



LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 8 SEPTEMBER 2014**

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 8 September 2014

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

Date: 8 September 2014

Time: 1.00 pm

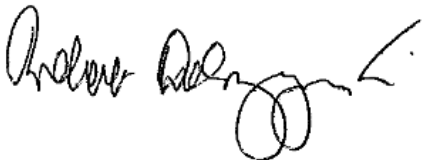
Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Robert Dobrzynski
General Manager

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 8 September 2014

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES	1
2	DECLARATION OF PECUNIARY INTERESTS	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATION	2
5	ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME	2
6	PUBLIC QUESTION TIME	2
7	PLANNING AUTHORITY	3
7.1	64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles	3
7.2	14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling	11
8	ANNOUNCEMENTS BY THE MAYOR	18
8.1	Mayor's Announcements	18
9	ALDERMEN'S/DELEGATES' REPORTS	20
9.1	Ald Peck - Report from Cityprom	20
9.2	Ald McKenzie - Launceston Access Committee	21
9.3	Ald McKendrick - Variety Concert for the Community, Able Australia	22
9.4	Ald Gibson - St Giles Walk with Me, Tournament of Minds Challenge & UTAS 125 Years	23

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 8 September 2014

Item No	Item	Page No
10	QUESTIONS BY ALDERMEN	24
10.1	Ald Peck - Segways	24
10.2	Ald Peck - Email from resident	25
10.3	Ald Peck - Traffic concerns along Hobart Rd near the Kings Meadows Shopping District	26
10.4	Ald Gibson - Launceston Liquor Accord	27
10.5	Ald McKenzie - Notice of Motion 28 January 2014 - Planning Scheme Review	28
10.6	Ald McKendrick - Traffic concerns along Hobart Rd	29
11	COMMITTEE REPORTS	30
12	PETITIONS	30
13	NOTICES OF MOTION - FOR CONSIDERATION	30
14	DEVELOPMENT SERVICES	31
14.1	Draft Youth Engagement Framework - Public Consultation	31
14.2	Event Sponsorship - Round 2 2014/2015	32
14.3	City of Launceston Asia Engagement Strategy	37
14.4	Review of the Tasmanian Building Regulatory Framework	40
15	FACILITY MANAGEMENT (No Reports)	43
16	QUEEN VICTORIA MUSEUM AND ART GALLERY (No Reports)	43

LAUNCESTON CITY COUNCIL

COUNCIL MINUTES

Monday 8 September 2014

Item No	Item	Page No
17	INFRASTRUCTURE SERVICES	44
17.1	Proposed street name - Peppermint Place	44
18	CORPORATE SERVICES	45
18.1	Draft City of Launceston Strategic Plan 2014-2024	45
19	GENERAL MANAGER	46
20	URGENT BUSINESS	46
21	INFORMATION / MATTERS REQUIRING FURTHER ACTION	46
22	CLOSED COUNCIL (No Reports)	46
23	MEETING CLOSURE	46

1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES

The Mayor opened the meeting at 1.00pm and noted apologies from Alderman J D Ball and Alderman R L Armitage.

2 DECLARATION OF PECUNIARY INTERESTS

Alderman D C Gibson declared a pecuniary interest in Agenda Item 14.2 (No. 6).

3 CONFIRMATION OF MINUTES

RECOMMENDATION:

1. That the Minutes of the meeting of the Launceston City Council held on 25 August 2014 be confirmed as a true and correct record.

DECISION: 08/09/2014

RESOLUTION: (1):

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

That Recommendation 1 be adopted.

CARRIED UNANIMOUSLY 10:0

2. That the Minutes of the meeting of the Launceston City Council held on 25 August 2014 in closed session be confirmed as a true and correct record.

RESOLUTION: (2):

Moved Alderman I S Norton, seconded Alderman J G Cox.

That Recommendation 2 be adopted.

CARRIED UNANIMOUSLY 10:0

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 inclusive.

