



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 4 DECEMBER 2017
1.00pm**

City of Launceston

COUNCIL MINUTES

Monday 4 December 2017

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 4 December 2017

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.

A handwritten signature in black ink, appearing to be 'Michael Stretton', written over a faint circular stamp or watermark.

Michael Stretton
General Manager

City of Launceston

COUNCIL MINUTES

Monday 4 December 2017

Present: **Alderman** **A M van Zetten (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 M Stretton (General Manager)**
Mr S G Eberhardt (Director Infrastructure Services)
Mrs L M Hurst (Director Development Services)
Mr B MacIsaac (Director Facilities Management)
Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery)
Mr P Gimpl/Mr A Gall (Acting Directors Corporate Services)
Mr D E Sinfield (Director Major Projects)
Mr J A Davis (Manager Corporate Strategy)
Mrs L Hilkmann (Corporate Planning Administration Officer)

Apologies: **Alderman** **R I Soward (Deputy Mayor)**

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

The Mayor, Alderman A M van Zetten opened the meeting at 1.00pm and noted an apology from Deputy Mayor Alderman R I Soward.

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 S R F Wood declared a pecuniary interest in Agenda Item 8.1.

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 20 November 2017 be confirmed as a true and correct record.

DECISION: 4 December 2017**MOTION**

Moved Alderman D W Alexander, seconded Alderman J G Cox.

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

CARRIED 11:0

FOR VOTE: Mayor Alderman A M van Zetten, 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 were identified as part of this Minutes

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions were identified as part of this 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 were registered with Council as part of this 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.)

7.1.1 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 20 November 2017**FILE NO:** SF6381**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions were asked by Mr Basil Fitch at the Council Meeting of 20 November 2017 and responses have been provided.

Question:

1. How much is received in sponsorship for the York Park Precinct?

Response:

Mr Bruce MacIsaac (Director Facilities Management)

Council received sponsorship income associated with the York Park Precinct of approximately \$450,000 in 2016/2017 from a number of sponsors. The individual sponsorship agreements are 'commercial in confidence' including the Naming Rights agreement. This agreement runs from 2017-2021 and is based on a market assessment of the commercial value of the exposure for the sponsor.

Question:

2. Will Council consider traffic issues at Kings Meadows?

Response:

Mr Michael Stretton (General Manager)

The Council is currently investigating options to improve traffic issues along Hobart Road in Kings Meadows. These investigations involve thorough discussions between the Council and the Department of State Growth. It is intended that improvements will be identified and acted upon as soon as possible.

7.1.2 Public Question on Notice - Mr Jim Dickenson - Council Meeting - 20 November 2017**FILE NO:** SF6381**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Mr Jim Dickenson at the Council Meeting of 20 November 2017 and a response has been provided by Mrs Leanne Hurst (Director Development Services).

Question:

1. How can the Council sign off on the toilet facilities if there is not a Tasmanian Heritage Council report available?

Response:

Mr Dickenson's question relates to DA0466/2017 for construction of an amenities block on the western side of Civic Square. Following a request from Mr Dickenson a *draft* copy of the planning assessment report and recommendation was forwarded to him. The version sent was prepared prior to the receipt of the Tasmanian Heritage Council 'Notice of Heritage Decision'. Upon receipt of the Tasmanian Heritage Council the independent consultant planner's report and recommendation was updated to incorporate the Tasmanian Heritage Council decision in the permit conditions. The application was determined under delegation and a copy of the decision, including the 'Notice of Heritage Decision' was provided to Mr Dickenson.

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 Basil Fitch - University of Tasmania Staff Movements

- 1. Does this Council understand why staff are leaving UTas and what that means for the future of the Inveresk move, as well as the implications of the recent departure of the Council's former General Manager?**

The Mayor responded that he could not speculate on the reasons for the staff movements, but could reassure Mr Fitch that the new Vice Chancellor and Council's new General Manager are committed to continuing the process that has already commenced.

7.2.2 Mr Basil Fitch - ACM Operations Relocation

1. **What are the Implications for Launceston of the AMC operations being relocated in Sydney?**

The Mayor responded that he has been assured that the AMC will be remaining in Launceston.

7.2.3 Mr Basil Fitch - University of Tasmania Business Plan

1. **What is the Council's business plan for the proposed land transfers at Inveresk?**

The Mayor responded that these are being worked through with all of the appropriate people.

7.2.4 Mr Basil Fitch - Public Consultation For Traffic Flow on Inveresk and Tamar Street Bridge

- 1. How are the public going to be consulted about the future of the traffic flow in Inveresk and the Tamar Street Bridge?**

The General Manager responded that in respect to the traffic and parking matters at Inveresk, the Council is working with State Growth regarding its plans for that precinct. There will be opportunity for public consultation when the plans are sufficiently advanced. Stakeholders are working collectively to ensure that what the stakeholders come up with will address the concerns that are being raised publicly.

