



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 14 DECEMBER 2015
1.00pm**

City of Launceston

COUNCIL MINUTES

Monday 14 December 2015

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

Date: 14 December 2015

Time: 1.00pm

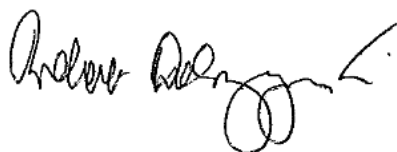
Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Robert Dobrzynski
General Manager

City of Launceston

COUNCIL MINUTES

Monday 14 December 2015

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

In Attendance: **Mr R S Dobrzynski (General Manager)**
Mr H P Galea (Director Infrastructure Services)
Mrs L M Hurst (Director Development Services)
Mr R K Sweetnam (Director Facilities Management)
Mr M George (Collections and Research Manager
Queen Victoria Museum and Art Gallery)
Mr M J Tidey (Director Corporate Services)
Mrs L F Purchase (Governance and Planning
Coordinator)
Miss T West (Committee Clerk)

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATIONS OF INTEREST	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	2
	No Deputations have been identified as part of these Minutes	
5	PETITIONS	2
	No Petitions have been identified as part of these Minutes	
6	COMMUNITY REPORTS	2
	No Community Reports have been registered with Council as part of these Minutes	
7	PUBLIC QUESTION TIME	2
7.1	Public Questions on Notice	2
7.2	Public Questions without Notice	3
7.2.1	Mr Jim Dickinson - City Heart Masterplan	4
7.2.2	Mr Jim Dickinson - Blacksmith Shop at the Queen Victoria Museum and Art Gallery	5
7.2.3	Mr Gus Green - Duck Reach Interpretive Centre	6
7.2.4	Mr Tim Walker - Penny Royal Carpark	7
8	PLANNING AUTHORITY	8
8.1	14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling	8

City of Launceston

COUNCIL MINUTES

Monday 14 December 2015

Item No	Item	Page No
8.2	Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions	15
9	ANNOUNCEMENTS BY THE MAYOR	30
9.1	Mayor's Announcements	30
10	ALDERMEN'S REPORTS	33
10.1	Alderman R I Soward	33
10.2	Alderman D H McKenzie	33
10.3	Alderman D C Gibson	33
10.4	Alderman E K Williams	33
11	QUESTIONS BY ALDERMEN	34
11.1	Questions on Notice	34
11.2	Questions without Notice	34
12	COMMITTEE REPORTS	35
12.1	Tender Review Committee Meeting - 25 November 2015	35
12.2	Audit Panel Meeting - 3 December 2015	36
13	COUNCIL WORKSHOPS	37
14	NOTICES OF MOTION	37
	No Notices of Motion have been identified as part of these Minutes	
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	38
15.1	Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Spaces)	38

City of Launceston

COUNCIL MINUTES

Monday 14 December 2015

Item No	Item	Page No
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	41
16.1	Duck Reach Redevelopment	41
17	QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS	42
	No Items have been identified as part of these Minutes	
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	43
18.1	Reimagining the Gorge Project	43
18.2	Penny Royal Carpark	46
18.3	New Street Name - Ivy Lane	49
18.4	New Street Name - Tenzing Drive	50
18.5	Kerbside Organics Collection and Organics Processing Facility	51
18.6	Launceston City Heart Project - Traffic Flow and Bus Stop Relocation	53
19	CORPORATE SERVICES DIRECTORATE ITEMS	57
19.1	Quarterly Financial Report to Council - 30 September 2015	57
19.2	Budget Amendments 2015/16 (3 December 2015)	60
20	GENERAL MANAGER'S DIRECTORATE ITEMS	62
20.1	Notice of Motion and Other Matters from Council's Annual General Meeting 2015	62
21	URGENT BUSINESS	63
	No Urgent Items have been identified as part of these Minutes	

City of Launceston

COUNCIL MINUTES

Monday 14 December 2015

Item No	Item	Page No
22	CLOSED COUNCIL	63
	No Closed Items have been identified for this Meeting	
23	MEETING CLOSURE	63

1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

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

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.)

Alderman R L McKendrick declared an interest in Agenda Item 8.1 - 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling

Alderman D H McKenzie declared an interest in Agenda Item 8.2 - Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision, 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions

3 CONFIRMATION OF MINUTES

Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 23 November 2015 be confirmed as a true and correct record.

DECISION: 14 December 2015**MOTION**

Moved Alderman J G Cox, seconded Alderman S R F Wood.

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

CARRIED 12:0

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

4 DEPUTATIONS

No Deputations have been identified as part of these Minutes

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions have been identified as part of these Minutes

6 COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Minutes Items; that opportunity exists when that Minutes Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Aldermen.)

No Community Reports have been registered with Council as part of these Minutes

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.2 Public Questions without Notice

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

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

7.2.1 Mr Jim Dickinson - City Heart Masterplan

Mr Dickinson asked that after one and a half years planning, surely Aldermen do not expect to approve the plan today?

The Mayor, Alderman A M van Zetten, responded by saying that the decision would be up to Aldermen to make when the item is discussed later in the Agenda.

7.2.2 Mr Jim Dickinson - Blacksmith Shop at the Queen Victoria Museum and Art Gallery

Mr Dickinson asked why the Blacksmith Shop at Queen Victoria Museum and Art Gallery was still closed and when was it expected to re-open?

Mr Robert Dobrzynski (General Manager), indicated that this question would be taken on notice.

7.2.3 Mr Gus Green - Duck Reach Interpretive Centre

Mr Green thanked Aldermen for attending the launch of the Duck Reach Centre and asked if Aldermen had enjoyed the experience?

The Mayor, Alderman A M van Zetten, responded by saying that Aldermen enjoyed the experience and were impressed with the Centre's activities on offer.

7.2.4 Mr Tim Walker - Penny Royal Carpark

Mr Walker asked why was there any rush to sell the Penny Royal Carpark when the Council is currently undertaking a comprehensive review of parking arrangements in that area?

The Mayor, Alderman A M van Zetten, advised that Aldermen would keep the review of parking arrangements in mind when the item was debated later in the Agenda.

The Mayor, Alderman A M van Zetten, announced that under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 8 - Planning Authority.

8 PLANNING AUTHORITY

8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling

FILE NO: DA0482/2015

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0482/2015 Residential - multiple dwelling - construction and use of a second dwelling at the rear of the existing dwelling at 14 Garfield Street, South Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site plan, prepared by Loop Architecture, project no 1507, drawing no. sk00, revision no. a, scale 1:200 @A3, dated 24/07/2015, plan to be amended.
 - b. Ground floor plan, prepared by Loop Architecture, project no 1507, drawing no. sk01, revision no. a, scale 1:100 @A3, dated 24/07/2015, plan to be amended.
 - c. Upper floor plan, prepared by Loop Architecture, project no 1507, drawing no. sk02 revision no. a, scale 1:100 @A3, dated 24/07/2015, plan to be amended.
 - d. Elevations, prepared by Loop Architecture, project no 1507, drawing no. sk03, revision no. a, scale 1:100 @A3, dated 24/07/2015, plan to be amended.
 - e. Site plan, (with vehicle movements), prepared by Loop Architecture, project no 1507, drawing no. sk00, revision no. A2, scale 1:200 @a3, dated 24/07/2015, plan to be amended.
-

8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling...(Cont'd)

2. LEGAL TITLE

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

3. NON REFLECTIVE EXTERIOR FINISH

All external cladding and roofing of the building(s) must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council.

4. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2015/01640-LCC) (attached).

5. 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.

6. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

7. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed 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.

8. FENCING

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

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

8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling...(Cont'd)

9. MULTIPLE DWELLINGS - SERVICE FACILITIES

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

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

10. DRIVEWAY CONSTRUCTION

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

- a) Be designed to comply with the following suite of Australian Standards: AS 2890.1 Off-street car parking,
- b) Be properly constructed to such levels that they can be used in accordance with the plans,
- c) Be surfaced with a fully sealed, debris free surface of concrete, asphalt or square edged pavers,
- d) Be drained to Councils requirements,
- e) Be line-marked or otherwise delineated to indicate each car space and access lanes,
- f) Be provided with a concrete kerb of a minimum height of 150mm or such other form of barrier as the Planning Authority may approve, of sufficient height to prevent the passage of vehicles other than from approved crossovers, and to prevent vehicles causing damage to landscape areas;
- g) Have exterior lights that are installed in such positions as to effectively illuminate all pathways, car parking areas and porch areas. Such lighting must be controlled by a time clock or sensor unit and shielded to prevent direct light being emitted outside the site,

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

11. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to show:

- a. Modification of the private open space associated with the existing dwelling to provide sufficient space to allow entry and exit by a B99 vehicle into and out of the space denoted a Lot 1 bay 1, supported by a swept path generated by either AutoTURN® or equivalent design package showing wheel paths and front and rear overhang.
 - b. All subsequent changes to the layout to accommodate the specified change above.
-

8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling...(Cont'd)

- c. Deletion of the rear deck of the upper level bedroom of the proposed dwelling.

Once approved by the Manager Services Planning, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans

12. 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.

13. 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".

14. 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.

8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling...(Cont'd)

Notes

A. Building Permit Required

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

B. Occupancy Permit Required

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

C. Plumbing Permit Required

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

D. General

This permit was issued based on the proposal documents submitted for DA0482/2015. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; 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. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

E. 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.

8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling...(Cont'd)

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>>

F. Permit Commencement.

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

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

Due to a declaration of interest in Agenda Item 8.1 - 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling, Alderman R L McKendrick withdrew from the Meeting at 1.05pm.

**Mr Stuart Loone spoke against this item
Mr Josh de Groot spoke against this item**

- 8.1 14 Garfield Street, South Launceston - Residential - multiple dwelling; construction and use of a second dwelling at the rear of the existing dwelling...(Cont'd)
-

DECISION: 14 December 2015

MOTION

Moved Alderman D H McKenzie, seconded Alderman J Finlay.

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

CARRIED 11:0

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

ABSENT DUE to DECLARATION of INTEREST: Alderman R L McKendrick

Alderman R L McKendrick re-attended the Meeting at 1.18pm

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions

FILE NO: SF6339, DA0227/2015

AUTHOR: Pip Glover (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

1. To determine an application for Amendment 9 to the Launceston Interim Planning Scheme 2015 to rezone part of (1) title identified as Certificate of Title Volume 114487 Folio 1 at 574 Meander Valley Road, Prospect from Rural Resource Zone to Light Industrial Zone and General Industrial Zone under Section 43 (a) of the *Land Use Planning and Approvals Act 1993*.
2. To make a decision on Development Application DA0227/2015 for a subdivision to create four lots at 574 Meander Valley Road, Prospect.

PREVIOUS COUNCIL CONSIDERATION:

Council - 10 August 2015 - Item 7.1

That Council determines under Section 33(3) of the Land Use Planning and Approvals Act 1993 not to initiate Amendment 9 to the Launceston Interim Planning Scheme 2015 to rezone 574 Meander Valley, Prospect (CT Vol:114487 Fol:1) from Rural Resource Zone to Light Industrial Zone and General Industrial Zone; and as a result cannot consider DA0227/2015 for a subdivision to create 4 lots at 574 Meander Valley Road, Prospect. (The Tasmanian Planning Commission has directed the Council to reconsider the draft amendment under Section 33 (3D)(a) of the Land Use Planning and Approvals Act.)

Council Meeting- 12 August 2014 - Item 12.1

'Council approves DA0143/2013 for construction and use of a manufacturing and processing facility (concrete batching plant) and associated building, water tanks, modifications to the access, internal access road, and advertising signage - ground based sign at 574 Meander Valley Road, Prospect.' (The development application was later refused by the Tribunal)

Council Meeting - 19 April 2010 - Item 10.3 (SF5248/DA0705/2008)

1. *That Council, pursuant to section 34(1) of the Land Use Planning and Approvals Act 1993, does not initiate Amendment 157 to the Launceston Planning Scheme 1996 to enable the rezoning of 574 Hobart Road, Youngtown, Launceston from Rural to Industrial,*
-

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

2. *That Council in accordance with section 43F(1)(b)(ii) refuse DA0705/2008 for Subdivision – subdivide land into 2 lots and use of proposed for lot 1 a Level 1 Activity – Offensive or hazardous industry (Concrete Batching Plant); Construction of a building (offices, amenities and laboratory); Construction of a structure (silo, hoppers and storage bins) at part of “Strathroy”, 574 Hobart Road (south of the Meander Valley Highway roundabout, Prospect).*

(The Mayor advised Council that the Applicant had required that this item be withdrawn from the agenda.)

SF4002/DA0391/2004

Not initiate Amendment 108 to rezone part of 574 Hobart Road Youngtown from Rural to Rural Residential, refuse Development Application DA0391/2004 to subdivide part of 574 Hobart Road into 26 lots in two stages.

RECOMMENDATION:

That the Council:

1. Pursuant to section 33(3) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 9 to the Launceston Interim Planning Scheme 2015 to rezone 574 Meander Valley Road, Prospect (CT Volume 114487 Folio 1) from Rural Resource Zone to Light Industrial Zone and General Industrial Zone.
 2. Directs Council officers to prepare draft Amendment 9 of the Launceston Interim Planning Scheme 2015.
 3. In accordance with section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Director of Development Services its functions under Section 35(1) of the Act, for the purposes of Amendment 9 to the Launceston Interim Planning Scheme 2015.
 4. In accordance with section 38(a) of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.
 5. Pursuant to Section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA0227/2015 for Subdivision - four lot subdivision at 574 Meander Valley Road, Prospect subject to the following conditions:
-