7 PLANNING AUTHORITY**7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles****FILE NO:** DA0321/2014**AUTHOR:** Catherine Mainsbridge (Senior Town Planner)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council approves DA0321/2014 for Residential - multiple dwellings; construction of two dwellings at 64A Lyttleton Street, East Launceston; boundary adjustment between two titles at 64A & 66 Lyttleton Street, 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, Prepared by S Group, Drawing No. A1-001 Rev C, Dated 29/7/2014, Plan to be amended.
 - b. Townhouse 01 Plan, Prepared by S Group, Drawing No. A2-002 Rev C, Dated 29/7/2014.
 - c. Townhouse 02 Plan, Prepared by S Group, Drawing No. A2-002 Rev C, Dated 29/7/2014.
 - d. Townhouse 01 Elevations, Prepared by S Group, Drawing No. A3-001 Rev C, Dated 29/7/2014, Elevation to be amended.
 - e. Townhouse 02 Elevations, Prepared by S Group, Drawing No. A3-002 Rev C, Dated 29/7/2014.
-

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

AMENDED PLANS REQUIRED

Prior to the commencement of any works on site, 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 and will then form part of the Permit. The amended plans must show:

- a. The proposed boundary between the two lots is to be moved 900mm towards 66 Lyttleton Street to provide a compliant 1.9m setback for proposed dwelling 1.
- b. The south facing window of the lounge of dwelling 2 must be opaque.

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.

EXTERIOR AND SECURITY LIGHTING

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

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.

NON REFLECTIVE EXTERIOR FINISH

All external cladding and roofing of the buildings must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council. The roofs should be clad in a darker colour to minimise impacts.

TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2014/00687-LCC) (attached).

DEMOLITION

- a. All demolition works must ensure the protection of property and services which are to either remain on or adjacent to the site from interference or damage.
 - b. Burning of waste materials must not be undertaken on site.
 - c. All rubbish/debris must be removed from the site for disposal at a licensed refuse disposal site.
-

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan;
- b. Include reinstatement of any landscaping that aligns the boundary and that on adjoining properties.
- c. Completed prior to the sealing of any strata title; and
- d. Maintained as part of the development. It must not be removed, destroyed or lopped without the written consent of the Council.

FENCING

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

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

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 Australian Standards AS 2890.1 Off-street car parking.
- b. Be properly constructed to such levels that they can be used in accordance with the plans,
- c. Be surfaced with a fully sealed, debris free surface of concrete, asphalt or square edged pavers,
- d. Be drained to Councils requirements,
- e. Be line-marked or otherwise delineated to indicate each car space and access lanes,
- f. 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.

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.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

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 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".

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.

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.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

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.

FILLING OF LAND

Site filling that exceeds a depth of 300 mm must comply with the provisions of AS3798 Guidelines on earthworks for commercial and residential developments current at the time of the application. Prior to the use commencing, a Civil Engineer must certify that all the works have been carried out in accordance Australian Standard AS 3798 and the endorsed plan.

CONSTRUCTION OF RETAINING WALLS

All retaining walls, irrespective of height, located within 1.5 metres of the property boundaries are to designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

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.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

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.

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 (DA0321/2014). 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.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

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.

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.

Strata Title Approval

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

Mr M Stretton (Director Development Services), Ms C Mainsbridge (Senior Town Planner) and Mr L Murray (Development Planner) were in attendance to answer questions of Council in respect of Agenda Items 7.1 – 7.2 inclusive.

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

Ann Shipp spoke against this item.

- 7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)
-

DECISION: 08/09/2014

RESOLUTION: (1):

Moved Alderman A C Peck, seconded Alderman D C Gibson.

Alternate Motion:

That Council refuses DA0321/2014 for Residential - multiple dwellings; construction of two dwellings at 64A Lyttleton Street, East Launceston; boundary adjustment between two titles at 64A & 66 Lyttleton Street, on the following grounds:

1. *The proposed development does not comply with Clause 11.4.2.9 'Overlooking' – Performance Criteria P2 because the proposed dwellings have not been designed to minimise overlooking of the dwellings associated with the adjoining properties to the north (60 Lyttleton Street), east (62 and 64 Lyttleton Street), south (66 Lyttleton Street) and west (11, 13 and 15 Hornsey Avenue). The proposed dwellings will contain habitable room windows and decks which will directly overlook habitable room windows and private open space within these adjoining properties (notwithstanding the timber screen on the northern side of the Townhouse 2 deck and the location of physical screening devices along the property boundaries).*
2. *The proposed development does not comply with Clause 11.4.4.2 'Lot Area, Building Envelopes and Frontage' Performance Criteria A4 because the proposed lot to accommodate the proposed multiple dwellings (to be created by boundary adjustment) because a right of way will not be provided over adjoining land to provide for a mandatory 4 m minimum frontage.*
3. *The proposed development does not comply with Clause E6.7.3 'Design and Layout of Car Parking' Performance Criteria P2 because the proposed dwellings include posts and structural supports located within the driveways which restrict the ability for vehicles to adequately manoeuvre into and out of car parking spaces within the site.*

That the Alternate Motion be adopted.