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 1 Gee Street, South Launceston - Residential - multiple dwellings; demolition of a shed and construction of a second dwelling with access over adjoining laneway beside 1 Gee Street (part of Gee Street road reserve)

FILE NO: DA0373/2017

AUTHOR: Maria Chledowska (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 by the Council, for DA0373/2017 Residential - multiple dwellings; demolition of a shed and construction of a second dwelling with access over adjoining laneway beside 1 Gee Street (part of the Gee Street road reserve) at 1 Gee Street, South Launceston subject to the following conditions:

1. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, amended plans must be submitted to the satisfaction of the Manager Planning Services to replace plans annotated as "Amended Plans Required" and attached to the Permit. The amended plans must show:

- a. reference to the stormwater structure described as "2 x 7.0m long x 600 diameter Poly pipes installed side by side at 1:100 grade with nominal horizontal offset..." from Site Plan 01 of 05 dated 01/08/2017 , Revision 1, dated 10/10/2017 to be deleted.
 - b. a revised location of waste and recycling bin storage areas that are not visible from the frontage.
 - c. a revised location of mailboxes to be provided on the Gee Street frontage servicing both dwellings.
-

- d. privacy screens for three windows on the upper floor of the western elevation of the proposed dwelling as shown on the drawing "Annexure A" to the permit.

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

2. LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing.

3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01242-LCC) (attached).

4. 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.

5. PRIVACY SCREEN

The window screening required by condition 2(d) must be installed prior to the occupancy of the dwelling and maintained at all times.

6. 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 6m³ 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.

7. 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 modified by a condition of the Permit:

- a. Site Plan, prepared by Wilkin Design, Job No. DA-17099, Page 01 of 05, Dated 01/08/2017, Revision 1 dated 10/10/17. **Plan to be amended.**
 - b. Site Plan, prepared by Wilkin Design, Job No. DA-17099, Page 01 of 05, Dated 01/08/2017, Revision 2 dated 31/10/17.
-

- c. Landscaping Site Plan, prepared by Wilkin Design, Job No. DA-17099, Page 02 of 05, Dated 01/08/2017, Revision 1 dated 10/10/17.
- d. Floor Plan, prepared by Wilkin Design, Job No. DA-17099, Page 03 of 05, Dated 01/08/2017, Revision 1 dated 10/10/17.
- e. Elevations, prepared by Wilkin Design, Job No. DA-17099, Page 04 of 05, Dated 01/08/2017, Revision 1 dated 10/10/17. f. Site Contour East to West, prepared by Wilkin Design, Job No. DA-17099, Page 05 of 05, Dated 01/08/2017, Revision 1 dated 10/10/17.
- g. Memo re: On Site Detention Construction at 1 Gee Street, South Launceston, prepared By Consulting Engineer Hydrodynamica , Dated 10/10/2017.

8. 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.

9. 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

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 properly constructed to such levels that they can be used in accordance with the plans,
- b) Be surfaced with an impervious all weather seal,
- c) Be adequately drained to prevent stormwater being discharged to neighbouring property,
- d) Be line-marked or otherwise delineated to indicate each car space and access lanes,

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

11. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 year storm event of 1 hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site for the same event with the site developed to a level of 85% impervious.

The on-site detention storage system is to be designed by a civil engineer eligible for membership of IE Aust or equivalent for storm event from 1/5 to 1/100 AEP.

Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

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. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

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

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.

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.

15. NO BURNING OF WASTE

No burning of any waste materials generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (e.g. Launceston Waste Centre).

16. 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;
 - 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
-

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 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.

B. Occupancy Permit Required

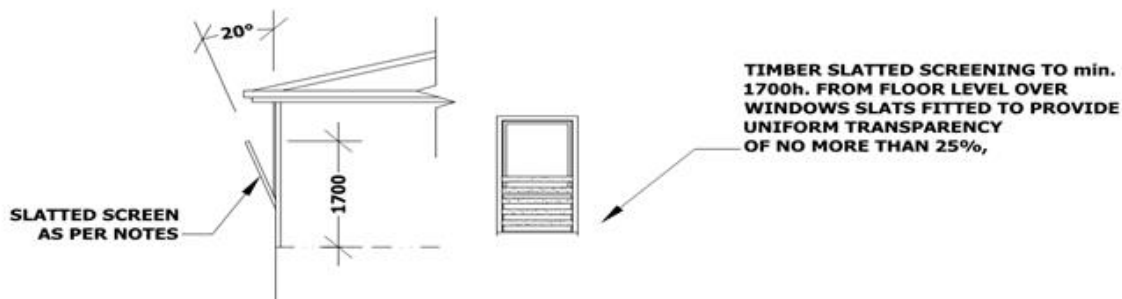
Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.