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

1. ENDORSED PLANS & DOCUMENTS

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

- a. 4 Lot Subdivision Context Plan, Prepared by 6ty°, Drawing No. P02, Project no. 14.395, Revision No. Rev C, Dated 5 June 2015.
- b. Lot 1, Prepared by 6ty°, Drawing No. P03, Project no. 14.395, Revision No. Rev B, Dated 5 June 2015.
- c. Lot 2, Prepared by 6ty°, Drawing No. P04, Project no. 14.395, Revision No. Rev B, Dated 5 May 2015.
- d. Lot 3, Prepared by 6ty°, Drawing No. P05, Project no. 14.395, Revision No. Rev B, Dated 5 May 2015.
- e. Lot 4, Prepared by 6ty°, Drawing No. P06, Project no. 14.395, Revision No. Rev B, Dated 5 May 2015.
- f. Western Interface Plan, Prepared by 6ty°, Drawing No. P07, Project no. 14.395, Revision No. Rev B, Dated 5 May 2015.
- g. Indicative Future Layout Services Plan, Prepared by 6ty°, Drawing No. P08, Project no. 14.395, Revision No. Rev C, Dated 5 June 2015.
- h. Indicative Future Subdivision, Prepared by 6ty°, Drawing No. P09, Project no. 14.395, Revision No. Rev C, Dated 5 June 2015.
- i. Streetscape Plan - 574 Meander Valley Road.
- j. Planning Report prepared by Integrated Planning Solutions dated December 2014, amended May 2015.
- k. Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates dated 3 December 2014 and associated addendum dated 6 May 2015
- l. Traffic Impact Assessment, prepared by Cardno dated 4 June 2015.
- m. IPD Consulting Memorandum dated 7 May 2015 and 5 June 2015.
- n. Vegetation and Fauna Habitat Assessment dated prepared by AKS Forest Solutions dated November 2014 and associated addendum dated April 2015.
- o. Environmental Impact Assessment prepared by Catherine Murdoch, Certified Environmental Practitioner dated April 2015.
- p. Land Capability Assessment prepared by AK Consultants dated 27 February 2015.

2. SUBMISSION AND APPROVAL OF LANDSCAPE PLAN/STREET TREES

A detailed landscape plan is to be submitted which reflects the information included in the development application in addition to the requirements of the permit conditions. Final detailed landscape plans are to be approved by Council's Parks and Recreation Department. Tree species selection and tree locations are to be finalised in conjunction with the Parks and Recreation Section.

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

The landscape plan is to include the following:

- A vegetation screen 5m wide to be planted with Tasmanian native shrubs with a mature height of between 2.1m and 3.0m within the frontage of Lots 1 and 2 which adjoin the Meander Valley Road and Bass Highway off ramp road reserve.
- Street trees along the proposed new internal road network as specified on the Streetscape Plan 574 Meander Valley Road which is endorsed as part of this permit.
- Details of street tree establishment and maintenance programs including watering and monitoring programs. Street tree maintenance is to be carried out by the developer for a period of two years from sealing of the final plan.

3. 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.

4. 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.

5. HOURS OF CONSTRUCTION

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

6. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2015/00737 - LCC) (attached).

7. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved lots (Lots 1-4) as determined by a registered land valuer (at the time of sealing the Final Plan) procured at the subdivider's expense.

- 8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)**
-

8. DESIGN & CONSTRUCTION OF ROAD WORKS - DEPARTMENT STATE GROWTH

The design of the new fourth leg of the Prospect Interchange Roundabout is to be undertaken by a suitably qualified engineer and shall demonstrate compliance with Austroads Design Guidelines and Department of State Growth requirements.

Specific design parameters to be met include:

- Layout geometry to suit a 25.0m B-Double design vehicles, including the provision of design vehicle swept paths;
- Approach grades shall be suitable for heavy vehicle use and shall provide allowance for at least one design vehicle to store at the holding position on a grade not exceeding 4 per cent;
- Provision of a smooth transition to the existing cross-fall of the circulating carriageway on the southern side of the existing roundabout;
- Compliance with the mandatory requirements for sight distance Criteria 1 & 2 detailed in Section 3.2 of Austroads Guide to Road Design: Part 4B - Roundabouts;
- Provision of street lighting for the new roundabout approach to Australian Standard Category V5;
- All necessary stormwater drainage for the new works including details of any stormwater which is directed to the State Road Reserve, including open drains and underground reticulation;
- Provision of all necessary line marking, signage and any other traffic control device required by the above works.

Engineering drawings detailing the above requirements will need to be provided to State Growth at the preliminary design stage for review and acceptance prior to submitting final detail design drawings along with an application for a works permit.

All construction works must be undertaken in accordance with the approved plans and Department of State Growth standard drawings and specifications, under the supervision of a suitably qualified engineer.

9. DEPARTMENT STATE GROWTH PERMITS

The developer shall obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal. Application requirements and forms can be found at www.transport.tas.gov.au/road/permits<<http://www.transport.tas.gov.au/road/permits>>, applications must be submitted at least twenty eight (28) days prior to any scheduled works. In accordance with the *Roads and Jetties Act 1935*, no works shall be commenced within the State Road reservation until a permit has been issued.

- 8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)**
-

10. INSTALLATION OF THIRD PARTY INFRASTRUCTURE WITHIN STATE ROAD RESERVATION - DEPARTMENT STATE GROWTH

The installation of third party infrastructure (ie TasWater pipelines, TasNetworks electrical cables and conduits) within the State Road reservation requires the consent of the Department State Growth.

Preliminary proposal plans to confirm design acceptability are to be submitted for consideration prior to the lodgement of detailed layout plans for approval and the applicant must apply for a Service Works permit in order to undertake the works.

Where underground services are proposed, pipelines and conduits are to be bored under all traffic lanes. Open trenching shall only be permitted in exceptional circumstances. Where it is proposed to affix infrastructure to the bridge structure, approval must be sought from the Bridge Assets Section of State Growth.

11. DAMAGE TO COUNCIL INFRASTRUCTURE

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

12. SOIL AND WATER MANAGEMENT CONTROL PLAN

Prior to the commencement of works, a site management plan must be submitted detailing how soil and water must be managed on the site during the construction process. The management plan must include the following:

- a. Allotment boundaries, contours, approximate grades of slope and directions of fall.
 - b. Location of adjoining roads, impervious surfaces, underground services and existing drainage.
 - c. Location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
 - d. Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
 - e. The estimated dates for the start and finish of the works.
 - f. The erosion control practices to be used on the site such as cut off drains, fencing off areas to be undisturbed, revegetation program and so on.
 - g. The sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and so on.
 - h. Timing of the site rehabilitation or landscaping program.
 - i. Outline of the maintenance program for the erosion and sediment controls.
-

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Director Infrastructure Services. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

13. SECTION 71 AGREEMENT - DETENTION BASINS

The owner, under Section 71 of the *Land Use Planning and Approvals Act 1993*, shall enter into an agreement with the Launceston City Council to the effect that:

- a. The owner shall construct upon the Balance land Detention Basins for the purpose of limiting the maximum rate of stormwater discharge from the site to that specified in the Permit.
- b. The owner must seek and comply with all necessary approvals from Local and State Government Authorities for the Detention Basin works,
- c. The owner must grant Council all necessary easements and rights of way over the land to provide access to the Detention Basins from a public road,
- d. The owner must not undertake, cause or permit to be undertaken any works or excavation on or to the Detention Basins without the prior written consent of the Council,
- e. Any works undertaken by the owner or with the permission of the owner but without the prior written consent of the Council shall be remediated at the owners cost,
- f. The owner must not interfere with, cause or permit to be interfered with any monitoring or communication equipment installed for the purposes of monitoring the Detention Basins operation,
- g. The owner must not interfere with, cause or permit to be interfered with any penstock, gate valve or other control mechanism used in the operation of the Detention Basins
- h. The Council shall maintain the Detention Basin infrastructure in such a manner as is necessary to maintain the function of the Detention Basins
- i. The Council must provide reasonable notice where it is proposed to access the Balance land with heavy equipment to undertake modification works to the Detention Basins.
- j. The Council must reinstate any damage caused to the land due to access by heavy vehicles for the purpose of modification to the Detention Basins to a fair and reasonable condition at the conclusion of the modification works.

