



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 10 JULY 2017
1.00pm**

City of Launceston

COUNCIL MINUTES

Monday 10 July 2017

The Ordinary Meeting of the City of Launceston Council was held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 10 July 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.



Robert Dobrzynski
General Manager

City of Launceston

COUNCIL MINUTES

Monday 10 July 2017

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

In Attendance: **Mr R S Dobrzynski (General Manager)**
Mr S G Eberhardt (Director Infrastructure Services)
Mrs L M Hurst (Director Development Services)
Mr A Frost (Acting Director Facilities Management)
Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery)
Mr M J Tidey (Director Corporate Services)
Mr J A Davis (Manager Corporate Strategy)
Mrs A Rooney (Committee Clerk)

Apologies: **Alderman** **R L McKendrick**
K P Stojansek

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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 apologies from Alderman R L McKendrick and Alderman K P Stojansek.

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.)

No Declarations of Interest were identified as part of these Minutes

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 26 June 2017 be confirmed as a true and correct record.

DECISION: 10 July 2017**MOTION**

Moved Alderman D H McKenzie, seconded Alderman S R F Wood.

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

CARRIED 10:0

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

4 DEPUTATIONS

No Deputations were identified as part of these Minutes

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

5.1 Petition: Public Toilet Block at 119 Hobart Road, Kings Meadows

FILE NO: SF0097/SF0770

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To receive a petition submitted by Mr Alan Harris regarding construction of public toilets at 119 Hobart Road, Kings Meadows.

RECOMMENDATION:

Pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the construction of public toilets at 119 Hobart Road, Kings Meadows submitted by Mr Alan Harris.

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

DECISION: 10 July 2017

MOTION

Moved Alderman R I Soward, seconded Alderman S R F Wood.

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

CARRIED 10:0

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

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 these Minutes

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

No Public Questions on Notice were identified as part of these Minutes

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 Douglas Snare - Recharging Facilities for Electric Vehicles

1. When will Launceston provide recharging points for electric vehicles?

Mr Robert Dobrzynski (General Manager) noted that there are a number of recharging facilities already available and the locations will be publicised on the Council website.

7.2.2 Mr Basil Fitch - University of Tasmania's (UTAS) Move to Inveresk

- 1. Why is it that this Council is not keeping the public informed as to the progress of discussions regarding the UTAS move to Inveresk?**

The Mayor, Alderman A M van Zetten, noted that UTAS has a Masterplan which is currently being circulated for public consultation and comment which will allow the public input.

7.2.3 Mr Ron Baines - University of Tasmania's (UTAS) Move to Inveresk

- 1. In the Examiner on 30 June 2017, Vice-Chancellor Peter Rathjen was quoted as saying, regarding the University's move to Inveresk, we would like to start construction just as soon as the Launceston public is convinced we are building the right campus for this City, and the Council gives its approval. Is Council prepared to ask its ratepayers and the general public that question before approval is given and would you abide by that?**

The Mayor, Alderman A M van Zetten, stated that once a Development Application is received, the proposed UTAS plans will be made available for public consultation and input.

7.2.4 Mr Ron Baines - Car Parking

1. **How and when will Council be replacing car spaces lost due to Willis Street and the Old Velodrome being given away and Cimitero Street sold to a developer?**

The Mayor, Alderman A M van Zetten, indicated there is a publicly available parking strategy for public consultation.

Mr R Dobrzynski (General Manager) also noted that that a parking and traffic management strategy will be considered as part of the Inner City Campus at Inveresk. Mr Dobrzynski stated that, as part of the Development Application from the University of Tasmania, matters that will need to be addressed include traffic management, parking, pedestrian management and interface between the development proposal and Invermay Road. The Development Application will then be available for public consultation. Additionally, as part of the University's Masterplan it is noted that the University is keen to engage the community in development of concepts and strategies so that views are considered as part of the process.

7.2.5 Ms Jillian Koshin - University of Tasmania's (UTAS) Signage on Barnards Way

- 1. Why, how and when was has the decision been changed to accept another development application from UTAS when the public have been told that it would be considered as part of the Masterplan and how does this change of heart and reappearance of this motion fit in with the notion of honesty and being seen to be honest?**

The Mayor, Alderman A M van Zetten, indicated it was the prerogative of UTAS to bring forward development applications and it was their choice to do so and public advertising has occurred.