CARRIED UNANIMOUSLY 10:0

COUNCIL MINUTES

Monday 8 September 2014

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling

FILE NO: DA0291/2014

AUTHOR: Leon Murray (Development Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

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 Residential - single dwelling; construction of a building at 14A Como Crescent, Newstead in accordance with the endorsed plans and subject to the following conditions.

ENDORSED PLANS

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

- a. Site Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 01a, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
 - b. Planning Site Plan, Prepared by Prime Design Drawing No. 14119 - 01, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
 - c. Ground Floor Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 02, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
 - d. First Floor Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 03, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
 - e. Elevations Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 04, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
-

COUNCIL MINUTES

Monday 8 September 2014

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

- f. Elevations Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 05, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- g. Perspectives Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 06, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014

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.

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.

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 undertaken by, or under the supervision of a tradesman/contractor who is registered with Council as a "Registered Contractor".

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

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

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site while works are being undertaken and all works must be in accordance with the plan.

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.

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.

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.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

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.

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 DA0291/2014. 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.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

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

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.

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.

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.

Trisha Pickersgill (Prime Design) spoke to the item.

Arthur Smedley spoke against the item.

Jim Dickinson spoke against the item.

Trisha Doyle spoke against this item.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

DECISION: 08/09/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

No voting took place.

RESOLUTION: (2):

Moved Alderman R I Soward, seconded Alderman I S Norton.

That item 7.2 lay on the table for debate later in the meeting.

CARRIED UNANIMOUSLY 10:0

At 1.48pm, the Mayor announced that Council was no longer acting as Planning Authority.

At 2.37pm, the Mayor announced that Council is now acting as a Planning Authority.

RESOLUTION: (3):

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

That item 7.2 no longer lay on the table.

CARRIED UNANIMOUSLY 10:0

The Motion for Resolution (1) was withdrawn by Alderman McKenzie with the unanimous consent of Council.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

RESOLUTION: (4):

Moved Alderman R J Sands, seconded Alderman J G Cox.

Alternate Motion:

That Council refuse DA0291/2014 on the following grounds:

- 1. The proposal is contrary to the objective of standard 11.4.1.1 and performance criteria 11.4.1.1 P1. The proposal is not compatible with the relationship of existing buildings to the road in terms of setback, and the proposal does not have sufficient regard to streetscape character to allow its integration into the existing streetscape of Como Crescent.**
- 2. The proposal is contrary to standard 11.4.1.3 and performance criteria 11.4.1.3 as the proposal:**
 - a. does not have sufficient regard for the consistency of the Como Crescent streetscape; and**
 - b. has an unreasonable visual impact when viewed from an adjoining lot.**

That the Alternate Motion be adopted.

CARRIED UNANIMOUSLY 10:0

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

Tuesday 26 August

- Attended RACT luncheon to celebrate 50 year membership in 2014
- Attended Hydro Tas official opening of 100 Years of Hydro
- Hosted official dinner with Indonesian delegation

Wednesday 27 August

- Officially welcomed guests at Opening of WW1 Exhibition with His Excellency, the Governor General and Lady Cosgrove
- Officiated at Tasmanians for Recognition Forum

Thursday 28 August

- Attended Kings Meadows High School High Impact Program luncheon

Friday 29 August

- Attended LCCI State Budget Luncheon with the Hon Peter Gutwein MP
- Attended City Park Radio 2014 Translator Project Radiothon launch
- Attended NTJFA 2014 Best & Fairest Dinner

Saturday 30 August

- Attended City Park Radio AGM

Sunday 31 August

- Attended Lilydale Bowls Club Afternoon Tea for Alderman Annette Waddle

Wednesday 3 September

- Officiated at Australian National Flag Day
- Attended opening night performance of Scotch Oakburn College "I Never Saw Another Butterfly"

Friday 5 September

- Assisted with judging National Trust Expressions of Interest for "Welcome Wall" project
- Officially opened Art Exhibition "Japonisme and the Rise of the Modern Art Movement"

Saturday 6 September

- Officiated at St Giles Walk With Me event
-

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

In addition to the above, the Mayor noted:

- Unfortunately, the Australian National Flag Day event was cancelled.
 - The National Trust Expressions of Interest for "Welcome Wall" project event was postponed.
 - Friday 5 September - attended Life & Beth presented by Three River Theatre.
 - Saturday 6 September - attended the City of Launceston Philharmonic Orchestra concert. Congratulations to the organisation committee member Eamon Sneddon, Musical Director Stephen King and Concertmaster Michael Stocks.
-

9 ALDERMEN'S/DELEGATES' REPORTS

9.1 Ald Peck - Report from Cityprom

- **Reminder to all that the 'Fiesta on George' begins on Saturday 18 October 2014.**
 - **Piano in the Mall - Harris Scarf has kindly offered to house the piano when not in use.**
 - **An Umbrella Art installation is currently in the works.**
 - **Cityprom is currently working with the Launceston City Council regarding the installation of fairy lights in the three trees within Quadrant Mall.**
 - **Social Media of the Month to be launched soon.**
-

9.2 Ald McKenzie - Launceston Access Committee

- **Attended the Launceston Access Committee meeting and acknowledged that this meeting was Alderman Norton's last and would therefore like to pass the Committee's thanks to Alderman Norton for his continued support and contributions towards the Committee.**
-

9.3 Ald McKendrick - Variety Concert for the Community, Able Australia

- **Monday 8 September - attended a Variety Concert for the community celebrating diversity through music, drama, dance and other artistic forms conducted by Able Australia.**
 - **Congratulations to Brooks High School for their involvement with Able Tasmania.**
 - **On behalf of Fusion Australia, Alderman McKendrick presented Council with a Certificate of Appreciation for all their continued support given to Fusion Australia Variety concerts.**
-

9.4 Ald Gibson - St Giles Walk with Me, Tournament of Minds Challenge & UTAS 125 Years

- **Attended the St Giles Walk with Me.**
 - **Saturday 6 September - over 435 young people participate in the Tournament of Minds Challenge.**
 - **The UTAS 125th Anniversary Committee is in full steam. Preparations are going ahead for celebrating this milestone. All ideas are welcome.**
 - **A reminder to all that the Junction Arts Festival will be held on Wednesday 10 September through to Sunday 14 September.**
-

10 QUESTIONS BY ALDERMEN

10.1 Ald Peck - Segways

When will the Council receive a recommendation regarding Segways?

Response provided by Michael Stretton (Director Development Services):

It is expected that a recommendation will be presented to Council in the next week or two. An exact date will be distributed to Aldermen.

10.2 Ald Peck - Email from resident

In regard to an email received from a resident concerning the development works of a property close to their own on Elphin Road, can Council address some of these issues as this matter has been an ongoing one?

Response provided by Robert Dobrzynski (General Manager):

Further information will be sought from Alderman Peck regarding the concerns outlined in this email and the matter will be investigated.

10.3 Ald Peck - Traffic concerns along Hobart Rd near the Kings Meadows Shopping District

Along Hobart Road Kings Meadows Shopping District Hobart Rd traffic seems to be travelling too fast which is causing pedestrian safety concerns. Are we doing anything about it or can we do anything about this?

Response provided by Robert Dobrzynski (General Manager):

We are looking at developing an overall plan for the shopping district. Aldermen will be aware that part of the Greater Launceston Plan incorporates the creation of district centre plans. There is clearly an issue of pedestrian safety particularly when crossing the road which has been evident from site inspections conducted with Harry Galea (Director Infrastructure Services). Concerns have been raised and action will be taken soon.

Ald Soward withdrew from the meeting at 1.44pm.

Ald Soward re-attended the meeting at 1.46pm

10.4 Ald Gibson - Launceston Liquor Accord

What is the Status of the Launceston Liquor Accord?

This question was taken on notice by Michael Stretton (Director Development Services).

10.5 Ald McKenzie - Notice of Motion 28 January 2014 - Planning Scheme Review

I would like to follow up on the status of a planning motion I put forth at the Council meeting on 28 January 2014.

This question was taken on notice by Michael Stretton (Director Development Services).

10.6 Ald McKendrick - Traffic concerns along Hobart Rd

In relation to Ald Peck's Question regarding traffic along Hobart Road near the Kings Meadows Shopping District, are we able to install a pedestrian light in the centre of the strip as a short term solution?

