

# **SPECIAL COUNCIL MEETING MINUTES**

**MONDAY 6 MARCH 2017  
1.00pm**

# City of Launceston

**SPECIAL COUNCIL MEETING MINUTES**

**Monday 6 March 2017**

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**A Special Meeting of the City of Launceston Council was held at the Council Chambers, Town Hall, St John Street, Launceston:**

**Date: 6 March 2017**

**Time: 1.00pm**

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## **Section 65 Certificate of Qualified Advice**

### **Background**

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

### **Declaration**

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



**Robert Dobrzynski**  
**General Manager**

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# City of Launceston

**SPECIAL COUNCIL MEETING MINUTES**

**Monday 6 March 2017**

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**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 S G Eberhardt (Acting Director Infrastructure Services)**  
**Mrs L M Hurst (Director Development Services)**  
**Mr M Skirving (Manager Architectural Services)**  
**Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery)**  
**Mr M J Tidey (Director Corporate Services)**  
**Mr D E Sinfield (Director Major Projects)**  
**Mr J A Davis (Manager Corporate Strategy)**  
**Mrs A Rooney (Committee Clerk)**

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### ORDER OF BUSINESS

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**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 D W Alexander declared an interest in Agenda Item 5.1 - Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs information signs**

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**3 PETITIONS**

*Local Government Act 1993 - Sections 57 and 58*

**3.1 Petition - Proposed Re-location of the Fountain in Civic Square, Launceston**

**FILE NO:** SF0097

**AUTHOR:** John Davis (Manager Corporate Strategy)

**GENERAL MANAGER:** Robert Dobrzynski

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**DECISION STATEMENT:**

To receive a petition submitted by Ms Julie Anne Walpole regarding the proposed re-location of the fountain in Civic Square, Launceston.

**RECOMMENDATION:**

Pursuant to Section 58(2) of the *Local Government Act 1993*, Council receives the petition regarding the proposed re-location of the fountain in Civic Square, Launceston, tabled by the General Manager and submitted by Ms Julie Anne Walpole.

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

**DECISION: 6 March 2017**

**MOTION**

**Moved Alderman D H McKenzie, 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**

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**4 MAJOR PROJECTS DIRECTORATE****4.1 Relocation of Mirek Marik Water Sculpture in Civic Square****FILE NO:** SF0598/SF0097**DIRECTOR:** Dale Sinfield (Director Major Projects)

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**DECISION STATEMENT:**

To consider action to be taken in respect of a petition submitted by Ms Julie Walpole requesting Council reconsider the proposed relocation of the Mirek Marik Water Sculpture in Civic Square to a suburban area.

**RECOMMENDATION:**

That Council approves the relocation of the Mirek Marik Water Sculpture to Home Point.

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**Mr D Sinfield (Director Major Projects) was in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION:** 6 March 2017**MOTION**

**Moved Alderman J Finlay, seconded Alderman E K Williams.**

**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**

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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 5 - Planning Authority.

## **5 PLANNING AUTHORITY**

**5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs information signs**

**FILE NO:** DA0628/2016

**AUTHOR:** Matthew Clark - JMG Engineers and Planners (External Consultant)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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### **DECISION STATEMENT:**

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

### **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 Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs at Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston subject to the following conditions:

#### **1. ENDORSED PLANS**

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

- a) Demolition Plan Garden Beds, Trees and Street Furniture Drawing No. LN16016-C429 Revision A prepared by pitt&sherry dated 24 November 2016;
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**5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs information signs**