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 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.

D. Annexure A

Proposed windows screening for the windows of the dining room, stairwell and bedroom on the western side of the proposed dwelling



E. General

This permit was issued based on the proposal documents submitted for DA0373/2017. 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.

F. Restrictive Covenants

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

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

G. 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>>

H. 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.

I. Street addresses for Multiple Dwellings

Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:

<i>Dwelling No</i>	<i>Strata lot number</i>	<i>Street Address</i>
<i>Existing dwelling</i>	<i>1</i>	<i>1/1 Gee Street</i>
<i>Proposed dwelling</i>	<i>2</i>	<i>2/1 Gee Street</i>

The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes.

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

Alderman S R F Wood declared a pecuniary interest in this Agenda Item and withdrew from the Meeting at 1.09pm.

Mr Angus Peel spoke to the item.

DECISION: 4 December 2017

MOTION

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

CARRIED 9:1

FOR VOTE: Mayor Alderman A M van Zetten, Alderman R J Sands, Alderman D H McKenzie, 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 R L McKendrick

8.2 9 Goodwin Street, Invermay - Residential - single dwelling; construction of an ancillary dwelling**FILE NO:** DA0502/2017**AUTHOR:** Brian White (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:

DA0283/2006 - Construct one and use two multiple dwellings (withdrawn)

DA0384/2017 - Residential - ancillary dwelling; construction of an ancillary dwelling (withdrawn)

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 DA0502/2017 - Residential - single dwelling; construction of an ancillary dwelling at 9 Goodwin Street, Invermay subject to the following conditions:

1. ENDORSED PLANS AND 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 MV Consulting, Drawing No. A02, Sheet 2 of 13
 - b. Proposed Floor Plan, Prepared by MV Consulting, Drawing No. A03, Sheet 3 of 13 (Plan to be amended).
 - c. Elevations, Prepared by MV Consulting, Drawing No. A04, Sheet 4 of 13 (Plan to be amended).
 - d. Section, Slab Layout, Prepared by MV Consulting, Drawing No. A05, Sheet 5 of 13 (Plan to be amended).
 - e. Drainage/ Services Plan, Prepared by MV Consulting, Drawing No. A07, Sheet 7 of 13.
 - f. Shadow Diagrams 1, Prepared by MV Consulting, Drawing No. A12, Sheet 12 of 13.
 - g. Shadow Diagrams 2, Prepared by MV Consulting, Drawing No. A13, Sheet 13 of 13.
 - h. Planning Submission, Prepared by MV Consulting.
-

2. AMENDED PLANS REQUIRED

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

- a. The exterior cladding is to be of timber weatherboards with a traditional profile consistent with those used on the original cottages along Frank Street.
- b. The design of windows and doors which will be visible from any street is to be amended to include timber frames and traditional forms such as double hung windows and four panel doors with sills and architraves consistent with those used on the original cottages along Frank Street.
- c. The door and window proposed to the ground floor of the western elevation are to be replaced by double timber doors with an entry canopy over, so as to be more compatible with the scale of the garage door opening and the detailing of entries found along Frank Street.
- d. The garage door is to be of a 'panel-lift' type with timber (or timber look) cladding, similar to that which has been installed at the neighbouring property at 2 Frank Street, to the satisfaction of the Manager Planning Services.
- e. A 1.7m high privacy screen must be indicated for at least 1.5m of the deck facing the east. This must have a transparency of no more than 25% and must be designed to be sympathetic to the heritage character of the area.

3. FLOOD EMERGENCY MANAGEMENT PLAN

Prior to building permits being issued, a Flood Emergency Management Plan (FEMP) must be provided to the satisfaction of the Manager Planning Services. This should consider evacuation and shutting down of the building's services.

4. FLOOD RESILIENCE MEASURES

The lower wall finishes must be constructed of flood resilient materials and electrical services must be located on the first floor. This must be shown in a schedule of materials/colours to the satisfaction of the Manager Planning Services.

5. SHUTTERS ON BLINDS

The fixed shutters shown on the endorsed plans to the living room must not be removed without the approval of Council.

6. USE LIMITATION

This permit allows the use of the building as an ancillary dwelling to the existing residential use. Further approvals may be required to use the dwelling for visitor accommodation.

7. SCHEDULE OF MATERIALS/COLOURS

Prior to the commencement of the works, a schedule of external building materials, finishes and colours, including details of cladding and roofing materials, must be submitted for approval by the Manager Planning. The colours must be muted and compatible with the colour schemes of the surrounding area and not stand out unnecessarily in any view field. Once approved, the schedule will be endorsed to form part of the planning permit.

8. FENCING

The proposed picket fence described on the endorsed plan must match the existing timber fence on the site as far as possible.

9. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01590-LCC) (attached).

10. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

11. 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

12. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows from the site, to that generated by the site at its current level of development for a 1 in 5 year storm event of 1 hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site for the same event with the site developed to a level of 85% impervious.

The on-site detention storage system is to be designed by a civil engineer eligible for membership of IE Aust or equivalent for storm event from 1/5 to 1/100 AEP.

Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

13. 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.

14. 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. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

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

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.

15. 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.

16. 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;
- 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

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 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.

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 2016. Section 225. 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 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.

D. General

This permit was issued based on the proposal documents submitted for DA0502/2017. 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. Restrictive Covenants

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

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

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>>

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.

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

Alderman S R F Wood re-attended the Meeting at 1.22pm.

Mr Peter Kohlenbecker spoke against the item.

Mr Ian Abernethy spoke against the item.

Ms Laura Moore spoke for the item.

Ms Peta Lane spoke against the item.

Mr Barry Kilby spoke against the item.

DECISION: 4 December 2017

MOTION 1

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

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

LOST 0:11

AGAINST VOTE: Mayor Alderman A M van Zetten, 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

During the debate Alderman J Finlay foreshadowed a Motion to lay the item on the table to allow an alternate motion to be put in the event that the original motion was defeated.

DECISION: 4 December 2017**MOTION 2**

Moved Alderman J Finlay, seconded Alderman K P Stojansek.

That the Item lay on the Table to allow time to develop an alternate motion for refusal of the Application.

CARRIED 11:0

FOR VOTE: Mayor Alderman A M van Zetten, 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 Item was laid on the Table at 2.00pm.

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

The Council adjourned for a break at 2.01pm.

Council resumed to the published order of business at Agenda Item 9.1 - Mayor's Announcements, following the break at 2.03pm.

The Council resumed deliberation of the Item which was taken off the Table at 2.37pm.

DECISION: 4 December 2017

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 this Agenda Item.

ALTERNATE MOTION

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

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, DA0502/2017 for Residential - single dwelling - construction of an ancillary dwelling at 9 Goodwin Street, Invermay be refused on the following grounds:

1. That the application does not comply with performance criteria P1 (a)(ii) or (iii) of Clause 11.4.3. The siting and the scale of the dwelling will cause an unreasonable loss of amenity on the adjoining lots due to overlooking, loss of privacy and visual impacts; and
2. That the proposal does not comply with performance criteria P1 (c) of Clause 11.4.3. The siting and scale of the dwelling does not have sufficient regard to the existing dominant streetscape qualities of Frank Street.

THE ALTERNATE MOTION WAS PUT AND CARRIED 10:1

FOR VOTE: Mayor Alderman A M van Zetten, Alderman R L McKendrick, 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 J Sands

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

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

Tuesday 21 November 2017

- Attended Network Event with S. Group & Rebecca White MP at S Group

Wednesday 22 November 2017

- Attended Kings Meadows High School Arts Evening "Connect" at the Princess Theatre

Thursday 23 November 2017

- Attend Kings Meadows High School Redevelopment Opening New Global Learning Centre
- Officiated at the Historical Society Prize Presentations at the Town Hall
- Attend Champions of Tourism 2017 at the Tamar Valley Resort

Friday 24 November 2017

- Attended the White Ribbon Breakfast at the Launceston Fire Brigade
- Attend the Grand Opening of the Northern Suburbs Community Centre Inc.'s new building in Newnham
- Attend the Launceston College Concert Esk Band Program at the Albert Hall

Saturday 25 November 2017

- Assisted with judging the 2017 Apex Christmas Parade in the city.
- Attend the Vietnam Veteran's sub branch Launceston Christmas dinner at the Launceston RSL

Monday 27 November 2017

- Attended "Let's Celebrate Christmas" with the Country Club Casino Executive Team & Board of the Federal Group at the Country Club Casino

Wednesday 29 November 2017

- Attended the Southern Cross 2017 Christmas Party at the Penny Royal Wine Bar
 - Attended Launceston College's Performance of Dance Fever at the Door of Hope
-

Thursday 30 November 2017

- Officiated at Civic function to mark the 60th anniversary of the City of Launceston Lions Club at the Town Hall

Friday 1 December 2017

- Attended Cluster Lunch with NTDC Council Leaders and NTDC Board at Pierres
- Attend the Opening ceremony for Finney Funeral Services new funeral premises on Hobart Road

Saturday 2 December 2017

- Officiated at the Opening of Kid I Am at the Launceston Silverdome
- Attended REMADE 2017 Event at the Annexe Theatre Inveresk
- Attended the New Horizon Gala Summer Fiesta at Boags Brewery

Sunday 3 December 2017

- Attend the House of Prayer Thanksgiving Service at Rocherlea

The Council resumed following the break at 2.04pm.

The Mayor noted that the New Horizon Gala Summer Fiesta at Boags Brewery was postponed.