Response provided by Harry Galea (Director Infrastructure Services):

Infrastructure Services have just completed the community consultation on the Launceston Traffic Futures which in part included the Kings Meadows Traffic Study. There were a number of comments seeking a more organised pedestrian crossing mid-block in the Kings Meadows Shopping precinct. In addition to this, Infrastructure Services are nearing completion of a project reviewing speed limits in the Launceston urban area and it is likely that officers will recommend a 40km/hr. limit in both the Kings Meadows and Mowbray shopping centres. Both of these projects will soon be tabled at Council or an SPPC workshop to allow them to proceed to approval.

11 COMMITTEE REPORTS

Nil

12 PETITIONS

Nil

13 NOTICES OF MOTION - FOR CONSIDERATION

Nil

DIRECTORATE MINUTES ITEMS**14 DEVELOPMENT SERVICES****14.1 Draft Youth Engagement Framework - Public Consultation****FILE NO:** SF0134**AUTHOR:** Wendy Newton (Youth and Community Officer)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

That the Council receives and considers the draft Youth Engagement Framework and Discussion Paper for public consultation.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting 1 September 2014 - Item 4.4

RECOMMENDATION:

That the Council endorses the draft Youth Engagement Framework and Discussion Paper for public consultation.

Mr M Stretton (Director Development Services), Ms W Newton (Youth and Community Officer) and Ms L Hurst (Manager Community Events) were in attendance to answer questions of Council in respect of this Agenda Item.

Ald Sands withdrew from the meeting at 1.50pm.

DECISION: 08/09/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED 9:0

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

ABSENT. DID NOT VOTE - Ald R L Armitage, Ald J D Ball, Ald R J Sands.

14.2 Event Sponsorship - Round 2 2014/2015

FILE NO: SF6091

AUTHOR: Angela Walsh (Grants & Sponsorship Officer)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To respond to requests for event sponsorship received in Round 2 2014/2015 (for events 1 January - 31 July 2015).

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the following event sponsorship applications receive the recommended sponsorship amounts:

No	Request	Details	Score	Requested	Recommend	SPL	Page
1	Orienteering Tasmania Inc.	2015 Oceania Orienteering Championships & World Cup (Round One) - 2-11 January 2015	100%	\$10,000	\$10,000	2	1-15
2	Lilydale Sub-Branch (RSL) Inc.	Anzac Day Centenary Commemoration & Exhibition (25 April 2015) Exhibition (24 April - 4 May)	99%	\$2,700	\$2,700	1	16-26
3	Tasmanian Sport & Events	Women's 5k - 1 March 2015	97%	\$15,000	\$10,000	2	27-38
4	Tennis Tasmania *	Launceston Tennis International - 8-15 February 2015	97%	\$15,000	\$15,000	3	39-51
5	RSPCA Tas. (Launceston Branch)	Million Paws Walk - 17 May 2015	92%	\$5,000	\$5,000	1	52-63
6	Encore Theatre Company Inc.	EVITA - 6-14 March 2015	92%	\$10,000	\$10,000	2	64-77

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

No	Request	Details	Score	Requested	Recommend	SPL	Page
7	Tasmanian Turf Club Inc.	Launceston Cup - 25 February 2015	92%	\$20,000	\$20,000	4	78-89
8	The Launceston Players Society	'Pack Up Your Troubles' - 29 April - 9 May 2015	89%	\$5,000	\$5,000	1	90-99
9	Launceston Greyhound Racing Club	'Launceston City Council Stakes' - 18 May 2015	88%	\$600	\$600	1	100-109
10	Football Federation Tasmania	Skill Acquisition Festival - 27 February - 1 March 2015	88%	\$15,000	\$10,000	2	110-119
11	St Giles Society	Balfour Burn for St. Giles - March 2015	84%	\$10,000	\$550	1	120-130

That the following event sponsorship applications not be funded by Council:

No	Request	Details	Score	Requested	Recommend	Page #
12	Chilli FM	Chilli Skyfire - 25 January 2015	74%	\$20,000	\$0 • budget fully expended	131-142
13	Opcon Pty Ltd	The Basin Concert - 1 January 2015	71%	\$20,000	\$0 • budget fully expended	143-154
14	Quest Consulting	Men's Health Expo - 9-15 June 2015	63%	\$5,000	\$0 • budget fully expended	155-164
15	Targa Australia	TargaFest - 29 April 2015	62%	\$20,000	\$0 • budget fully expended	165-174
16	Beverage Events Service Team	The Esk Craft Beer & Food Festival - 15-16 January 2015	59%	\$20,000	\$0 • budget fully expended	175-187
17	Sundown Cinema	Launceston's Sundown Cinema - January 2015	47%	\$6,000	\$0 • below level (%) to receive funding	188-200

Mr M Stretton (Director Development Services) and Ms A Walsh (Grants & Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

Ald Gibson declared a pecuniary interest in grant recipient Encore Theatre Company (No. 6) and withdrew from the meeting at 1.54pm whilst voting on this application took place.