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- b) Legend & Notes Drawing No. A16039-LA-002 Revision P2 prepared by Aspect Studios dated (01.22.2016[sic]) 1 December 2016;
  - c) General Arrangement Plan Drawing No. A16039-LA-003 Revision P2 prepared by Aspect Studios dated 1 December 2016;
  - d) Paving Pattern: Layout Drawing No. A16039-LA-302 Revision P2 prepared by Aspect Studios dated 1 December 2016;
  - e) Playspace Details Plan Drawing No. A16039-LA-340 Revision A prepared by Aspect Studios dated 10 November 2016;
  - f) Playspace Details Elevations Drawing No. A16039-LA-342 Revision A prepared by Aspect Studios dated 10 November 2016;
  - g) Structure Drawing No. A16039-LA-362 Revision P2 prepared by Aspect Studios dated 22 November 2016;
  - h) General Arrangement Drawing No. LN16016-C402 prepared by pitt&sherry dated 4 November 2016;
  - i) Planting Plan Drawing No. A16039-LA-201 Revision P2 prepared by Aspect Studios dated 24 November 2016;
  - j) Paving Level Changes Drawing No. LN16016-C411 Revision A prepared by pitt&sherry dated 23 November 2016;
  - k) Control Line Location Plan Drawing No. LN16016-C415 prepared by pitt&sherry dated 4 November 2016;
  - l) Cross Sections – Design Line MC00 CH 10 to CH 20 Drawing No. LN16016-C422 prepared by pitt&sherry dated 4 November 2016;
  - m) Cross Sections – Design Line MC00 CH 30 to CH 50 Drawing No. LN16016-C423 prepared by pitt&sherry dated 4 November 2016;
  - n) Cross Sections – Design Line MC00 CH 60 to CH 80 Drawing No. LN16016-C424 prepared by pitt&sherry dated 4 November 2016;
  - o) Cross Sections – Design Line MC00 CH 90 to CH 100 Drawing No. LN16016-C425 prepared by pitt&sherry dated 4 November 2016;
  - p) Cross Sections – Design Line MC20 CH 00 to CH 10 Drawing No. LN16016-C426 prepared by pitt&sherry dated 4 November 2016;
  - q) Cross Sections – Design Line MC20 CH 20 to CH 39.8 Drawing No. LN16016-C428 prepared by pitt&sherry dated 4 November 2016;
  - r) Proposed Lights and Poles Location Diagram Project No. LAU-SPL-004 Sheet No. 1 Revision V0f prepared by Ironbark Sustainability dated 4 November 2016;
  - s) Lighting & Banner Schedule Document Set ID: 3447957 Version 1 dated 17 January 2017;
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**5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs information signs**

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- t) Existing Lighting Project No. LAU-SPL-004 Sheet No. 1 Revision V0b prepared by Ironbark Sustainability dated 4 November 2016;
- u) Wayfinding & Signage Locations Document Set ID: 3447957 Version 1 dated 17 January 2017;
- v) Signage Dimensions Digital Display Document Set ID: 3447957 Version 1 dated 17 January 2017;
- w) Signage Dimensions Urban Mapped Plinth – Secondary Document Set ID: 3447957 Version 1 dated 17 January 2017;
- x) Signage Dimensions Finger Directional Document Set ID: 3447957 Version 1 dated 17 January 2017;
- y) Pole Diagram Project No. LAU-SPL-004 Revision V0c prepared by Ironbark Sustainability dated 24 November 2016;
- z) Proposed Bike Racks Location Drawing No. A16039-SK41 Revision B prepared by Aspect Studios Document Set ID: 3447957 Version 1 dated 17 January 2017.

## **2. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00082-LCC) (attached).

## **3. AMENITY - COMMERCIAL/INDUSTRIAL USE**

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

## **4. EXTERIOR AND SECURITY LIGHTING PLANNING**

Exterior Lighting and Security lighting to comply with the Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting".

## **5. DEMOLITION**

The Developer must:

- a) protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
  - b) not undertake any burning of waste materials on site;
  - c) remove all rubbish from the site for disposal at a licensed refuse disposal site;
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- d) dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania *'How to Safely Remove Asbestos' Code of Practice 2012* or any subsequent versions of the document

### **6. CONTAMINATED LAND**

Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council immediately upon discovery.