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 D H McKenzie

- **Attended the Friends of Theatre North Dinner at Princess Theatre**
- **Attended the Launceston Airport Placeholders Meeting**

10.2 Alderman D C Gibson

- **Acknowledged the work and hosting by QVMAG of the official welcome of Mona Foma 2018**
- **Acknowledged the Champions of Tourism Awards**
- **Acknowledged Remade by Interweave Arts**
- **Attended the Northern Suburbs Community Centre opening**
- **Acknowledged the work by council officer Nathalie Servant, Community Safety and Development Officer**

10.3 Alderman J Finlay

- **Congratulated Alderman Gibson on the launch of the Launceston Safer Communities Partnership Safe Summer Campaign**
 - **Acknowledged White Ribbon Day held on 25 November 2017**
-

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.)

11.1.1 Alderman D C Gibson - White Ribbon Accreditation

- 1. Will the Launceston City Council be formally undergoing the White Ribbon Accreditation as a workplace? What is our role in terms of a signatory to White Ribbon as an organisation?**

The General Manager noted that this question would be Taken on Notice.

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.)

No Aldermen's Questions without Notice were identified as part of this Minutes

12 COMMITTEE REPORTS**12.1 Heritage Advisory Committee Meeting - 20 November 2017****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Urban Design and Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 20 November 2017.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 20 November 2017.

Ms L Hurst (Director Development Services) was in attendance to answer questions of Council in respect of Agenda Items 12.1 - 12.2 inclusive.

DECISION: 4 December 2017**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, 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 Northern Youth Coordinating Committee Meeting - 2 November 2017**FILE NO:** SF0136**AUTHOR:** Claudia Garwood (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Northern Youth Coordinating Committee.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 2 November 2017.

DECISION: 4 December 2017**MOTION****Moved Alderman D C Gibson, seconded Alderman D H McKenzie.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 11:0****FOR VOTE: Mayor Alderman A M van Zetten, 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 27 November 2017 were:

- Amendments to the *Local Government (General) Regulations 2015*
 - Selection Criteria for Food Vans
 - CBD Building Heights
 - Rail Presentation
 - Northern Suburbs Community Hub Project
 - Fragrance Group
 - Tamar Estuary Management Taskforce - City Deal
 - Aldermen Briefing
-

14 NOTICES OF MOTION

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

14.1 Notice of Motion - Alderman E K Williams - A Clear Vision to Develop a Sustainable City (EcoCity)

FILE NO: 5547

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a clear vision to developing a sustainable City (EcoCity).

RECOMMENDATION:

That Council requests the General Manager to prepare a policy paper for consideration at a future Workshop to identify a pathway for Launceston to become a Sustainable City (EcoCity).

This includes:

1. Identifying a pathway for the City of Launceston to be carbon neutral by 2050;
 2. Identifying projects to reduce the City of Launceston's carbon footprint by 50% by 2030;
 3. Developing a tree renewal strategy for a changing climate for our parks and gardens; and
 4. Promoting green infrastructure to improve the health of local waterways, reduce localised flood risk, reduce heat island effects, improve air quality, sequester carbon and promote biodiversity.
-

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

DECISION: 4 December 2017

MOTION

Moved Alderman E K Williams, 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, 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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Building Surveying Fees****FILE NO:** SF2968**AUTHOR:** David Mullenger (Building Services Coordinator)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider the adoption of revised Building Surveying fees.

PREVIOUS COUNCIL CONSIDERATION:

Council - 12 December 2016 - 15.2 - Permit Authority and Building Surveying Fees
Council - 20 March 2017 - 20.1 - Council Fees 2017/2018 Financial Year

RECOMMENDATION:

That pursuant to section 205 of the *Local Government Act 1993*, Council approves the following Building Surveying Fees Schedule, to take effect from 1 January 2018:

Line	Details	GST Status	Adopted 2017/18 GST Inclusive	PROPOSAL to COUNCIL 2017/18 GST Inclusive	Fee Change
1	BUILDING SERVICES				
	BUILDING SURVEYING				
	PLEASE NOTE:				
67	FEES WILL BE QUOTED AS A MAXIMUM FEE AND/OR WHERE INDICATED, AN HOURLY RATE.. QUOTES WILL BE IN WRITING AND RELEVANT TO DOCUMENTS PROVIDED FOR QUOTATION.				
	BUILDERS ARE ADVISED THAT THEY ARE ENTITLED TO SEEK ALTERNATIVE QUOTES FROM OTHER BUILDING SURVEYING PROVIDERS.				
68	General				
69	Accredited - Hourly Rate	Taxable	\$168.30	\$165.00	-\$3.30
70	Non-Accredited - Hourly Rate	Taxable	\$168.30	\$165.00	-\$3.30
71	Accredited - Additional Inspections (inspections associated with current Certifications and Permits)	Taxable	\$112.20	\$165.00	\$52.80
72	Non-Accredited - Additional Inspections (inspections associated with current Certifications and Permits)	Taxable	\$112.20	\$165.00	\$52.80
73	Domestic				
74	Accredited Practitioner - Demolition (includes up to 1 inspection)	Taxable	\$336.60	\$660.00	\$323.40
75	Accredited Practitioner - Underpinning	Taxable	\$336.60	\$660.00	\$323.40
76	Accredited Practitioner - Shipping Container	Taxable	\$336.60	\$660.00	\$323.40
77	Accredited Practitioner - Swimming Pool (above ground) (includes 1 inspection - pool fence)	Taxable	\$224.40	\$330.00	\$105.60
78	Non-Accredited Practitioner - Swimming Pool (above ground) (includes 1 inspection - pool fence)	Taxable	\$224.40	\$330.00	\$105.60
79	Accredited Practitioner - Swimming Pool (inground) (includes up to 2 inspections)	Taxable	\$448.80	\$495.00	\$46.20
80	Non-Accredited Practitioner - Swimming Pool (inground) (includes up to 2 inspections)	Taxable	\$617.10	\$660.00	\$42.90
81	Accredited Practitioner - Deck (includes up to 2 inspections)	Taxable	\$448.80	\$660.00	\$211.20
82	Non-Accredited Practitioner - Deck (includes up to 2 inspections)	Taxable	\$617.10	\$836.00	\$218.90
83	Accredited Practitioner - Verandah/Pergola (includes up to 2 inspections)	Taxable	\$448.80	\$660.00	\$211.20
84	Non-Accredited Practitioner - Verandah/Pergola (includes up to 2 inspections)	Taxable	\$617.10	\$836.00	\$218.90
85	Accredited Practitioner - Garage/Carport/Shed (includes up to 2 inspections)	Taxable	\$448.80	\$660.00	\$211.20
86	Non-Accredited Practitioner - Garage/Carport/Shed (includes up to 2 inspections)	Taxable	\$617.10	\$836.00	\$218.90
87	Accredited Practitioner - Retaining Wall (includes up to 2 inspections)	Taxable	\$448.80	\$660.00	\$211.20
88	Non-Accredited Practitioner - Retaining Wall (includes up to 2 inspections)	Taxable	\$617.10	\$836.00	\$218.90
89	Accredited Practitioner - 2 Structures (example deck & garage) (includes up to 3 inspections)	Taxable	\$673.20	\$715.00	\$41.80
90	Non-Accredited Practitioner - 2 Structures (example deck & garage) (includes up to 3 inspections)	Taxable	\$897.60	\$935.00	\$37.40
91	Accredited Practitioner - 3 Structures (example deck, garage & carport) (includes up to 4 inspections)	Taxable	\$897.60	\$1,050.00	\$152.40
92	Non-Accredited Practitioner - 3 Structures (example deck, garage & carport) (includes up to 4 inspections)	Taxable	\$1,234.20	\$1,350.00	\$115.80
93	Accredited Practitioner - Addition/Alteration - Less than 35m2 (includes up to 3 inspections)	Taxable	\$561.00	\$770.00	\$209.00
94	Non-Accredited Practitioner - Addition/Alteration - Less than 35m2 (includes up to 3 inspections)	Taxable	\$785.40	\$990.00	\$204.60
95	Accredited Practitioner - Addition/Alteration - 36m2 to 199m2 (includes up to 4 inspections)	Taxable	\$1,009.80	\$1,100.00	\$90.20
96	Non-Accredited Practitioner - Addition/Alteration - 36m2 to 199m2 (includes up to 4 inspections)	Taxable	\$1,234.20	\$1,496.00	\$261.80
97	Accredited Practitioner - NEW Dwelling - Greater than 200m2 (Quote) (includes up to 4 inspections)	Taxable	\$1,122.00	\$1,430.00	\$308.00
97A	Accredited Practitioner - NEW Dwelling & Outbuilding - Dwelling greater than 200m2 (Quote) (includes up to 5 inspections)	Taxable	New Fee	\$1,850.00	
98	Non-Accredited Practitioner - NEW Dwelling - Greater than 200m2 (Quote) (includes up to 4 inspections)	Taxable	\$1,683.00	\$2,090.00	\$407.00
99	Accredited Practitioner - Multi Units - 2 Units - If built simultaneously (includes up to 5 inspections)	Taxable	\$1,346.40	\$1,650.00	\$303.60
100	Non-Accredited Practitioner - Multi Units - 2 Units - If built simultaneously (includes up to 5 inspections)	Taxable	\$1,683.00	\$1,980.00	\$297.00
101	Accredited Practitioner - Multi Units - More than 2 Units (includes up to 5 inspections)	Taxable	to be quoted	to be quoted	-
102	Non-Accredited Practitioner - Multi Units - More than 2 Units (includes up to 5 inspections)	Taxable	to be quoted	to be quoted	-
103	Accredited Practitioner - Certificate of Substantial Compliance	Taxable	to be quoted	to be quoted	-
104	Non-Accredited Practitioner - Certificate of Substantial Compliance	Taxable	to be quoted	to be quoted	-