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

8 PLANNING AUTHORITY

8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs

FILE NO: DA0574/2016

AUTHOR: Fiona Ranson (Urban Designer and Heritage 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:

Council - 24 November 2014 - Agenda Item 7.1 - 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works

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 DA0574/2016 - Residential - communal residence; installation of four signs, two internally illuminated' at University Accommodation - 6 Barnards Way, Invermay, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Location Plan (Site Plan), Morrison Breytenbach Architects, Drawing No. 1404 SN-0, UTas Inveresk Apartments, Page No. 1, 13/10/2016.
 - b. Signage 1, Morrison Breytenbach Architects, Drawing No. 1404 SN-1, UTas Inveresk Apartments, Page No. 2, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition.
-

8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)

- c. Signage 2, Morrison Breytenbach Architects, Drawing No. 1404 SN-2, UTas Inveresk Apartments, Page No. 3, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition.
- d. Signage 3, Morrison Breytenbach Architects, Drawing No. 1404 SN-3, UTas Inveresk Apartments, Page No. 4, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition
- e. Signage 4, Morrison Breytenbach Architects, Drawing No. 1404 SN-4, UTas Inveresk Apartments, Page No. 5, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition
- f. Signage 5, Morrison Breytenbach Architects, Drawing No. 1404 SN-5, UTas Inveresk Apartments, Page No. 6, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition

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 removal of the reference to illumination of the flames on Sign 1 and Sign 3 (drawing numbers 1404 SN-1 and 1404 SN-3 to be amended).
- (b) The graphic shown as black on the plans provided for signs 1 and 3, must be reduced to a mid-grey tone.
- (c) Details of all signs proposed, including height, width, depth, location in relation to edges of building, and specified materials and (all signage drawings to be amended).

3. ILLUMINATION OF SIGN 1 AND SIGN 3 NOT APPROVED

The internal illumination of the red 'flame' elements proposed as part of signs 1 and 3 is not approved as part of this permit, and this must be reflected on amended plans as described within the Amended Plans Required condition.

4. REDUCTION IN BOLDNESS OF SIGN 1 AND SIGN 3 REQUIRED

The black outline elements proposed as part of signs 1 and 3 is not approved as part of this permit. This graphic shown as black on the plans provided for signs 1 and 3 must be reduced to a mid-grey tone, to the satisfaction of the Manager of Planning Services, and this must be reflected on amended plans as described within the Amended Plans Required condition.

5. LEGAL TITLE

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

8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)

6. HOURS OF CONSTRUCTION

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

7.00am and 6.00pm Monday to Friday

8.00am and 5.00pm Saturday, and

No works on Sunday or Public Holidays.

7. HERITAGE

The Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Works Reference Number 5204, is endorsed and forms part of this permit.

8. SIGNAGE CONTENT

Content of the sign must not be updated or changed without separate approval of Council.

9. SIGN MAINTENANCE

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

10. 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.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0574/2016.

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 withdrawn or determined; or

c. 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.

8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)

B. Restrictive Covenants

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

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

C. 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>>

D. 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.

E. Signs as Part of Larger Signage Scheme

The signs approved by this Permit are considered to be a part of the signage scheme for the UTAS campus at Inveresk and therefore may be reassessed as part of any masterplan or holistic signage scheme when future stages of development on the Inveresk site are proposed.

Mrs L Hurst (Director Development Services), Ms P Glover (Acting Manager Planning Services) and Ms F Ranson (Urban Designer and Heritage Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

Mr Basil Fitch spoke against the item.

Ms Selina Sharratt spoke for the item.

- 8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)
-

MOTION 1

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

DECISION: 10 July 2017

MOTION 2

Moved Alderman D W Alexander, seconded Alderman E K Williams.

That the item lay on the table in order to seek an extension from the applicant.

CARRIED 10:0

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

The Item was laid on the Table at 1.19pm.

The Item was Taken off the Table at 1.55pm.

DECISION: 10 July 2017

MOTION 3

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

LOST 5:5

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

8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)

The Council adjourned for a break at 2.09pm.

The Council resumed following the break at 2.14pm.

DECISION: 10 July 2017

MOTION 4

Moved Alderman R I Soward, seconded Alderman J Finlay.

That the item lay on the table in order to seek approval for a deferral as a consequence of advice received.

CARRIED 10:0

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

The Item was laid on the Table at 2.19pm.

Mr R Dobrzynski (General Manager) advised that the applicant has requested that consideration of the application be deferred.

COUNCIL MINUTES

Monday 10 July 2017

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 lots

FILE NO: DA0015/2017

AUTHOR: Duncan Payton (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*.

PLANNING APPLICATION INFORMATION:

Applicant:	Survey & Alignment Services
Property:	102 Station Road, Norwood
Zoning:	General Residential
Receipt Date:	17/01/2017
Validity Date:	20/02/2017
Further Information Request:	31/03/2017
Further Information Received:	07/06/2017
Deemed Approval:	10/07/2017 (Extension of time granted by applicant)
Representations:	Four

RECOMMENDATION:

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 Residential - subdivision; subdivide land into 10 lots at 102 Station Road, Norwood, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Concept Site Service Plan, prepared by AJL Consulting, drawing no. DA01, Ashanti Lane Pty Ltd Subdivision, dated 08/03/2017 **Plan to be amended**
 - b. Proposed Subdivision, prepared by Survey & Alignment Services, drawing no. 2017-002, sheet 1, revision 02, Ashanti Lane Pty Ltd Proposed Subdivision. **Plan to be amended**
 - c. Report, prepared by Survey & Alignment Services, 102 Station Road West - Norwood CT 169064/2 Proposed Subdivision, dated 08/03/2017
 - d. Landslide Risk Assessment, prepared by GeoTon Pty Ltd, reference no. GL217115Ab, Ashanti Lane Pty Ltd Proposed 9 Lot Subdivision 102 Station Road West, Norwood, dated 31/05/2017
-

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

2. FINAL PLAN OF SURVEY

The final plan of survey will not be sealed until all conditions have been complied with, or an agreement has been entered into providing for the completion of works at a later stage.

3. LEGAL TITLE

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

4. HOURS OF CONSTRUCTION

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

7.00am to 6.00pm Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

5. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No.2017/00229-LCC) (attached).

6. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a. Such covenants or controls are expressly authorised by the terms of this permit; or
- b. Such covenants or similar controls are submitted for and receive written approval by the Manager Planning Services prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.

7. STAGED SUBDIVISION

The subdivision must proceed in the order of stages:

Stage 1 - Lot 10

Stage 2 - Lots 1-9

8. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

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

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

9. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to show:

- a. Enlargement of the road reserve at the turning head to provide sufficient width for the 18m diameter turning head measured from the face of kerb to the face of kerb and all necessary services, with a minimum of 2.0m clearance from the kerb to the property boundaries
- b. Truncation of the north western corner of Lot 1 to provide a road splay.

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

10. 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.

11. 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.

12. ROAD CROSSINGS FOR SERVICE CONNECTIONS

Where it is required by a service provider (ie. TasWater, Telstra, Aurora, etc) to upgrade, relocate or remove the existing connection or install a new connection, the developer must apply to Council's Roads and Hydraulics Manager for approval to install the connection across Station Road.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

The approved installation method is direction drilling/boring. Open trench installation will not be permitted except in EXCEPTIONAL circumstances and requires the written consent of the Council's Technical Services Manager who will specify the required construction and reinstatement works.

No work must commence for the installation, alteration or removal of the connection until such time as the service crossing approval has been obtained.

13. RETICULATED SERVICES

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

14. SUBMISSION AND APPROVAL OF PLANS

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

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. Electricity infrastructure including street lighting.
 - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
 - iii. Evidence of assessment by TasGas Networks re provision of reticulated gas network.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

15. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

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
 - i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,
 - ii. The provision of a DN 100 connection to the lowest point of each lot, unless otherwise approved due to development restrictions recorded on the title of the lot,
 - iii. Provision of an overland flow path for flows up to a 100 year ARI storm event.
- b. Roads
 - i. Provision of a fully constructed road 8.9m wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages from Station Road West, complete with KC type kerb and channel,
 - ii. Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps,
 - iii. Provision of a single vehicular crossing for each lot within the subdivision,
 - iv. Provision of kerb laybacks where properties with frontage to the road have existing accesses,
 - iv. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
 - vi. all necessary line marking, signage and other traffic control devices.
- c. Electricity, Communications and Other Utilities
 - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority.
 - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority.
 - iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.
 - iv. Provision of reticulated gas network to service all lots and installed to the approval of the Responsible Authority.

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

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

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

16. ACCESS OVER ADJACENT LAND

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

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

17. 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 comply with the approved engineering plans and Council standards.

18. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3m for Council (public) mains. A greater width will be required in line with the LCC document '*How close can I build to a Council Service?*' where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

19. SEALING PLANS OF SUBDIVISION

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

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
-

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

- b. The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

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

20. CONVEYANCE OF ROADS

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

21. AS CONSTRUCTED PLANS

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

22. 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.

23. 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 (eg. Launceston Waste Centre).

*Notes***A. 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>>

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

B General

This permit was issued based on the proposal documents submitted for DA0015/2017. 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 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.

Mrs L Hurst (Director Development Services), Ms P Glover (Acting Manager Planning Services), Mr D Payton (Town Planner) and Mr S Eberhardt (Director Infrastructure Services) were in attendance to answer questions of Council in respect of this Agenda Item.

Alderman D W Alexander withdrew from the Meeting at 1.20pm

Mr Basil Fitch spoke against the item.

Alderman D W Alexander re-attended the Meeting at 1.22pm

Mr Steve Bye spoke against the item.

Mr Jarad Murray spoke for the item.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

DECISION: 10 July 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

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

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land from Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan

FILE NO: DA0115/2017/SF6600

AUTHOR: Natalia Bliznina (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To make a recommendation to the Tasmanian Planning Commission regarding a draft amendment to the Launceston Interim Planning Scheme 2015 and an associated development application.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 April 2017 - Agenda Item 8.3 - Amendment 35 - Rezoning the Land From Low Density Residential Zone to General Residential Zone; and Text Amendment for the Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan. Development Application: Subdivision - Residential into 32 lots; including road network

RECOMMENDATION:

That Council:

1. Considers the representations received to Amendment 35 to the Launceston Interim Planning Scheme 2015, and the planning permit DA0115/2017, together with the responses provided.
 2. Recommends to the Tasmanian Planning Commission that draft Amendment 35 be approved as certified and exhibited.
-

Mrs L Hurst (Director Development Services), Ms P Glover (Acting Manager Planning Services) and Ms N Bliznina (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

Mr George Walker spoke for the item.

- 8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land from Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan
...(Cont'd)**
-

DECISION: 10 July 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

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

8.4 Amendment 31 - Partial Change in Zoning from Rural Resource to Rural Living and Development Application: Residential - Subdivision to Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages and Outbuilding, Lot 3 - Rostella Farm and Lot 4 - Road

FILE NO: DA0441/2016/SF6525

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To make a recommendation to the Tasmanian Planning Commission regarding a draft amendment to the Launceston Interim Planning Scheme 2015 and an associated development application.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 April 2017 - Agenda Item 8.4 - Amendment 31 - Partial Change in Zoning from Rural Resource to Rural Living and Development Application: Residential - Subdivision to Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages and Outbuilding, Lot 3 - Rostella Farm and Lot 4) - resolved to initiate and publicly exhibit.

RECOMMENDATION:

That Council recommends to the Tasmanian Planning Commission that draft Amendment 31 be approved as certified and exhibited.

Mrs L Hurst (Director Development Services), Ms P Glover (Acting Manager Planning Services) and Mr I Moore (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

- 8.4 Amendment 31 - Partial Change In Zoning from Rural Resource to Rural Living and Development Application: Residential - Subdivision to Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages and Outbuilding, Lot 3 - Rostella Farm and Lot 4 - Road ...(Cont'd)**
-

DECISION: 10 July 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

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

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 27 June 2017

- Attended official launch of the new Launceston Private Postnatal Care service at the Hotel Charles
- Officiated at a "Meet the Mayor" afternoon tea for Brazilian Students visiting Launceston College at the Town Hall

Wednesday 28 June 2017

- Attended the Australian Ballet performance of Giselle at the Princess Theatre

Thursday 29 June 2017

- Attended the UTAS Launceston 2017 Dinner at the Grand Chancellor

Saturday 1 July 2017

- Attended the launch of Cap Debt Centre (Christians Against Poverty) Dinner at Tailrace

Sunday 2 July 2017

- Attended the Official Luncheon to celebrate the running of the Salvation Army Fundraising Committee at the Launceston Turf Club

Monday 3 July 2017

- Attended the NAIDOC Flag Raising Ceremony in the Brisbane Street Mall

Tuesday 4 July 2017

- Attended the Beacon Signing Event at Prospect High School

Thursday 6 July 2017

- Officiated at the City of Launceston's Senior's Morning Tea at the Town Hall
 - Attended the HydroNet opening at Western Junction
-

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

Friday 7 July 2017

- Attended the launch of the Young Business Incubator at Cowork, York Street
- Officiated at the Exhibition *The First Tasmanians - Our Story* at QVMAG Art Gallery

Saturday 8 July 2017

- Officiated at Operation Christmas Child at the Punchbowl Christian Centre
- Attended Hawthorn versus GWS at UTAS Stadium
- Attended the TSO Launceston performance of its Fireworks concert at the Albert Hall

Monday 10 July 2017

- Officiated at the City of Launceston's Scholarship and Bursary Presentations at the Town Hall

The Mayor, Alderman A M van Zetten, also:

- **Passed on the thanks of the Waverley community regarding the upgrade of the Waverley Lake precinct.**
 - **Presented a copy of the Hawthorn Football Club's submission for a women's team to participate in the AFL Women's League.**
 - **Noted that the launch of the Young Business Incubator 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 C Gibson

- **Attended the presentation of the 2017 City of Launceston scholarship and bursary recipients and noted that the Council funds annual scholarships to the value of \$4,000**

10.2 Alderman D H McKenzie

- **Attended the Chamber of Commerce networking event at the Launceston Airport**

10.3 Alderman E K Williams

- **Attended the opening of *The First Tasmanians - Our Story* at the Queen Victoria Museum and Art Gallery and thanked those involved in the exhibition**

10.4 Alderman D W Alexander

- **Attended the Great Chef's Dinner at Drysdale House and highlighted the participation and involvement of students on the night**

10.5 Alderman R J Sands

- **Acknowledged the work of Leigh Handley and staff in operations for continuing work at Kings Meadows**
-

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.)

No Aldermen's Questions on Notice were identified as part of these Minutes

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.)

11.2.1 Alderman D C Gibson - AFL Tourism Opportunity

1. What collaborative work was undertaken with Council tourism staff to maximize the return from the recent AFL match in Launceston?

Mrs L Hurst (Director Development Services) indicated that the question would be Taken on Notice and a more detailed answer provided in the next Council Agenda on 24 July 2017.

12 COMMITTEE REPORTS**12.1 Tender Review Committee Meeting - 26 June 2017****FILE NO:** SF0100**AUTHOR:** Phil Bonney (Asset Management and Delivery Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council receives the report from the Tender Review Committee Meeting held on 26 June 2017.

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

Mr Basil Fitch spoke against the item.

DECISION: 10 July 2017

MOTION

Moved Alderman J Finlay, seconded Alderman J G Cox.

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

CARRIED 10:0

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

12.2 Heritage Advisory Committee Meeting - 22 June 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 22 June 2017.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 22 June 2017.

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

DECISION: 10 July 2017**MOTION**

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

CARRIED 10:0

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

12.3 Sister City Committee Meeting - 22 June 2017 (Ikeda Visit)**FILE NO:** SF0175**AUTHOR:** Elizabeth Clark (Civic Affairs Coordinator)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider the report from the Sister City Committee on the planned visit to Ikeda, Japan.

RECOMMENDATION:

That Council approves:

1. The following Aldermen to travel to Ikeda, Japan as part of the Mayor's delegation to celebrate the 50th anniversary of the Sister City relationship
 - Mayor, Alderman Albert van Zetten
 - Alderman Robin McKendrick
 - Alderman Ted Sands
 - Alderman Karina Stojansek
 - Alderman Simon Wood
 2. The cancellation of the Strategic Planning and Policy Committee Meeting scheduled for Monday, 9 October 2017 to address issues arising relating to a lack of a quorum for the Meeting due to the travel arrangements for the visit to Ikeda.
-

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

12.3 Sister City Committee Meeting - 22 June 2017 (Ikeda Visit) ...(Cont'd)

DECISION: 10 July 2017

MOTION

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

That Council approves:

- 1. The following Aldermen to travel to Ikeda, Japan as part of the Mayor's delegation to celebrate the 50th anniversary of the Sister City relationship:**
 - **Mayor, Alderman Albert van Zetten**
 - **Alderman Robin McKendrick**
 - **Alderman Ted Sands**
 - **Alderman Simon Wood**

- 2. The cancellation of the Strategic Planning and Policy Committee Meeting scheduled for Monday, 9 October 2017 to address issues arising relating to a lack of a quorum for the Meeting due to the travel arrangements for the visit to Ikeda.**

CARRIED 10:0

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

13 COUNCIL WORKSHOPS

Council Workshops conducted on 26 June and 3 July 2017 were:

- UTAS Master Plan Inveresk Update
- Cimitiere Street Development
- Food Vans - George Street
- Rates Revaluation
- Headstone Project
- St John Street Bus Stop

14 NOTICES OF MOTION

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

No Notices of Motion were identified as part of these Minutes

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Dog Management Policy Review****FILE NO:** SF0079**AUTHOR:** Debbie Fortuin (Manager Environmental Services)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider proposed amendments to the Dog Management Policy.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 September 2007 - Agenda Item 11.1 - Dog Management Plan

SPPC - 29 May 2017 - Agenda Item 4.3 - Dog Management Policy Review

SPPC - 3 July 2017 - Agenda Item 4.3 - Dog Management Policy Review

RECOMMENDATION:

That Council approves the Dog Management Policy 10-Plx-013 (ECM Document #4093884, Version 18).

Mrs L Hurst (Director Development Services), Ms D Fortuin (Manager Environmental Services) and Mrs E McCarthy (Regulations Officer) were in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 10 July 2017**MOTION**

Moved Alderman R I Soward, seconded Alderman J Finlay.

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

CARRIED 10:0

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

15.2 Increased Funding Request From The RSPCA**FILE NO:** 78670**AUTHOR:** Debbie Fortuin (Manager Environmental Services)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a request from the RSPCA for an increase the financial contribution for the managing of the pound on behalf of City of Launceston.

PREVIOUS COUNCIL CONSIDERATION:

Council - 30 July 2007 - Agenda Item 11.3 - RSPCA - Lease Arrangements

RECOMMENDATION:

That Council agrees to provide \$65,000 as a financial contribution to the RSPCA for the management of the pound facility at 19 Cavalry Road, Mowbray on behalf of the City of Launceston for the 2017/2018 financial year.

Mrs L Hurst (Director Development Services), Ms D Fortuin (Manager Environmental Services) and Mrs E McCarthy (Regulations Officer) were in attendance to answer questions of Council in respect of this Agenda Item.

Mr Peter West spoke for the item.

MOTION

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

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

15.2 Increased Funding Request From The RSPCA ...(Cont'd)

DECISION: 10 July 2017**MOTION 2****Moved Alderman J Finlay, seconded Alderman D W Alexander.****That the item be deferred to enable further discussion.****CARRIED 10:0****VOTE FOR: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood and Alderman E K Williams.**

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items were identified as part of these Minutes

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items were identified as part of these Minutes

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Lease - Ravenswood Neighbourhood House****FILE NO:** SF0399**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To approve leasing an area of land at 6 Prossers Forest Road (part of Certificate of Title Vol 12932 Folio 1) to the Starting Point Neighbourhood House Incorporated as a Community Centre.

This decision requires an absolute majority of the Council.

PREVIOUS COUNCIL CONSIDERATION:

Council - 14 November 2016 - Agenda Item 18.2 - Ravenswood Neighbourhood House Lease - proposal approved and advertised

RECOMMENDATION:

That, in accordance with section 178 of the *Local Government Act 1993*, Council resolves to lease public land situated at 6 Prossers Forest Road (part of Certificate of Title Vol 12932 Folio 1) to the Starting Point Neighbourhood House Incorporated under the following terms:

- the term shall be 20 years commencing on 1 July 2017;
- the lease amount shall be \$1 per annum;
- tenant to be responsible for:
 - energy costs;
 - volumetric and connection charges for water; and
 - other service charges (if any).
- tenant shall continuously maintain:
 - building in good and reasonable order; 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 this Agenda Item.

18.1 Lease - Ravenswood Neighbourhood House ...(Cont'd)

DECISION: 10 July 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****VOTE FOR: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood and Alderman E K Williams.**

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items were identified as part of these Minutes

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Budget 2017/2018 - City of Launceston Rating Framework****FILE NO:** SF7024/SF0521**AUTHOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the adoption of the Council's Rating Framework for the financial year ending 30 June 2018.

Pursuant to Part 9 of the Local Government Act 1993, this decision requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

Pursuant to Part 9 of the *Local Government Act 1993*, Council adopts the following Rating Framework for the financial year ending 30 June 2018.

Rating Resolution**1. General Rate:**

1.1 Pursuant to sections 90 and 91 of the *Local Government Act 1993*, the Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the municipal area of Launceston for the period commencing 1 July 2017 and ending 30 June 2018, which consists of two components as follows:

- (a) A rate of **7.2042** cents in the dollar on the assessed annual value of the land; and
- (b) A fixed charge of **\$275**.

1.2 That pursuant to Section 107(1) and (2) of the *Local Government Act 1993*, by reason of:

- (a) the use or non-use of any land which is within the municipal area; and
- (b) the locality of the land;

Council declares, by absolute majority, that component 1.1(a) of the General Rate is varied for the financial year as follows:

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

- (i) For land used for commercial purposes, that is not located within the area known as the CBD Rate Variation Locality, the rate is varied by **increasing** it by **0.2877** cents in the dollar to **7.4919** cents in the dollar;
- (ii) For land used for commercial purposes and which is located within the area known as the CBD Rate Variation Locality, the rate is varied by **increasing** it by **1.7486** cents in the dollar to **8.9528** cents in the dollar;
- (iii) For land used for industrial purposes, the rate is varied by **increasing** it by **0.4258** cents in the dollar to **7.6300** cents in the dollar;
- (iv) For land used for public service purposes, the rate is varied by **increasing** it by **0.2944** cents in the dollar to **7.4986** cents in the dollar;
- (v) For land used for primary production purposes, the rate is varied by **increasing** it by **0.4082** cents in the dollar to **7.6124** cents in the dollar;
- (vi) For land used for sporting or recreation facilities, the rate is varied by **decreasing** it by **0.0484** cents in the dollar to **7.1558** cents in the dollar;
- (vii) For land used for quarrying and mining, the rate is varied by **decreasing** it by **2.2296** cents in the dollar to **4.9746** cents in the dollar; and
- (viii) For land which is vacant land, the rate is varied by **decreasing** it by **0.5752** cents in the dollar to **6.6290** cents in the dollar

Definition CBD Rate Variation Locality

- 1.3 That pursuant to section 107(1)(c) of the *Local Government Act 1993*, by reason of the location of any land which is within the following parts of the municipal area, namely:
- (a) That portion of the City of Launceston as is bounded by Wellington, Cameron, George and York Streets;
 - (b) Those properties having a frontage on the Eastern side of George Street from numbers 37 to 115 (both inclusive);
 - (c) Those properties having a frontage on the Southern side of York Street from numbers 45 to 123 (both inclusive);
 - (d) Those properties having a frontage on the Northern side of Cameron Street from numbers 44 to 70 (both inclusive) and on the Southern side of that Street from numbers 41 to 93 (both inclusive);
 - (e) Those properties having a frontage on the Eastern side of St John Street from numbers 119 to 153 (both inclusive) and on the Western side of that Street from numbers 116 to 128 (both inclusive);
 - (f) Those properties having a frontage on the Eastern side of Charles Street from numbers 179 to 205 (both inclusive) and on the Western side of that Street from numbers 126 to 156 (both inclusive); and
 - (g) Those properties having a frontage on the Northern side of Brisbane Street from numbers 36 to 60 (both inclusive) and those having a frontage on the Southern side of that Street from numbers 43 to 65 (both inclusive),
-

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

the Council declares this area to be defined as the **CBD Rate Variation Locality** for the purposes of clause 1.2.

Maximum Percentage Increase

1.4 Pursuant to section 88A of the *Local Government Act 1993*, the Council, by absolute majority sets the following maximum percentage increase as a result of the municipal revaluation in component (a) of the general rate in clause 1.1 of 500% and then declares by absolute majority that the maximum percentage is varied under section 107 of the *Local Government Act 1993* according to the use or predominate use of land, by decreasing the maximum percentage to **20%** for all land which is used or is predominately used for residential purposes.

2. Service Charges – Waste Management Service:

Pursuant to section 94, of the *Local Government Act 1993*, the Council makes the following service charges on all rateable land within the municipal area of Launceston (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2017 and ending on 30 June, 2018, namely:

2.1 Service charges for waste management in respect of all land to which the Council supplies different waste management services comprising:

- (i) The supply of mobile garbage bins;
- (ii) The supply of a recycling service;
- (iii) The collection of garbage bags purchased by owners or occupiers of land from the Council;

as follows:

- (a)
 - (i) **\$102** for an existing 85 litre mobile garbage bin and 1 recycle bin;
 - (ii) **\$102** for a 140 litre mobile garbage bin and 1 recycle bin;
 - (iii) **\$215** for a 240 litre mobile garbage bin and 1 recycle bin; and
- (b) **\$2.60** per bag for the collection of prepaid garbage bags purchased by owners or occupiers from the Council for collection within the area that this service is supplied to.

2.2 Pursuant to section 94(3) of the *Local Government Act 1993*, and by absolute majority, the Council varies each of the charges at clause 2.1(a) within different parts of the municipal area for land used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities and/or quarrying and mining purposes as follows:

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

- (i) **\$102** for an existing 85 litre mobile garbage bin;
- (ii) **\$102** for a 140 litre mobile garbage bin;
- (iii) **\$215** for a 240 litre mobile garbage bin.

2.3 In respect of the service charges for waste management:

- (a) If any land to which the waste management service is supplied is the subject of separate rights of occupation which are separately valued in the valuation list prepared under the *Valuation of Land Act 2001*, then the charge applies to each such separate occupation;
- (b) Pursuant to section 94(3) of the *Local Government Act 1993*, and by absolute majority, the Council declares that the service charge varies within different parts of the municipal area by reference to the use or predominant use of land as follows:
 - (i) For all land used for residential purposes where there is more than 1 separate right of occupation which is separately valued in the valuation list prepared under the *Valuation of Land Act 2001* and where the rate payer has elected by notice in writing delivered to the General Manager on or before the 1st day of July 2017 not to have a waste management service, then the service charge is varied to **Nil**;
 - (ii) For all land which is used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities, quarrying and mining purposes and where the rate payer in respect of that land elects by notice in writing delivered to the General Manager on or before the 1st day of July 2017 not to have a waste management service, then the service charge is varied to **Nil**;

3. Service Rates - Fire Service:

- 3.1 Pursuant to section 93A of the *Local Government Act 1993*, the Council makes the following service rates in respect of the fire service contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area for the period commencing 1 July 2017 and ending on 30 June, 2018, as follows:

District	Cents in the dollar of Assessed Annual Value
Launceston Permanent Brigade Rating District	1.3847
Lilydale Volunteer Brigade Rating District	0.3758
General Land	0.3317

- 3.2 Pursuant to section 93(3) of the *Local Government Act 1993*, the Council sets a minimum amount payable in respect of this service rate of **\$39**.

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

4. Separate Land:

- 4.1 Except where it is expressly provided to the contrary, for the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

5. Adjusted Values:

- 5.1 For the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the *Local Government Act 1993*.

6. Instalment Payment:

- 6.1 Pursuant to section 124 of the *Local Government Act 1993*, the Council:
- (a) Decides that all rates are payable by all rate payers by four instalments which must be of approximately equal amounts.
 - (b) Determines that the dates by which instalments are to be paid shall be as follows:
 - (i) The first instalment on or before 31 August, 2017;
 - (ii) The second instalment on or before 30 November, 2017;
 - (iii) The third instalment on or before 31 January, 2018; and
 - (iv) The fourth instalment on or before 30 April, 2018.
 - (c) If a ratepayer fails to pay any instalment within 21 days from the date on which it is due, the ratepayer must pay the full amount owing.

7. Penalty and Interest:

- 7.1 Pursuant to section 128 of the *Local Government Act 1993*, if any rate or instalment is not paid on or before the date it falls due then:
- (a) There is payable a penalty of **3.0%** of the unpaid rate or instalment; and
 - (b) There is payable a daily interest charge of **0.02054795%** (**7.5%** per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

8. Words and Expressions:

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

20.1 Budget 2017/2018 - City Of Launceston Rating Framework ...(Cont'd)

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

Mr Basil Fitch spoke against the item.

DECISION: 10 July 2017

MOTION

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

CARRIED 10:0

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

20.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017

FILE NO: SF0523

AUTHOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the approval of the Schedule of Rate Remissions for 2016/2017.

This decision, pursuant to section 129(4) of the Local Government Act 1993, requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually

RECOMMENDATION:

Pursuant to section 129 of the *Local Government Act 1993*, Council in accordance with its policies, the schedule of Rates Remissions for 2016/2017, totalling \$881,529.53 and indicated in the table hereunder, be approved.

Description	Penalty and Interest	General Rate	General Charge	Service Rates	Amount of Remission
General Rates Foregone on Charitable Organisations	-	157,941.42	26,474.32	-	\$184,415.74
General Rates Foregone on Manses, Presbyteries	-	3,663.94	750.00	-	\$4,413.94
Approved by Council - Aged Care	-	440,621.71	124,250.00	78,460.65	\$643,332.36
CBD Levy Foregone on Private Residences	-	666.11	-	-	\$666.11
Jetties and Slipways	-	520.88	3,750.00	360.24	\$4,631.12
Other	2,484.61	30,033.74	2,052.94	9,458.19	\$44,029.48
Interest and Penalty - Small Remissions in Accordance with Policy 23-PI-006	40.78	-	-	-	\$40.78
Totals	\$2,525.39	\$633,447.80\$	\$157,277.26	\$88,279.08	\$881,529.53

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

20.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017 ...(Cont'd)

DECISION: 10 July 2017

MOTION

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

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

CARRIED 10:0

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

21 GENERAL MANAGER'S DIRECTORATE ITEMS**21.1 Nomination - Tamar Estuary Management Taskforce****FILE NO:** SF2377**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To endorse the Council nomination of a representative on the Tamar Estuary Management Taskforce.

PREVIOUS COUNCIL CONSIDERATION:

SPPC - 3 July 2017 - Agenda Item 4.3 - Tamar Estuary Management Taskforce Representative

RECOMMENDATION:

That the Council:

1. Nominates the General Manager as the City of Launceston representative to the Tamar Estuary Management Taskforce.
 2. Forms a Tamar Estuary Working Group comprised of Alderman Williams, Alderman Finlay, Alderman Wood and Alderman Sands to make recommendations to the Council on policy and strategic matters relating to the Tamar Estuary.
-

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

Mr Basil Fitch spoke against the item.

21.1 Nomination - Tamar Estuary Management Taskforce ...(Cont'd)

DECISION: 10 July 2017**MOTION****Moved Alderman D H McKenzie, seconded Alderman E K Williams.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 10:0****VOTE FOR: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood and Alderman E K Williams.**

21.2 Signing of the Friendship Agreement between Launceston and Putian**FILE NO:** SF0175**AUTHOR:** Elizabeth Clark (Civic Affairs Coordinator)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider and receive a report from the Sister City Committee on a proposed Friendship City Agreement.

RECOMMENDATION:

That Council approves the signing of the Friendship City Agreement between Launceston and Putian, China during a visit by members of the Putian Municipal Government in August 2017.

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

DECISION: 10 July 2017**MOTION****Moved Alderman R I Soward, seconded Alderman D H McKenzie.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 10:0**

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

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 these Minutes

23 CLOSED COUNCIL

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

23.1 Confirmation of the Minutes**23.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017****23.3 General Manager Recruitment****RECOMMENDATION:**

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

23.1 - Confirmation of the Minutes

Regulation 34(6)

23.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017

Regulation 15(2)(g)

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

23.3 General Manager Recruitment

Regulation 15(2)(g)

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

DECISION: 10 July 2017

MOTION

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

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

CARRIED 10:0

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

Council moved to Closed Session at 3.19pm

Council returned to Open Session at 3.45pm.

24 MEETING CLOSURE

The Mayor, Alderman A M van Zetten, closed the Meeting at 3.45pm.