The term Detention Basin shall include infrastructure such as inlet structures, spillways, outlet structures, penstocks, flow and level monitoring equipment, and telemetry as well as the earthen walls.

Such agreement shall be placed on the Certificate of Title in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993*. All reasonable costs associated with the preparation and registration of the agreement must be met by the applicant.

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

14. RETICULATED SERVICES

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

15. 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 infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. Electricity infrastructure including street lighting. Street lighting shall use LED luminaires.
 - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
 - iii. Evidence of assessment by TasGas Networks re provision of reticulated gas network.
- 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.

16. CONSTRUCTION OF WORKS

Private and public infrastructure works 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. Stormwater Reticulation
 - i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,
-

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

- ii. The provision of a suitably sized stormwater connection to the lowest point of each lot,
 - iii. Provision of an overland flow path for flows up to a 100 year ARI storm event.
 - b. Stormwater Detention Basins
 - i. Provision of a system of detention basins designed to limit the discharge rate from the developed site to the pre-development flows for a 1:10 year ARI event for the site (4 lots) with detention for up to and including 1:100 ARI event calculated for post development flows,
 - ii. Provision of suitably designed inlet and outlet structures and spillways including all necessary fencing and barriers to prevent unauthorised access by persons, vehicles and stock,
 - iii. Provision of remote monitoring equipment being WaterLOG Radar® water level instrument mounted on a 3.0m tilt up tower with 80W solar panel and antennas and an electronics enclosure containing Campbell 200 logger, Elpro radio, 12 v regulator and 65Ah battery,
 - iv. Provision of an all-weather access road/track 3 metres wide from the public road to the outlet of the detention basins within the Balance land.
 - c. Road - New road off Meander Valley Road Roundabout
 - i. Provision of a fully constructed S5 road with a pavement width of 9000mm comprising 7000mm sealed traffic width, 500mm sealed shoulder and 500 mm verge with all necessary drainage,
 - ii. Provision of a single vehicular crossing for Lot 1, located opposite the road junction with the proposed cul de sac, designed to accommodate heavy vehicle loads,
 - iii. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
 - iv. Provision of all necessary line marking, signage and other traffic control devices.
 - d. Roads - New cul de sac
 - i. Provision of a fully constructed road 11 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
 - ii. Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps,
 - iii. Provision of a single vehicular crossing for Lots 2, 3 and 4 designed to accommodate heavy vehicle loads,
 - iv. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
 - v. Provision of all necessary line marking, signage and other traffic control devices.
-

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

- e. Electricity, Communications & Other Utilities
 - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority,
 - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority,
 - iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure,
 - iv. Provision of reticulated gas network to service all lots and installed to the approval of the Responsible Authority where available.

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,
- d. Practical Completion and after a 12 months defects liability period the Final Inspection & Hand-Over.

17. WORKS REQUIRED FOR EACH LOT IN A STAGE

Where it is proposed to release the subdivision in multiple stages, each lot in a stage must be provided with the following infrastructure and/or services in order to be included in the stage to be released:

- a. Fully constructed public road along all frontages, including the secondary frontage where a corner lot,
- b. A sealed vehicular crossing and driveway from the public road to the property boundary, unless a common internal driveway has been specified whereby the common driveway must also be constructed to the extent specified in the relevant construction condition,
- c. A stormwater connection to the public drainage system and all downstream works from that connection point including the construction of the detention basin(s),
- d. Access to underground electricity and communications infrastructure, and
- e. Where applicable, reticulated gas infrastructure.

18. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide the Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes.

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure Services Directorate.
- b. A Closed Circuit Television inspection report for all stormwater pipelines constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. Operation and maintenance manual for each Detention Basin and copies of all other documentation and reports required in relation to any Dam Permit issued for the Detention Basins
- e. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

19. EASEMENTS & RIGHTS OF WAY

General Easements:

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3 metres for Council stormwater mains. A greater width will be required in line with the *Tasmanian Subdivision Guidelines* for large diameter pipelines where the depth to invert of the pipe exceeds 2.1 metres. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

Detention Basin Drainage Easements:

Drainage easements are required to be created over the Detention Basins and shall be defined by a line offset from the base of the wall by seven (7) metres.

Rights of Way:

Rights of Way are to be created over access tracks to the Detention Basins from public roads.

20. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
 - b. The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
 - c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.
-

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

21. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the Director Infrastructure Services, of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

22. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure Services Directorate.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0227/2015. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; 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. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. Restrictive Covenants

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

8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)

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

C. 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.

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

Due to a declaration of interest in Agenda Item 8.2 - Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions, Alderman D H McKenzie withdrew from the Meeting at 1.18pm.

**Mr Rob Dickson spoke for the item
Mr Ben Grubb spoke for the item
Ms Catherine Murdoch spoke for the item
Mr Joe Pintarich spoke against the item**

- 8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)
-

MOTION

Moved Alderman J Finlay, seconded Alderman R I Soward.

In accordance with Section 33(3) *Land Use Planning and Approvals Act 1993* determine to refuse to initiate Amendment 9 to the Launceston Interim Planning Scheme 2015 to rezone part of (1) title identified as Certificate of Title Volume 114487 Folio 1 at 574 Meander Valley, Road Prospect from Rural Resource to Light Industrial Zone and General Industrial Zone under Section 43(a) of the *Land Use Planning and Approvals Act 1993* for the reasons that:

- (a) The proposal to rezone 52ha of land to Light Industrial and General Industrial is not considered to be a sustainable development as there is currently sufficient industrial land zoned throughout the Greater Launceston area for at least the next 10 - 15 years. For this reason the development is considered premature and as a result does not meet the objective set out in Schedule 1 Part 1(b) *Land Use Planning and Approvals Act 1993*.

No Vote was taken as the wording of the Motion was corrected with the consent of Alderman J Finlay, Alderman R I Soward and the Council

- 8.2 Amendment 9 to the Launceston Interim Planning Scheme 2015 - Rezone from Rural Resource to Light Industrial and General Industrial; Subdivision - four lot subdivision. 574 Meander Valley Road, Prospect - Rezoning of land and subdivisions...(Cont'd)
-

DECISION: 14 December 2015

MOTION

Moved Alderman J Finlay, seconded Alderman R I Soward.