105	Commercial				
106	Accredited Practitioner - Hourly Rate (H/R) (includes 1 inspection)	Taxable	\$168.30	\$165.00	-\$3.30
107	Non-Accredited Practitioner - Hourly Rate (H/R) (includes 1 inspection)	Taxable	\$168.30	\$165.00	-\$3.30
108	Accredited Practitioner - Demolition (includes up to 1 inspection)	Taxable	\$448.80	\$660.00	\$211.20
109	Accredited Practitioner - Internal fitout - maximum 250m2 (includes 2 inspections)	Taxable	\$673.20	\$660.00	-\$13.20
110	Accredited Practitioner - Internal fitout - 251m2 to 499m2 (includes up to 2 inspections)	Taxable	\$897.60	\$850.00	-\$47.60
111	Accredited Practitioner - Internal fitout - over 499m2 (includes up to 3 inspections)	Taxable	\$1,009.80	\$1,050.00	\$40.20
112	Accredited Practitioner - Takeaway/Café Fitout - less than 20 people (includes up to 2 inspections)	Taxable	\$785.40	\$800.00	\$14.60
113	Accredited Practitioner - Addition/Alteration - Maximum 300m2 (includes up to 3 inspections)	Taxable	\$1,346.40	\$1,350.00	\$3.60
114	Accredited Practitioner - New/Addition/Alteration - Maximum 499m2 (includes up to 3 inspections)	Taxable	\$2,244.00	\$2,296.00	\$52.00
115	Accredited Practitioner - New/Addition/Alteration - Over 499m2 (includes up to 4 inspections)	Taxable	\$2,805.00	\$2,870.00	\$65.00
116	Accredited Practitioner - Certificate of Substantial Compliance	Taxable			
117	Accredited Practitioner - Multi Units - 2 Units (includes up to 6 inspections)	Taxable	\$2,075.70	\$2,123.00	\$47.30
118	Other				
119	Accredited Practitioner - Amended Certifications (Hourly Rate (H/R))	Taxable	\$168.30	\$165.00	-\$3.30
120	Non-Accredited Practitioner - Amended Certifications (Hourly Rate (H/R))	Taxable	\$168.30	\$165.00	-\$3.30
121	Accredited Practitioner - Extension of time (12 months) BS Service contract past 2 years	Taxable	\$295.80	\$330.00	\$34.20
122	Accredited Practitioner - Consultancy Work (Hourly Rate (H/R))	Taxable	\$168.30	\$165.00	-\$3.30
123	Accredited Practitioner - Re-Open Expired File - Less than 4 years	Taxable	\$673.20	\$673.20	\$0.00
124	Accredited Practitioner - Re-Open Closed File - Greater than 4 years	Taxable	\$1,009.80	\$1,009.80	\$0.00
125	Accredited Practitioner - Strata Reports - 1 Unit	Taxable	\$504.90	\$550.00	\$45.10
126	Accredited Practitioner - Strata Reports - 2 Units	Taxable	\$673.20	\$700.00	\$26.80
127	Accredited Practitioner - Strata Reports - 3 Units or more	Taxable			
128	Accredited Practitioner - Access Lift	Taxable	\$897.60	\$950.00	\$52.40
129	Accredited Practitioner - Occupancy Permit	Taxable	\$336.60	\$350.00	\$13.40
130	Accredited Practitioner - TOP Certificate (per hour)	Taxable	to be quoted	to be quoted	-
131	Accredited Practitioner - Travel Return to Base per hr or part thereof (when greater than 25km from Launceston CBD)	Taxable	\$1.41 per km when > 50km from CBD	\$198.00	\$57.00

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

DECISION: 4 December 2017

MOTION

Moved Alderman D H McKenzie, seconded Alderman J Finlay.

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

CARRIED 10:1

FOR VOTE: Mayor Alderman A M van Zetten, 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

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items were identified as part of this Minutes

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items were identified as part of this Minutes

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Lease - King Billy Play Park****FILE NO:** SF2721**AUTHOR:** Barry Pickett (Manager Natural Environment)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider leasing an area of land at 7 Ti-Tree Crescent Rocherlea, known as King Billy Park (PID 1594496) to the Northern Suburbs Community Centre Incorporated.

Under section 178(3) of the Local Government Act 1993 this decision is required to be passed by an absolute majority of Council.