DECISION: 08/09/2014

RESOLUTION: (1):

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

That event sponsorship for the Encore Theatre Company (No. 6) be considered now.

CARRIED 8:0

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

ABSENT. DID NOT VOTE - Ald J D Ball, Ald R L Armitage, Ald D C Gibson, Ald R J Sands

RESOLUTION: (2):

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

That the Recommendation in respect of the event sponsorship for the Encore Theatre Company (No. 6) only be adopted.

CARRIED 8:0

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

ABSENT. DID NOT VOTE - Ald J D Ball, Ald R L Armitage, Ald D C Gibson, Ald R J Sands

Ald Gibson re-attended the meeting at 1.55pm

Ald Sands re-attended the meeting at 1.56pm

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

RESOLUTION: (3):

Moved Alderman A C Peck, seconded Alderman J G Cox.

That the Recommendation in respect of all other sponsorship applications be adopted.

The Mayor handed the Chair to Ald Waddle at 2.24pm.

The Mayor resumed the Chair at 2.25pm.

RESOLUTION: (4):

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

Amendment to Motion:

1. That the following event applications receive the recommended sponsorship amounts -

- St Giles - \$5,000
- Chilli FM - \$7,500
- Opcon Pty Ltd - \$7,500
- Quest Consulting - \$3,750
- Targa Australia - \$7,500
- Beverage Events Service Team - \$5,000

2. That Council Officers investigate the source of funding from the current 2014/15 budget for recommendation to the Council.

LOST 2:8

FOR VOTE - Ald R L McKendrick, Ald R I Soward

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

ABSENT. DID NOT VOTE - Ald R L Armitage, Ald J D Ball

Resolution 3 became the substantive motion.

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

RESOLUTION: (3):

CARRIED 9:1

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

AGAINST VOTE - Ald R I Soward

ABSENT. DID NOT VOTE - Ald R L Armitage, Ald J D Ball

COUNCIL MINUTES

Monday 8 September 2014

14.3 City of Launceston Asia Engagement Strategy

FILE NO: SF0175

AUTHOR: Bruce Williams (Economic Development Officer)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider a proposal to pursue relationships between Putian City and Qingyuan City with Launceston City (and region) with a view toward exploring economic, cultural and social opportunities which demonstrably provide potential for benefit to Launceston City (and region). Such exploration may also consider the desirability of ultimately entering into a Sister City relationship with Putian City and Qingyuan City.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting 1 September 2014 - Item 4.3

At the Council Meeting 26 May 2014, a motion was adopted, as follows:-

That in view of the emerging strategic opportunities and recent offers to engage with Chinese cities and the wider Asian region, Council;

- 1. Identifies and engages with those already involved in this space at a local and regional level with the aim of facilitating a roundtable discussion to share information on who the players are and how we might, through collaboration, leverage our collective efforts in engaging with Asia and China in particular.**
- 2. Rapidly develops an outline strategy to guide co-ordination and engagement with opportunities in China/Asia (both Sister City approaches and other) to ensure that our resources are invested wisely, beneficial outcomes are achieved and Council is in a pro-active position driving our engagement rather than a reactive position responding to each opportunity as it arises.**

And that,

The above occurs prior to any of Council's scarce resources being committed to any overseas trip.

RECOMMENDATION:

That the Council:

- 1. Adopts the policy criteria for evaluation of proposals and approaches by international cities and regions as follows;**
-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

ALL of the following four criteria must be met

1. Existing Australian and State Government relationships or agreements, which can be further leveraged for mutual benefit.
 2. Demonstrable and significant economic and cultural opportunity.
 3. Leverages Launceston City's role as a regional service centre.
 4. Ability of Council to allocate adequate resources [financial and human] to service engagement and relationships.
-
2. Adopt the following role in pursuing Asian engagement;
 1. Proactively disseminate specialist market / export information to niche producers in the region.
 2. Actively collaborate with agency services:
 - a. At the local level with niche producers.
 - b. In providing information to potential markets for regional producers to explore.
 3. Support and facilitate engagement locally and in potential Asian markets.
 4. Support other stakeholders and agencies to develop frameworks which assist in delivering consistent quality of service and product to potential Asian markets.
 5. Proactively and as appropriately, meet with stakeholders and agencies to progress Asian engagement. This could be on a twice yearly basis.
 6. Prepare a profile / prospectus of the City and region, including specialist agency services available to be used in building Launceston and Northern Tasmania as an Asian friendly City / region, through strategic relationships.
 7. Establish criteria to be used in assessing the suitability of bi-lateral arrangements for all parties in sister city relationships.
 8. Support specialist agencies and other stakeholders to research and detail specific projects for presentation to potential Asian partners.
 9. Work with industry and government to identify and remove economic barriers.
 10. Assist and support UTAS in the development of education export opportunities.
 3. On the basis of the policy criteria evaluation, indicated in 1 above; accept with pleasure the verbal invitation by the Mr Song Kening Director General Fujian Foreign Affairs Office and Mr Cen Liang Director Foreign Affairs Office Putian Municipal Government for a delegation of City of Launceston officials to visit Putian City in order to gain a better understanding of achievements that have been made within the City and to explore opportunities for cooperation and collaboration between the two cities.
 4. Liaises with Mr Song Kening Director General Fujian Foreign Affairs Office and Mr Cen Liang Director Foreign Affairs Office Putian Municipal Government together with Mr Alan Campbell General Manager, Sectoral and Trade Development, Department of State Growth Tasmania, regarding the future timing and arrangements to receive a delegation from the City of Launceston.
-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

5. Requests the City of Launceston Sister City Committee to consider and advise the Council upon a proposed itinerary for the delegation to visit Putian City, including leveraging outcomes from the Premier's recent participation with the Prime Minister on a delegation to China and discussion with other potential stakeholders.
 6. On the basis of the policy criteria in 1. above; decline further exploration of a Sister City Relationship with Quingyuan City, Guandong Province, People's Republic of China.
 7. That the General Manager be authorised to release, where appropriate, to agents of Council and/or to the public relevant information that relates to the consideration and determination of this matter.
-

Mr M Stretton (Director Development Services) and Dr B Williams (Economic Development Officer) were in attendance to answer questions of Council in respect of this Agenda Item.

Ald Sands withdrew from the meeting at 2.42pm.

Ald Sands re-attended the meeting at 2.43pm.

DECISION: 08/09/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 10:0

The Mayor adjourned the meeting at 3.00pm for a 15 minute convenience break.

14.4 Review of the Tasmanian Building Regulatory Framework**FILE NO:** SF5768**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To workshop the Tasmanian Government's review of the State's building regulatory framework.

PREVIOUS COUNCIL CONSIDERATION:

18/8/2014 - Strategic Planning and Policy Committee workshop - Workshopped the Tasmanian Government's review of the State's building regulatory framework.

RECOMMENDATION:

That the Council provide the following comments in respect to the Tasmanian Government's review of the State's building regulatory framework.

1. It is the Council's view that the current system, where permits are issued at various stages of the building process, is not working well as there is a wide variance in the standard and quality of certification work.
 2. The problems relate to the high liability load upon Building Surveyors. Standards of certification will be improved by:
 - Creating a level playing field where all Building Surveyors, (Council and Private) enjoy the protection from liability pursuant to Section 251 of the Building Act,
 - Legislating a fee structure for the State, and
 - Requiring that Councils which do not separate the Certifying function from the Permit Authority function not be permitted to certify.
 3. The Private Building Surveying certification system would be enhanced and standards of building increased by the introduction of legislative requirements for self-auditing and/or auditing by the State Government.
 4. The current Permit Authority arrangement should continue to exist, particularly to remain as part of the Development Application process and to issue final certificates. Consideration should be given to encouraging resource sharing of the permit authority role between Councils where appropriately qualified employees are difficult to attract and retain.
-