In accordance with Section 33(3) *Land Use Planning and Approvals Act 1993* determine to refuse to initiate Amendment 9 to the Launceston Interim Planning Scheme 2015 to rezone part of (1) title identified as Certificate of Title Volume 114487 Folio 1 at 574 Meander Valley, Road Prospect from Rural Resource to Light Industrial Zone and General Industrial Zone and refuse the subdivision (DA0227/2015) under Section 43(a) of the *Land Use Planning and Approvals Act 1993* for the reasons that:

- (a) The proposal to rezone 52ha of land to Light Industrial and General Industrial is not considered to be a sustainable development as there is currently sufficient industrial land zoned throughout the Greater Launceston area for at least the next 10 - 15 years. For this reason the development is considered premature and as a result does not meet the objective set out in Schedule 1 Part 1(b) *Land Use Planning and Approvals Act 1993*.

CARRIED 10:1

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

AGAINST VOTE: Alderman S R F Wood

ABSENT DUE to DECLARATION of INTEREST: Alderman D H McKenzie

Alderman D H McKenzie re-attended the Meeting at 1.43pm

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

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

Tuesday 24 November 2015

- Attended the Burnie You're the Voice Workshop at the Burnie Town Hall

Wednesday 25 November

- Attended the White Ribbon "Brunch in the Bay's" at the Launceston Fire Brigade
- Attended the City of Launceston White Ribbon Ceremony at Remount Road
- Officiated at the City of Launceston Employee Recognition Event at the Town Hall

Thursday 26 November

- Officiated at the launch of Blooming Tasmania at the City Park
- Officiated at the Launceston Historical Society presentation of certificates at the Town Hall
- Attended the KMPG Launceston Chamber of Commerce End of Year Function at the Design Centre
- Attended the Northern Children's Network 40th Birthday Celebration at Cube Seaport

Friday 27 November

- Attended the Special Farewell and Welcome Assembly at the Launceston Christian School
- Attended the Official Opening of the St Giles redevelopment at St Giles Newstead
- Presented the Sun Smart Award at the Glen Dhu Child Care Centre
- Attended the QVMAG Friends Christmas Function at the QVMAG Art Gallery

Saturday 28 November

- Judged the Mayor's Choice Christmas Float at the 2015 Launceston Christmas Parade
- Attended the Mowbray Cricket Club's 60 Year Reunion Dinner at Aurora Stadium

Tuesday 1 December

- Attended the Moulin Rouge Christmas Celebration at the Country Club Casino
-

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

Wednesday 2 December

- Attended the 2015 Business Events Tasmania Christmas Function at the Design Centre

Friday 4 December

- Attended the Local Government Committee Meeting at the George Town Council Chambers
- Attended the Tasmanian Building Regulatory Framework Briefing at the Tramsheds Function Centre

Saturday 5 December

- Attended the City Park Radio Christmas Function at City Park Radio
- Attended the Launceston Competitions Volunteers Afternoon Tea at Franklin House

Sunday 6 December

- Attended the start of Sally's Ride Cycle Event
- Attended the House of Prayer 4th Anniversary Thanksgiving and Dedication of New Building
- Attended the Stan Siejka Launceston Cycling Classic VIP Function at the Mercure Launceston

Monday 7 December

- Chaired the City of Launceston's Annual General Meeting at the Town Hall

Tuesday 8 December

- Attended the Kings Meadows High School Presentation Assembly
- Attended the Tramway Museum Celebration of 2015 at the Tramsheds Function Centre

Thursday 10 December

- Officiated at the Relaunch of Duck Reach Interpretation Centre

Friday 11 December

- Attended the University of Tasmania's 125 year dinner at Hunter Street Hobart
-

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

Saturday 12 December

- **Attended the Women's Big Bash League and Hobart Hurricanes versus Adelaide Strikers cricket matches at Aurora Stadium**
- **Attended the Matthew Garwood concert at the Door of Hope**
- **Certificate of Thanks received from Junction Arts Festival Committee**
- **Attended the launch of Towards Zero, a road safety initiative from the Road Safety Taskforce**
- **The Mayor, Alderman A M van Zetten, also made mention of school leaver's assemblies held at this time of the year and commented on the students and their outstanding conduct at these events**

Alderman R J Sands withdrew from the Meeting at 1.48pm

Alderman R J Sands re-attended the Meeting at 1.50pm

10 ALDERMEN'S REPORTS

(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)

10.1 Alderman R I Soward

- **Attended the Brooks High School Presentation Assembly, on behalf of the Mayor and acknowledged student achievement and conduct**
- **Attended a Heritage Forest Committee Meeting and indicated a report would be presented to Council in the new year**

10.2 Alderman D H McKenzie

- **Attended the Women's Big Bash League cricket match at Aurora Stadium**
- **Mentioned that the Princess Theatre refurbishment is currently underway and indicated the shortened 2016 program**
- **Noted the Bike Futures event hosted by City of Launceston in partnership with Bicycle Network and highlighted possibilities with regard to cycling events and tourism**

10.3 Alderman D C Gibson

- **On behalf of the Mayor, attended the 2015 Community Achievement Awards held in Hobart and made mention of the efforts and achievements or award recipients with particular note made of the Interweave Arts program**
- **Attended a Racism It Stops with Me function hosted by the Launceston recipients including the Safer Communities Partnership and advised that photographs of community members who have signed up to the initiative are being shown at Launceston LINC**

10.4 Alderman E K Williams

- **Attended the launch of the revised edition of the Skulls of the Mammals of Tasmania book at the Queen Victoria Museum and Art Gallery**
-

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

12 COMMITTEE REPORTS**12.1 Tender Review Committee Meeting - 25 November 2015****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Project Manager)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council receive the report from the Tender Review Committee meeting held on 25 November 2015.

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

DECISION: 14 December 2015**MOTION**

Moved Alderman R L McKendrick, seconded Alderman D W Alexander.

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

CARRIED 12:0

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

12.2 Audit Panel Meeting - 3 December 2015**FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To receive and consider a report from the Audit Panel following the meeting on 3 December 2015.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the report from the Audit Panel Meeting held on 3 December 2015 be received.

Mr M Tidey (Director Corporate Services) and Mr P Gimpl (Manager Finance) were in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 14 December 2015**MOTION**

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

CARRIED 12:0

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

13 COUNCIL WORKSHOPS

Council Workshops conducted on 7 December 2015 were:

- Gallery of the First Tasmanians
- City Heart Master Plan
- Public Halls Review
- Cafe11 Lease
- Rate Modelling Approach
- Deputations Policy

14 NOTICES OF MOTION

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

No Notices of Motion have been identified as part of these Minutes

DECISION: 14 December 2015

MOTION

That the Council move to discuss Agenda Item 18.6 - Launceston City Heart Project - Traffic Flow and Bus Stop Relocation

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

CARRIED 10:2

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

AGAINST VOTE: Alderman J Finlay

ABSTAINED FROM VOTING: Alderman E K Williams

The Council moved to Agenda Item 18.6 - Launceston City Heart Project - Traffic Flow and Bus Stop Relocation

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Spaces)****FILE NO:** SF6160**AUTHOR:** Damien Fitzgerald (Project Manager- Launceston City Heart Project)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider the Launceston City Heart Master Plan Stage 1 (Public Realm - Major Public Spaces)

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting - 7 December 2015 (Workshop)

SPPC Meeting - 16 November 2015 (Workshop LCH Wayfinding and Connectivity Strategy)

RECOMMENDATION:

That Council adopts the Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Spaces) (ECM Doc 3648713) incorporating the role and function, vision and direction, major public spaces and the Wayfinding and Connectivity Strategy.