RECOMMENDATION:

That, in accordance with section 178 of the *Local Government Act 1993*, Council resolves to lease public land situated at 7 Ti-Tree Crescent Rocherlea, known as King Billy Park (PID 1594496), to the Northern Suburbs Community Centre Incorporated under the following terms:

- the term shall be five years commencing on 1 February 2018.
 - the lease amount shall be \$1 per annum.
 - tenant to pay all outgoing costs such as:
 - energy costs;
 - volumetric usage and service charges for water;
 - fire service checks;
 - security monitoring fees; and
 - All other service fees and charges associated with maintenance of building and land.
 - tenant shall continuously maintain:
 - building in good and reasonable order;
 - building property insurance; and
 - public liability insurance of at least \$10 million.
-

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

DECISION: 4 December 2017

MOTION

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

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

CARRIED 11:0

FOR VOTE: Mayor Alderman A M van Zetten, 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

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items were identified as part of this Minutes

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Facilities By-Law - Resolution to Make****FILE NO:** SF0066**AUTHOR:** Michael Jacques (Senior Corporate Legal Counsel)**DIRECTOR:** Paul Gimpl (Acting Director Corporate Services)

DECISION STATEMENT:

To consider the proposed Facilities and Local Highways By-Law and Regulatory Impact Statement so Council may give notice of its intention to make a By-Law.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 13 November 2017 - Facilities By-Law

RECOMMENDATION:

That Council records an intention to make the attached Facilities and Local Highways By-Law under section 156 of the *Local Government Act 1993*.

Mr P Gimpl (Acting Director Corporate Services) was in attendance to answer questions of Council in respect of Agenda Items 20.1 - 20.2 inclusive.

Alderman R J Sands withdrew from the Meeting 2.25pm.

DECISION: 4 December 2017

MOTION

Moved Alderman R L McKendrick, seconded Alderman J Finlay.

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

CARRIED 10:0

FOR VOTE: Mayor Alderman A M van Zetten, Alderman R L McKendrick, 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 AT VOTE: Alderman R J Sands

20.2 Amendments to the Local Government (General) Regulations 2015

FILE NO: SF0081 / SF0331

AUTHOR: John Davis (Manager Corporate Strategy)

DIRECTOR: Paul Gimpl (Acting Director Corporate Services)

DECISION STATEMENT:

To consider the proposed amendments to the *Local Government (General) Regulations 2015*.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 27 November 2017 - Amendments to the *Local Government (General) Regulations 2015*

RECOMMENDATION:

That Council provide the following feedback to the Local Government Association of Tasmania regarding the proposed amendments to the *Local Government (General) Regulations 2015*:

1. Regarding gifts and donations, that the possible changes listed in items 1-3 and 6-10 in the Table in Attachment 1 of this report be endorsed and those seeking a response from Council be endorsed as per the following table:

	Issue	Possible changes to the regulations	Council decision
4	Minimum threshold amount (\$) for disclosure	The current minimum threshold for Launceston is \$75. The two options proposed for a minimum threshold are: Option 1: \$50 Option 2: \$200	\$100 minimum
5	Notification requirements - reporting period - councillor requirements - ALL gifts and donations	The Local Government Division would be interested in stakeholders' views on the best practice for the timing of disclosure of gifts and donations in Tasmania.	7 days allowance to disclose a gift or donation

COUNCIL MINUTES

Monday 4 December 2017

2. The electoral advertising limit be increased from \$5,000 to \$6,500 for an alderman candidate and from \$8,000 to \$10,500 for alderman and mayor or deputy mayor candidate with future increases being at CPI (rounded to the nearest \$500).
 3. The Declaration of Office be amended to include immediately after b):
 - (c) engage in ongoing professional development; and
 - (d) abide by the principles of good governance.
-

DECISION: 4 December 2017

MOTION

Moved Alderman D H McKenzie, seconded Alderman J Finlay.

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

CARRIED 10:0

FOR VOTE: Mayor Alderman A M van Zetten, Alderman R L McKendrick, 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 AT VOTE: Alderman R J Sands

21 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items were identified as part of this Minutes

22 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 were identified as part of this Minutes

23 CLOSED COUNCIL

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

RECOMMENDATION:

That the following Agenda Items be determined in Closed Council for the reasons stated:

23.1 Confirmation of the Minutes

The *Local Government (Meeting Procedures) Regulations 2015 - Regulation 34(6)* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

23.2 Alderman's Leave of Absence

Closed Council consideration pursuant to the authority contained within Regulation 15(2)(h) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

15(2)(h) applications by councillors for a leave of absence

DECISION: 4 December 2017

MOTION

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

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

CARRIED 11:0

FOR VOTE: Mayor Alderman A M van Zetten, 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 moved to Closed Session at 2.28pm.

Council returned to Open Session at 2.37pm.

24 MEETING CLOSURE

The Mayor, Alderman A M van Zetten, closed the Meeting at 2.40pm.

UNCLASSIFIED MINUTES ITEMS: