on notice.

---

**10.3 Alderman McKenzie - Doaks Road Matter**

**Alderman D H McKenzie asked:**

**Can the Director Infrastructure Services provide a report regarding the Doaks Road matter to the newly elected Council at a future Strategic Planning and Policy Committee meeting?**

**The Mayor advised this will be taken on board.**



## **10.4 Alderman Sands - Inveresk Walkway**

**Alderman R J Sands asked:**

**Regarding the cost of laying the granite tiles on the walkways on the northern side of the new levy wall, are the two square sections near Boland Street which are still to be concreted and tiled included in the \$257,000 expended on the walkway?**

**Robert Dobrzynski (General Manager) advised that a corrected figure of \$231,000 had been distributed. Robert Dobrzynski (General Manager) asked if Alderman Sands could clarify the exact location of the specific areas and this would be followed up.**

**Alderman Sands clarified the area was at the Boland Street and Tamar Street tiled sections.**

**Has the Launceston Flood Authority agreed to cut down on the barrier extension on the top of new levy wall?**

**The Mayor advised the Launceston Flood Authority was considering levelling the current levy wall with the curved shape to create a straight edge.**

---

**10.5 Alderman Peck - 70 Lilydale Road**

**Alderman A C Peck asked:**

**Regarding the issue previously raised regarding dust across the road at 70 Lilydale Road, can Council advise where the process is at?**

**Michael Stretton (Director Development Services) responded that the process for handling this matter will be determined by the outcome of the investigation currently taking place.**

**10.6 Alderman Sands - 70 Lilydale Road**

**Alderman R J Sands asked:**

**When will Council receive a report on the investigation at 70 Lilydale Road from the compliance officer?**

**Michael Stretton (Director Development Services) responded that a date will be followed up and a brief will be included in the Aldermen's Bulletin.**

**11 COMMITTEE REPORTS****11.1 Heritage Advisory Committee****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Urban Design & Heritage Planner)**DIRECTOR:** Michael Stretton (Director Development Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Heritage Advisory Committee's meeting held on 28 August 2014.

**RECOMMENDATION:**

That Council receive the report from the Heritage Advisory Committee meeting held on 28 August 2014.

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**Mr M Stretton (Director Development Services) was in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION: 27/10/2014****RESOLUTION: (1):****Moved Alderman R L McKendrick, seconded Alderman R I Soward.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 11:0**

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**11.2 Pedestrian & Bike Committee Meeting - 14 October 2014****FILE NO:** SF0618**AUTHOR:** Julie Tyres (Administration Officer - Road Assets)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive and consider reports from the Pedestrian & Bike Committee.

**RECOMMENDATION:**

That the Council receive the report from the Pedestrian & Bike Committee Meeting held on 14 October 2014.

---

**Mr H Galea (Director Infrastructure Services) was in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION: 27/10/2014****RESOLUTION: (1):****Moved Alderman D H McKenzie, seconded Alderman R L McKendrick.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 11:0**

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## 12 COUNCIL WORKSHOPS

The following Council workshops were held on 20 October 2014:

- New Planning Scheme
- City Heart Community Engagement Report

## 13 PETITIONS

Nil

## 14 NOTICES OF MOTION - FOR CONSIDERATION

No Reports

## 15 DEVELOPMENT SERVICES

No Reports

## 16 FACILITIES MANAGEMENT

No Reports

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**17 QUEEN VICTORIA MUSEUM AND ART GALLERY****17.1 Queen Victoria Museum and Art Gallery Annual Report 2013/2014****FILE NO:** SF5784**AUTHOR:** Leila Wagner (Personal Assistant)**DIRECTOR:** Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

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**DECISION STATEMENT:**

Presentation of Queen Victoria Museum and Art Gallery 2013/2014 Annual Report.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council approve the Queen Victoria Museum and Art Gallery 2013/2014 Annual Report and its submission to the Minister for the Arts, Tasmanian State Government in accordance with the Local Government Act 1993.

---

**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: 27/10/2014****RESOLUTION: (1):****Moved Alderman R L McKendrick, seconded Alderman D H McKenzie.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 11:0**

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**18 INFRASTRUCTURE SERVICES****18.1 Kings Park Area - Sustainable Parking/Access Study****FILE NO:** SF0859 SF1205 18147 102570**AUTHOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider the undertaking of a study to determine adequacy of parking and changes to traffic within the Kings Park area.

**PREVIOUS COUNCIL CONSIDERATION:**

Council meeting 27 October 2014 - Item 7.2  
Consideration of development application at the Penny Royal development

**RECOMMENDATION:**

That Council approve the commissioning of a study to determine the adequacy of car parking and necessity for changes to traffic management (including pedestrians) within the Kings Park area where such study to be in accordance with the project brief tabled as Attachment 1.

---

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

**The meeting considered this item at 1:08pm after item 6.1.**

**Dean Cocker spoke to this item  
Ian Abernethy spoke to this item**

**DECISION: 27/10/2014****RESOLUTION: (1):**

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

**That the Recommendation be adopted.**

**CARRIED UNANIMOUSLY 11:0**

**The meeting returned to item 7.1 at 1:15pm.**

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**18.2 Proposed Street Name - Ardea Drive****FILE NO:** SF0621; DA0669/2011**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider approval of a street name for a new rural road in Swan Bay.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That pursuant to the provisions of the Local Government (Highways) Act 1982 and Survey Co-ordination Act 1944, Council resolves to approve the name Ardea Drive for the rural road off Windermere Road, Swan Bay between Atratus Rise and Swan Drive.

---

**DECISION: 27/10/2014****RESOLUTION: (1):****Moved Alderman R L McKendrick, seconded Alderman D H McKenzie.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 11:0**

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**18.3 Proposed Street Name - Millhaven Way****FILE NO:** SF0621; DA0008/2013**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider approval of a street name for a new rural road in Swan Bay.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That pursuant to the provisions of the Local Government (Highways) Act 1982 and Survey Co-ordination Act 1944, Council resolves to approve the name Millhaven Way for the rural road off Los Angeles Road, Swan Bay between 318 and 398 Los Angeles Road.

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**DECISION: 27/10/2014****RESOLUTION: (1):****Moved Alderman R L McKendrick, seconded Alderman R I Soward.****That the Recommendation be adopted.****CARRIED UNANIMOUSLY 11:0**

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**19 CORPORATE SERVICES**

**No Reports**

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## COUNCIL MINUTES

Monday 27 October 2014

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### 20 GENERAL MANAGER

#### 20.1 North Bank Masterplan Amendments

**FILE NO:** SF3068

**AUTHOR:** Matthew Skirving (Manager Architectural Services)

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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#### **DECISION STATEMENT:**

To consider modifications to the North Bank Masterplan to ensure cohesive integration between the public open space precinct at North Bank, and the amended Silo redevelopment proposal.

#### **PREVIOUS COUNCIL CONSIDERATION:**

Council Meeting 23 September 2013  
Item 17.2 North Bank Masterplan.

Council Meeting 3 December 2013  
Item 14.1 North Bank Land Use Study.

Workshop 15 September 2014  
Update on amendments to the Silo Development and Former Woolstore building.

Council Meeting 13 October 2014  
Item 20.1 North Bank Masterplan Amendments.  
Item deferred to next Council meeting

SPPC Meeting 20 October 2014  
Item 4.3 North Bank Masterplan Amendments

#### **RECOMMENDATION:**

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.
-

**20.1 North Bank Masterplan Amendments...(Cont'd)**

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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 DA0423/2014 lodged with Council on 17<sup>th</sup> September 2014.
4. The request to demolish and salvage construction materials from the Woolstore building, for use as feature elements in the Silo Hotel development, at no cost to Council apart from waste material disposal.

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

1. Modifications 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.

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**Mr R Dobrzynski (General Manager) and Mr M Skirving (Manager Architectural Services) were in attendance to answer questions of Council in respect of this Agenda Item.**

**The meeting considered this item at 1:52pm after item 7.2.**

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## 20.1 North Bank Masterplan Amendments...(Cont'd)

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David McKenzie spoke to this item  
Gillian Marsden spoke to this item  
Isis St Pierre spoke to this item  
Duncan Burns spoke to this item  
Joel Fletcher spoke to this item  
Tom Ellison spoke to this item  
Errol Stewart spoke to this item

Ald R L McKendrick withdrew from the meeting at 2:02pm.  
Ald R L McKendrick re-attended the meeting at 2:03pm.

Ald R I Soward withdrew from the meeting at 2:07pm.  
Ald R I Soward re-attended the meeting at 2:08pm.

### DECISION: 27/10/2014

#### RESOLUTION: (1):

Moved Alderman A C Peck, seconded Alderman D H McKenzie.

That the Recommendation be adopted.

#### RESOLUTION: (2):

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

That the item be deferred to allow for a public consultation period of 21 days.

LOST 3:8

FOR VOTE - Ald I S Norton, Ald D C Gibson, Ald R J Sands

AGAINST VOTE - Ald A M van Zetten, Ald D H McKenzie, Ald A L Waddle, Ald R L McKendrick, Ald R L Armitage, Ald R I Soward, Ald J G Cox, Ald A C Peck

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**20.1 North Bank Masterplan Amendments...(Cont'd)**

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**RESOLUTION: (3):**

Moved Alderman R L McKendrick, seconded Alderman R L Armitage.

That an extension of speaking time of 3 minutes be granted to Alderman R I Soward.

**CARRIED UNANIMOUSLY 11:0**

**THE SUBSTANTIVE MOTION (Res 1) WAS PUT AND CARRIED 8:3**

**FOR VOTE - Ald A M van Zetten, Ald A L Waddle, Ald R L McKendrick, Ald R L Armitage, Ald R I Soward, Ald D H McKenzie, Ald J G Cox, Ald A C Peck**  
**AGAINST VOTE - Ald I S Norton, Ald R J Sands, Ald D C Gibson**

The Mayor adjourned the meeting at 3.02pm.

The Mayor reconvened the meeting at 3.20pm.

The meeting returned to item 8.1.

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**21 URGENT BUSINESS**

Nil

**22 INFORMATION / MATTERS REQUIRING FURTHER ACTION**

Nil

**23 CLOSED COUNCIL**

No Reports

**24 MEETING CLOSURE**

The Mayor closed the meeting at 4.15pm.

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