14.4 Review of the Tasmanian Building Regulatory Framework...(Cont'd)

5. Within Launceston City Council, close to 100% of plumbing work requiring a permit is inspected by our Plumbing Surveyors. A high standard of work is the result and greater protection for consumers is provided. It is the Council's view that Plumbing Control needs to be retained under the Permit Authority. The Council strongly opposes any proposal to shift plumbing control from Council to TasWater.
 6. The Council believes that Councils should retain full responsibility for administering the Building Act as they are best placed to undertake the Act's compliance and enforcement role. The General Manager remains the most appropriate person for these legislative powers to be placed.
 7. The Current regulatory framework does not meet the objectives predominantly because it is beyond the resources of Government (Local and State) to regulate. The introduction of the essential safety measures in buildings has been less than successful, as, in a large majority of cases, the provisions have not been widely enforced as they were never able to be adequately resourced. This system should be reviewed to determine a more appropriate regulatory framework.
 8. The missing element in the building control system is the non-existence of domestic warranty Insurance in Tasmania, together with a building dispute resolution system that is more user friendly and least costly than appeal or court action. Both must be suitably addressed.
 9. The building surveying profession is in danger of denying a pathway for builders to enter the profession. Similarly to the highly successful system in Victoria, the role of Building Inspector (limited) to Building Inspector (unlimited) for all classes of building should be introduced. This assumes a qualification of Diploma of Building Surveying at Australian Qualification entry level 5 with experience, where candidates are mentored by Senior Building Surveyors. This course is already being offered through TAS Tafe. The qualifications for Building Surveyor (Restricted) is about to be lifted from Australian Qualification Framework (AQF) level 6 to 8, and Building Surveyor (unrestricted) currently at AQF level 8 to 9. It is anticipated that many smaller Councils will employ at the best a Building Surveyor Limited (which is current practice).
 10. Additionally Plumbing Surveyors should be provided with a prescribed qualification such as a minimum registration as licensed plumber with a determined span of experience, together with the completion of say a Cert 1V in Government (Statutory Compliance). They should be accredited by the State Regulator and similarly to building Surveyors, required to complete compulsory Continuing Professional Development.
-

14.4 Review of the Tasmanian Building Regulatory Framework...(Cont'd)

11. These changes to building and plumbing surveyor training and development should be funded by building permit levy and assisted by the current training levy.

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

The Mayor reconvened the Meeting at 3.15pm.

DECISION: 08/09/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED UNANIMOUSLY 10:0

15 FACILITY MANAGEMENT
Nil

16 QUEEN VICTORIA MUSEUM AND ART GALLERY
Nil

17 INFRASTRUCTURE SERVICES**17.1 Proposed street name - Peppermint Place****FILE NO:** DA0389/2008: SF0621**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider the approval of a name for a new cul de sac in Prospect.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council, pursuant to the provisions of Section 54 *Local Government (Highways) Act* 1982 and Sections 20D and 20E of *Survey Co-ordination Act* 1944, resolve to approve the name 'Peppermint Place' for the new cul de sac off Legges Crescent between Nos 35 and 37.

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

Ald Sands withdrew from the meeting at 3.19pm.

DECISION: 08/09/2014

RESOLUTION: (1):

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

That the Recommendation be adopted.

CARRIED 9:0

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

ABSENT. DID NOT VOTE - Ald R L Armitage, Ald J D Ball, Ald R J Sands.

18 CORPORATE SERVICES**18.1 Draft 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 draft City of Launceston Strategic Plan 2014-2024 prior to the commencement of the community engagement process.

PREVIOUS COUNCIL CONSIDERATION:

The proposed content for the Strategic Plan was discussed at the SPPC Workshop on 17 February 2014 - ECM Doc No. #3276368

RECOMMENDATION:

That Council approve the City of Launceston Strategic Plan 2014-2024 to be taken out for community consultation for a period of 5 weeks prior to final determination by the Council.

Mr J Davis (Manager Corporate Strategy) was in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 08/09/2014**RESOLUTION: (1):****Moved Alderman R L McKendrick, seconded Alderman D H McKenzie.****That the Recommendation be adopted.****CARRIED 9:0****FOR VOTE-** Ald A M van Zetten, Ald D H McKenzie, Ald A L Waddle, Ald I S Norton, Ald J G Cox, Ald A C Peck, Ald R L McKendrick, Ald R I Soward, Ald D C Gibson**ABSENT. DID NOT VOTE -** Ald R L Armitage, Ald J D Ball, Ald R J Sands.

19 GENERAL MANAGER
Nil

20 URGENT BUSINESS
Nil

21 INFORMATION / MATTERS REQUIRING FURTHER ACTION
Nil

22 CLOSED COUNCIL
Nil

23 MEETING CLOSURE

The Mayor closed the meeting at 3.22pm.