### **7. PARKING**

The three existing parking spaces located adjacent to Henty House are to be retained. Accordingly, the plan Paving Pattern: Layout Drawing No. A16039-LA-302 Revision P2 prepared by Aspect Studios dated 1 December 2016, is to be resubmitted for approval by the Director of Infrastructure Services. The approved plan will then form part of the endorsed plans referred to in Condition 1.

### **8. BICYCLE PARKING**

Bicycle parking spaces must:

- (a) have minimum dimensions of:
  - (i) 1.7m in length; and
  - (ii) 1.2m in height; and
  - (iii) 0.7m in width at the handlebars;
- (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and
- (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.

## **INFRASTRUCTURE**

### **9. 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:
-

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- i. Electricity infrastructure including public lighting, illuminated signage and power outlets within the Square.
  - ii. A plan of located and identified services in proximity to any proposed excavations (including plantings), complete with recommendations of maintaining clearance to such services.
  - iii. A stormwater plan showing the collection of stormwater from all landscaped and paved areas and its conveyance to an approved point of discharge. (See TasWater conditions).
  - iv. Alteration to kerbing within Charles Street to remove the redundant crossovers.
  - v. A car parking detail design showing that the spaces set aside for people with disabilities complies with AS/NZS 2890.6:2006.
- b. is 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. is prepared by a suitably qualified and experienced engineer or engineering consultancy.
- d. is 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.

## **10. WORKS WITHIN ROAD RESERVES**

All works within the road reserves and those portions of Civic Square outside of the road reserve are to be undertaken in accordance with Council standards. Prior to commencing any works the applicant must prepare a detailed Traffic Management Plan specifying the following:

- The nature and the duration of the occupation and may include the placement of skips, building materials or scaffolding in the road reserve and time restrictions of the works
  - The traffic management works that are to be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles
  - Any temporary works required to maintain the serviceability of the road or footpath
  - Any remedial works required to repair damage to the road reserve resulting from the occupation
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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs information signs**
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The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site. Where the works are undertaken in the Central Activities Area, on arterial roads or within shopping centre precinct the Traffic Management Plan is to be submitted to the Infrastructure Services Directorate for approval two weeks prior to the scheduled commencement of the works. No works shall commence until the Traffic Management Plan has been approved.

## **11. 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

Provision of a drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,

b. Roads

- i. Removal of redundant crossovers and reinstatement with kerbing.
- ii. All necessary alterations to line marking, signage and other traffic control devices.

c. Electricity, Communications and Other Utilities

- i. An underground reticulated electricity system and public area lighting scheme must be provided to service the public spaces and be installed to the approval of the Responsible Authority.

All construction works must be undertaken in accordance with the relevant Australian standards and the LGAT-IPWEA Standard Drawings where applicable.

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;
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d. Practical Completion and after a 12 month defects liability period the Final Inspection and Hand-Over.

## **12. CONSTRUCTION DOCUMENTATION**

At the time of practical completion for the public works, the developer must provide 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. 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 sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works complies with the approved engineering plans and Council standards.

## **13. COMPLETION OF WORKS**

All works must be carried out to Council standards and to the satisfaction of the Director Infrastructure Services and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

## **14. CONSTRUCTION MANAGEMENT PLAN**

Prior to the commencement of works, a construction management plan is to be approved by the Council's General Manager. The construction management plan must include:

- (i) A description of all activities proposed to be undertaken on the site during construction, including an indication of stages of construction where relevant including also proposed screening of the site and vehicular access points during work;
  - (ii) A traffic management protocol to outline management of traffic conflicts that may be generated during the construction of the proposal including but not limited to:
    - (a) Details of traffic routes for heavy vehicles, including any necessary route or timing restrictions; and
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- (b) Measures to be employed to ensure traffic volume, acoustic and amenity impacts are minimised.
- (c) Measures to be employed to ensure construction traffic parking and loading has as minimal disruption as possible on adjacent trader activities.
- (iii) An air quality protocol to outline measures to minimise impacts from the proposal on local air quality particularly regarding dust generated from the proposal;
- (iv) A noise and vibration management protocol to detail measures to mitigate and manage noise and vibration during the construction of the proposal in accordance with AS 2436-2010 - Guide to Noise and Vibration Control on Construction, Demolition and Maintenance sites and New South Wales Department of Environment and Climate Change – July 2009 Interim Construction Noise Guidelines (“the Guidelines”) including but not limited to:
  - (a) Procedures to ensure that all reasonable and feasible noise and vibration mitigation measures are applied during operation of the construction management plan (any determination of what is reasonable and feasible is to be made by reference to the explanation of those two terms as appears at Section 1.4 of the Guidelines);
  - (b) Details of all management methods and procedures that will be implemented to control individual and overall noise and vibration emissions from the site during the construction management plan;
  - (c) Identification of potentially noisy construction phases, such as operation of rock breakers, explosives or pile drivers if they are to be used, and proposed means to minimise impact on the amenity of neighbouring buildings;
  - (d) Identification of potentially vibrating causing activities, such as operation of rock breakers, explosives or pile drivers if they are to be used and proposed means to minimise impact on the amenity of neighbouring buildings.

It is noted that the identification of noisy construction phases in (c) and vibration causing activities in (d) does not infer an entitlement to undertake those activities if they cannot be satisfactorily managed; and

- (v) An erosion/sedimentation control protocol to detail measures to monitor and minimise soil erosion and the discharge of sediments and other pollutants to lands and/or water and wash-down procedures during construction works.

Once approved the construction management plan will form part of the permit and must be complied with.

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## 15. **Vegetation Management Plan**

Prior to the commencement of works, a site Vegetation Management Plan for any works adjacent to or within any tree protection areas must be prepared and submitted for the approval of Council. Once approved, the plan will be endorsed and will form part of the permit. The Management Plan must include the following:

- a. The fencing of tree protection and porous car parking areas for the duration of the works. Fences must be constructed of cyclone wire or similar strength material at a minimum height of 1.5m from natural ground level; and be firmly attached to a removable concrete or similar base. Tree Protection fencing must have signage stating 'Tree Protection Fence'.
- b. A layer of organic wood chips or mulch around each tree in the tree protection zones with a thickness no greater than 100mm;
- c. Supplemental watering to root zones within the tree protection areas to reduce the impact of construction. Where irrigation is not accessible, Rainbird gel tubes and plastic sleeves (or similar) must be installed under the mulch ring on the northern side of each tree and be maintained for 12 months.
- d. Remedial arboriculture works and other tree management techniques for all retained trees at commencement and conclusion of the construction works as required. Such remedial works may include pruning, removal of dead and dying limbs, canopy development and pest and disease management. These works must be undertaken by a competent and qualified Arborist in accordance with Australian Standard AS4373 – Pruning of amenity trees.
- e. Stormwater or sediment must not be diverted from or to a tree protection area.
- f. Details of how the existing trees must be protected from damage in accordance with Australian Standards 4970 Protection of Trees on Development Sites to Protect Existing Trees.

## 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.*

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs information signs**
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**B. 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.*

**C. Occupancy Permit Required**

*Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.*

**D. Plumbing Permit Required**

*Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2016. 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.*

**E. General**

*This permit was issued based on the proposal documents submitted for DA0628/2016. 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 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.*

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*F. Appeal Provisions*

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.*

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

*For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au) <<http://www.rmpat.tas.gov.au>>*

*G. 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.*

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

**DECISION: 6 March 2017**

**MOTION**

**Moved Alderman J Finlay, seconded Alderman E K Williams.**

**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 L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

**ABSENT DUE to DECLARATION of INTEREST: Alderman D W Alexander**

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**6 MEETING CLOSURE**

The Mayor, Alderman A M van Zetten, closed the Meeting at 1.03pm.

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