Mrs L Hurst (Director Development Services) and Mr D Fitzgerald (Project Manager Launceston City Heart Project) were in attendance to answer questions of Council in respect of this Agenda Item.

15.1 Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Spaces)...(Cont'd)

DECISION: 14 December 2015**MOTION 1****Moved Alderman D W Alexander, seconded Alderman R I Soward.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek****DECISION: 14 December 2015****MOTION 2****Moved Deputy Mayor Alderman R I Soward, seconded Alderman R L McKendrick.****That an additional three minutes speaking time be granted to Alderman D W Alexander.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek****Alderman R L McKendrick withdrew from the Meeting at 4.29pm
Alderman R L McKendrick re-attended the Meeting at 4.30pm**

15.1 Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Spaces)...(Cont'd)

DECISION: 14 December 2015**MOTION 3****Moved Alderman R L McKendrick, seconded Alderman D W Alexander.****That an additional three minutes speaking time be granted to Deputy Mayor Alderman R I Soward.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek****DECISION: 14 December 2015****MOTION 4****Moved R L McKendrick, seconded Deputy Mayor Alderman R I Soward.****That an additional three minutes speaking time be granted to Alderman J Finlay.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek****The Mayor, Alderman A M van Zetten, handed the Chair to the Deputy Mayor, Alderman R I Soward at 4.46pm.****The Mayor, Alderman A M van Zetten, resumed the Chair at 4.49pm.**

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS**16.1 Duck Reach Redevelopment****FILE NO:** SF0841**AUTHOR:** Matthew Skirving (Manager Architectural Services)**DIRECTOR:** Rod Sweetnam (Director Facilities Management)

DECISION STATEMENT:

To consider the options available to Council to progress the redevelopment of the Duck Reach site.

PREVIOUS COUNCIL CONSIDERATION:

Council Item 14.1 -14 March 2014
Duck Reach Redevelopment

SPPC (Closed Workshop) - 16 September 2014
Duck Reach Hydro Tasmania MOU.

SPPC (Closed Workshop) - 19 October 2015
Duck Reach Expression of Interest submission review.

RECOMMENDATION:

That Council resolves to invite the successful proponents to the completed Expression of Interest process to submit a Tender Submission for a Licence Agreement to undertake the redevelopment and operation of a small scale hydroelectricity scheme at the Duck Reach site.

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

16.1 Duck Reach Redevelopment...(Cont'd)

DECISION: 14 December 2015**MOTION****Moved Alderman J Finlay, seconded Alderman R L McKendrick.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek****After considering Agenda Items 18.6, 18.2 and 16.1, Council resumed the published order of business at Agenda Item 15.1 - Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Places)****17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS****No Items have been identified as part of these Minutes**

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Reimagining the Gorge Project****FILE NO:** SF6230**AUTHOR:** Dannielle Denning (Parks Planner)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider adopting the Cataract Gorge Reserve and Trevallyn Nature Recreation Area 2030 Vision.

PREVIOUS COUNCIL CONSIDERATION:**Council Item 18.1 - 26 October 2015**

The Council determined to release the Reimagining the Gorge Project White Paper for public exhibition and including that:

...the White Paper prior to circulation that any commercial development within or adjacent to the City of Launceston Cataract Gorge (but utilising the Gorge's vista) are supported provided they are sympathetic to the vision and values of the Cataract Gorge. Such decisions will be determined by the Council following consideration of comments following a public exhibition or each specific project. This process precedes the Development application process.

SPPC Workshop 5 October 2015

The Council considered the Reimagining the Gorge Project White Paper.

Council Item 18.5 - 27 April 2015

The Council determined to release the Reimagining the Gorge Project Green Paper for public comment.

SPPC Workshop 16 March 2015

Presentation by consultants Campbell & Jones on the draft Green Paper and community response to the eight theme areas.

18.1 Reimagining the Gorge Project...(Cont'd)

RECOMMENDATION:

That Council, in respect to the Reimagining the Gorge project, resolves to:

- a) Adopt the Final Plan (ECM Document No. 3644831) as the 2030 Vision for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area with the inclusion:

'Any commercial development within or adjacent to the City of Launceston Cataract Gorge (but utilising the Gorge's vista) are supported provided they are sympathetic to the vision and values of the Cataract Gorge. Such decisions will be determined by the Council following consideration of comments following a public exhibition of each specific project. This process precedes the Development Application process.'

represented as a recommended strategic outcome under Theme (5) Commercial Development; and

- b) To note the allocation of the remaining State Government grant to achieve strategic priorities identified in the Final Plan and shown in the report as Table 1.
-

Mr H Galea (Director Infrastructure Services) and Ms D Denning (Parks Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

**Alderman R I Sands withdrew from the Meeting at 4.53pm
Alderman R I Sands re-attended the Meeting at 5.17pm**

In order to facilitate drafting of a proposed Motion, Council adjourned for a break at 4.56pm and resumed at 5.14pm.

**Alderman D W Alexander withdrew from the Meeting at 5.19pm
Alderman D W Alexander re-attended the Meeting at 5.20pm**

18.1 Reimagining the Gorge Project...(Cont'd)

DECISION: 14 December 2015**MOTION****Moved Alderman J Finlay, seconded Alderman R L McKendrick.****(A) That in regard to the Reimagining the Gorge Final Plan Council resolves to:**

- 1. Incorporate the Council Minute from the Council Meeting 15 October 2015 in consideration of Item 18.1 - Reimagining the Gorge Project as an attachment to the Final Plan.**
- 2. Incorporate into the Final Plan, paragraph 3 of page 12 of the White Paper, commencing at sentence 2 "During the Green Paper ...".**
- 3. Delete the term "European" and replace with "Post Settlement" where it appears on page 13, sentence 2 of the Final Plan.**
- 4. With the changes contemplated in 1-3 above, adopt the Final Plan (ECM Document Number 3644831) as the 2030 Vision for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area.**

(B) To note the allocation of the remaining State Government grant to achieve strategic priorities identified in the Final Plan and shown in the report as Table 1.**CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

18.2 Penny Royal Carpark**FILE NO:** SF1205/18147**AUTHOR:** Robert Holmes (Property Coordinator)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider a request from The JAC Group to purchase City of Launceston land currently used for a car park adjacent to the Penny Royal site.

The motion is required to be an absolute majority of the Council.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Closed Agenda Item 6.3 - 19 October 2015

SPPC Closed Agenda Item 6.2 - 30 November 2015

Discussion on the request by The JAC Group to purchase the Penny Royal carpark.

RECOMMENDATION:

That Council, in respect to The JAC Group's request to purchase the land known as 1a Bridge Road as described in Certificate of Title 33985 Folio 1 indicated by the plans marked Attachment 2, determines to:

1. Sell the land to The JAC Group; and
 2. Authorise the General Manager to negotiate a price at not less than valuation advice.
-

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

Mr Tim Walker spoke against the item

Alderman K P Stojansek re-attended the Meeting at 3.55pm

18.2 Penny Royal Carpark...(Cont'd)

DECISION: 14 December 2015**MOTION 1****Moved Alderman R L McKendrick, seconded Alderman R J Sands.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 7:5****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox and Alderman S R F Wood****AGAINST VOTE: Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman E K Williams and Alderman K P Stojansek****DECISION: 14 December 2015****MOTION 2****Moved Deputy Mayor Alderman R I Soward, seconded Alderman R L McKendrick.****That an additional three minutes speaking time be granted to Alderman D H McKenzie.****CARRIED 11:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood and Alderman E K Williams****ABSENT DURING VOTING: Alderman K P Stojansek**

DECISION: 14 December 2015

MOTION

That the Council move to discuss Agenda Item 16.1 - Duck Reach Redevelopment

Moved Alderman R L McKendrick seconded Alderman R I Soward.

CARRIED 12:0

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

The Council moved to Agenda Item 16.1 - Duck Reach Redevelopment

18.3 New Street Name - Ivy Lane**FILE NO:** SF0621; DA0503/2004**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider a new street name for the new cul de sac within the Elphinwood Subdivision.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That pursuant to the provisions of Section 54 of the *Local Government (Highways) Act 1982* and Section 20E of the *Survey Co-ordination Act 1944*, the Council determines:

1. To approve the extension of the name Landsborough Avenue for the continuation of the new construction in an easterly direction until its termination, and
 2. To approve the name Ivy Lane for the new cul de sac running off the extension of Landsborough Avenue in a northerly direction.
-

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

DECISION: 14 December 2015**MOTION****Moved Alderman R L McKendrick, seconded Alderman R I Soward.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 12:0**

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

18.4 New Street Name - Tenzing Drive**FILE NO:** SF0621; DA0598/2014**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider a new street name for the new road constructed as part of a subdivision of land at the end of Hillary Street in St Leonards.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That pursuant to the provisions of Section 54 of the *Local Government (Highways) Act 1982* and Section 20E of the *Survey Co-ordination Act 1944*, the Council determines:

1. To approve the extension of the name Hillary Street for the continuation of the new construction in an easterly direction until its termination at a T intersection, and
 2. To approve the name Tenzing Drive for the new street forming a T intersection with Hillary Street.
-

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

DECISION: 14 December 2015**MOTION**

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

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

CARRIED 12:0

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

18.5 Kerbside Organics Collection and Organics Processing Facility**FILE NO:** SF0638**AUTHOR:** Shane Eberhardt (Manager Technical Services)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider the establishment of a commercial organics processing facility at the Launceston Waste Centre (LWC) and the establishment of a new kerbside food organics and garden organics service (FOGO).

PREVIOUS COUNCIL CONSIDERATION:**Council Item 17.6 - 10 December 2012**

Approval of Waste Management Interim Strategy which includes five actions to improve resource recovery in Launceston, with the second action being diversion of organics.

SPPC Presentation - 15 September 2014

Presentation on kerbside organics and compost facility establishment, including financial aspects and environmental licence requirements.

SPPC Presentation - 1 September 2015

Update on progress with the business case on kerbside organics and compost facility. Obtain approval to commence DPEMP process and undertake a study tour to Adelaide.

SPPC Workshop - 30 November 2015

Presented results of study tour and recommended service level for kerbside collection.

RECOMMENDATION:

That Council, in respect to the diversion of organics from landfill and the processing of organics into a reusable compost material at the Launceston Waste Centre, resolves to:

1. Undertake community engagement on the introduction of a voluntary food organics and garden organics third bin fortnightly collection service - where:
 - a) Residents elect to opt-in. If so:
 - i) Residents provide their own 240 litre wheelie bin purchased from an approved supplier.
 - ii) The Council will forward a registration pack consisting of kitchen caddy, identification sticker and comprehensive educational material.
 - b) The service will be paid for by an increase in waste management charge (\$17) throughout all rate payers, at no extra cost to the service users.
-

18.5 Kerbside Organics Collection and Organics Processing Facility...(Cont'd)

2. The Council continue to work on obtaining an Environmental Protection Notice to operate a compost facility.
 3. The community engagement is to incorporate the following key messages:
 - a) Food and garden organics collection is a key strategy in achieving the City of Launceston's goal of diverting 90% of waste from landfill.
 - b) The food organics and gardens organic will be a voluntary service for the urban area of the City - Launceston City and Lilydale.
 - c) Existing weekly garbage and fortnightly recycling collections will not change the food organics and garden organics collection will occur on alternative weeks from recycling.
-

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

DECISION: 14 December 2015

MOTION

Moved Alderman R I Soward, seconded Alderman J Finlay.

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

CARRIED 12:0

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

18.6 Launceston City Heart Project - Traffic Flow and Bus Stop Relocation**FILE NO:** SF6160**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider bus stop locations and a revised traffic flow proposal for the Central Business District (CBD) as part of the Launceston City Heart Project (LCHP).

PREVIOUS COUNCIL CONSIDERATION:**Aldermen Workshop 15 December 2014 (following SPPC)**

Presentation by GHD Consultant on a technical report on converting Launceston CBD to two-way streets. Presentation on the outcomes of the community engagement on the Launceston City Heart project.

Aldermen Workshop 2 February 2015 (following SPPC)

Discussions on 2-Way street options and process.

Aldermen Workshop 5 October 2015 (following SPPC)

Presentation by key stakeholders on preferred option.

Aldermen Workshop 16 November 2015 (following SPPC)

Alternative option based on progressing on a minimalist approach.

RECOMMENDATION:

That Council adopts the following principles for inclusion in the City Heart Master Plan in relation to traffic management in the CBD as part of the Launceston City Heart Project:

A. Direction Changes

1. Kingsway – traffic to flow one way in a northerly direction
2. Charles Street (Central) South – traffic to flow two way between Brisbane and York Streets
3. Paterson Street (Central) – traffic to flow two way between Charles Street and St John Streets.

B. Lane Reductions

1. Brisbane Street between Wellington and Charles – reduced to one lane
 2. Kingsway – reduced to one lane
 3. Charles Street (Central) – reduced to one lane
 4. Paterson Street (East) – reduced to two lanes
 5. George Street (Central) – reduced to one lane
 6. York Street between Wellington and George Streets – reduced to two lanes
-

18.6 Launceston City Heart Project - Traffic Flow and Bus Stop Relocation...(Cont'd)

C. Bus Stop Relocations

1. The St John Street northbound bus stops between York and Brisbane Streets to be reduced from three to two spaces, relocated closer to York Street and redesigned to reflect the positive elements of the St John Street southbound bus stop being greater separation, wider general pedestrian area and shelters to support the separation.
2. The St John Street southbound bus stops between Brisbane and Paterson Streets be redesigned and upgraded.
3. The York Street bus stop between St John and Charles Streets be redesigned and upgraded.

The bus stop areas will be subject to detailed design and consultation with directly affected stakeholder(s)/groups.

Mr H Galea (Director Infrastructure Services) and Ms L Foster (Roads and Hydraulics Manager) were in attendance to answer questions of Council in respect of this Agenda Item.

**Mr Robin Smith spoke against the item.
Mr Rob Dixon spoke against the item.**

**Alderman D H McKenzie withdrew from the Meeting at 2.37pm
Alderman D H McKenzie re-attended the Meeting at 2.38pm**

DECISION: 14 December 2015**MOTION 1**

Moved Alderman D W Alexander, seconded Alderman D H McKenzie.

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

CARRIED 11:1

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

18.6 Launceston City Heart Project - Traffic Flow and Bus Stop Relocation...(Cont'd)

DECISION: 14 December 2015

MOTION 2

Moved Alderman R L McKendrick, seconded Alderman D W Alexander.

That an additional three minutes speaking time be granted to Deputy Mayor Alderman R I Soward.

CARRIED 12:0

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

DECISION: 14 December 2015

MOTION 3

Moved Deputy Mayor Alderman R I Soward, seconded Alderman R J Sands.

That an additional three minutes speaking time be granted to Alderman R L McKendrick.

CARRIED 12:0

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

The Mayor, Alderman A M van Zetten, handed the Chair to the Deputy Mayor, Alderman R I Soward at 3.10pm.

The Mayor, Alderman A M van Zetten, resumed the Chair at 3.13pm.

Alderman K P Stojansek Withdrew from the Meeting at 3.14pm

Council adjourned for a break at 3.14pm and resumed at 3.30pm

DECISION: 14 December 2015

MOTION

That the Council move to discuss Agenda Item 18.2 - Penny Royal Car Park

Moved Alderman S R F Wood seconded Alderman R L McKendrick.

CARRIED 11:0

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

ABSENT DURING VOTING: Alderman K P Stojansek

The Council moved to Agenda Item 18.2 - Penny Royal Car Park

19 CORPORATE SERVICES DIRECTORATE ITEMS

19.1 Quarterly Financial Report to Council - 30 September 2015

FILE NO: SF6183

AUTHOR: Paul Gimpl (Manager Finance)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the Council's financial performance for the quarter ended 30 September 2015.

PREVIOUS COUNCIL CONSIDERATION:

Audit Panel 3 December 2015 - *The financial review for the quarter ended 30 September 2015 was noted.*

RECOMMENDATION:

That Council adopts the financial report for the quarter ended 30 September 2015 which discloses:

	YTD Actual \$'000	YTD Budget \$'000	Variance Fav/(Unfav) \$'000
Revenue			
Rates	15,616	15,444	172
Fees	5,733	5,502	231
Capital Grants and Contributions	781	699	82
Financial Assistance Grants	510	2,670	(2,160)
Revenue Operations Grants	2,194	1,883	311
Interest (Revenue)	528	439	89
Distributions	446	550	(104)
Other Revenues	555	582	(27)
Total Revenue	26,363	27,769	(1,406)

19.1 Quarterly Financial Report to Council - 30 September 2015...(Cont'd)

	YTD Actual	YTD Budget	Variance Fav/(Unfav)
Expenses			
Labour	8,725	9,105	380
Materials and Services	8,821	8,992	171
Depreciation	4,720	4,887	167
Asset Disposal Losses	41	-	(41)
Levies	1,676	1,676	-
Remissions and Abatements	794	721	(73)
Other	99	55	(44)
Total Expenses	24,876	25,436	560
Surplus/(Deficit)	1,487	2,333	(846)

Remove

Capital Grants and Contributions	(781)	(699)	(82)
Committed Interest (Capital)	(9)	(2)	(7)
Financial Assistance Grants	2,098	-	2,098
Underlying Result Surplus/(Deficit)	2,795	1,632	1,163

	Revenue Variance \$'000	Expense Variance \$'000	Net Variance \$'000
Directorate Variance Analysis			
Governance Services	-	(166)	(166)
Corporate Services	42	217	259
Facility Management Services	248	(39)	209
Queen Victoria Museum & Art Gallery	(14)	(55)	(69)
Development Services	(8)	163	155
Infrastructure Services	(115)	214	99
Non Divisional Authorities	(1,910)	2	(1,908)
	330	245	575
	(1,427)	581	(846)

Mr M Tidey (Director Corporate Services) and Mr P Gimpl (Manager Finance) were in attendance to answer questions of Council in respect of this Agenda Item.

19.1 Quarterly Financial Report to Council - 30 September 2015...(Cont'd)

DECISION: 14 December 2015**MOTION****Moved Alderman R L McKendrick, seconded Alderman D H McKenzie.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

COUNCIL MINUTES

Monday 14 December 2015

19.2 Budget Amendments 2015/16 (3 December 2015)

FILE NO: SF3611/SF6183

AUTHOR: Paul Gimpl (Manager Finance)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider changes to the Council's 2015/16 Statutory Estimates.

The decision requires an absolute majority of Council in accordance with Section 82(4) of the *Local Government Act 1993*.

PREVIOUS COUNCIL CONSIDERATION:

Item 9.1 - Audit Panel 3 December 2015 - *It was resolved that the item go to the Council for a decision*

RECOMMENDATION:

1. That pursuant to Section 82(4) of the *Local Government Act 1993* Council approves the following amendments to the Statutory Estimates:
 - a) Revenue
 - i. The decrease in revenue from external grants of \$17,007
 - ii. The increase in revenue of \$240,000 from grants initially expected to be received in 2014/15.
 - b) Operating Expenditure
 - i. The net increase in expenses from transfers from Capital of \$161,031.
 - c) Capital Works Expenditure
 - ii. The net decrease in expenditure from transfers to Operations of \$161,031.
 - iii. The net increase from capital grants of \$222,993.
 2. That Council notes the amendments from Point 1 result in:
 - a) the operating surplus (including \$14.158m in capital grants) being amended to \$14.08m; and
 - b) the capital budget being increased to \$32.481m.
-

Mr M Tidey (Director Corporate Services) and Mr P Gimpl (Manager Finance) were in attendance to answer questions of Council in respect of Agenda Item.

19.2 Budget Amendments 2015/16 (3 December 2015)...(Cont'd)

DECISION: 14 December 2015**MOTION****Moved Alderman R L McKendrick, seconded Alderman J G Cox.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 12:0****FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

20 GENERAL MANAGER'S DIRECTORATE ITEMS**20.1 Notice of Motion and Other Matters from Council's Annual General Meeting 2015****FILE NO:** SF0098**AUTHOR:** John Davis (Manager Corporate Strategy)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider matters arising from the Council's Annual General Meeting (AGM) on Monday, 7 December 2015.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the matters arising from the Council's Annual General Meeting on Monday, 7 December 2015, be considered by Council at its 8 February 2016 Ordinary Council Meeting.

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

DECISION: 14 December 2015**MOTION**

Moved Alderman J Finlay, seconded Alderman R L McKendrick.

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

CARRIED 12:0

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

21 URGENT BUSINESS

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

No Urgent Items have been identified as part of these Minutes

22 CLOSED COUNCIL

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

No Closed Items have been identified for this Meeting

23 MEETING CLOSURE

The Mayor, Alderman A M van Zetten, closed the Meeting at 5.32pm.
