



City of  
**LAUNCESTON**

# **COUNCIL MINUTES**

**COUNCIL MEETING  
MONDAY 21 MAY 2018  
1.00pm**

# City of Launceston

COUNCIL MINUTES

Monday 21 May 2018

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

Date: 21 May 2018

Time: 1.00pm

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## Section 65 Certificate of Qualified Advice

### Background

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

### Declaration

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

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by several vertical strokes and a final upward stroke.

**Michael Stretton**  
General Manager

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# City of Launceston

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Monday 21 May 2018

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**Present:**                    **Alderman**                    **A M van Zetten (Mayor) (Withdrew at 2.57pm)**  
**R I Soward (Deputy Mayor)**  
**R L McKendrick**  
**R J Sands**  
**D H McKenzie**  
**J G Cox**  
**D C Gibson**  
**J Finlay**  
**D W Alexander**  
**S R F Wood**  
**E K Williams**  
**K P Stojansek**

**In Attendance:**                    **Mr M Stretton (General Manager)**  
**Mr S G Eberhardt (Director Infrastructure Services)**  
**Mrs L M Hurst (Director Development Services)**  
**Mr B Maclsaac (Director Facilities Management)**  
**Ms J Keeling (Acting Director Queen Victoria  
Museum and Art Gallery)**  
**Ms L Foster (Director Corporate Services)**  
**Mrs A Rooney (Committee Clerk)**

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## **1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES**

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

The Mayor, Alderman A M van Zetten, called for a minute's silence to recognise that Chris Boon (Infrastructure Services Directorate) passed away on Friday. Chris initially commenced work with the Council in the Road Services area and more recently worked in the Investigations Department. Chris finished work in February after completing 45 years of service with the Council. Council extends its condolences to his wife Jacquie and family.

## **2 DECLARATIONS OF INTEREST**

*Local Government Act 1993 - section 48*

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

**Alderman D H McKenzie declared an interest in Agenda Item 8.2 - 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling**

**Alderman D H McKenzie declared an interest in Agenda Item 15.1 - Community Grants (Round 3) 2017/2018 - Starting Point Neighbourhood House - Ravenswood Food Forest Stage 2**

**Alderman D C Gibson declared an interest in Agenda Item 15.2 - Event Sponsorship - Major Events (Round 1) 2018/2019 - Encore Theatre Company Inc - Sound of Music**

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**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 7 May 2018 be confirmed as a true and correct record.

**DECISION: 21 May 2018**

**MOTION**

**Moved Alderman R L McKendrick, seconded Alderman D C Gibson.**

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

**CARRIED 12:0**

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

**4 DEPUTATIONS**

**No Deputations were identified as part of these Minutes**

**5 PETITIONS**

*Local Government Act 1993 - sections 57 and 58*

**No Petitions were identified as part of these Minutes**

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**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.)*

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**7.1.1 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 7 May 2018****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

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**QUESTIONS and RESPONSES:**

The following question was asked at the Council Meeting on 7 May 2018 by Mr Basil Fitch and has been answered by Mr Bruce MacIsaac (Director Facilities Management).

**Question:**

1. With regard to the Tender Review Committee report included in today's Agenda concerning Macquarie House, there is a comment regarding the subsequent electrical works within the tender. How does the Tender Review Committee make a decision to remove such items from a contract, when there is more than one tenderer for the project?

**Response:**

*The Tender Review Committee did not make a decision to remove scope from the contract. This was merely a question regarding the conditions set out in the construction content related to the treatment of overheads and profit if deductions are made during contract administration.*

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**7.1.2 Public Questions on Notice - Mr Paul Spencer - Council Meeting - 7 May 2018****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

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**QUESTIONS and RESPONSES:**

The following questions were asked at Council on 7 May 2018 by Mr Paul Spencer and have been answered by Mr Jonathan Downes (Manager Strategic Procurement) and Mr Dale Sinfield (Director Major Projects).

**Questions:**

1. Why does Council nominate its own contractors for electrical work in projects such as the Quadrant Mall and Brisbane Street Mall projects, as this restricts other local providers from the opportunity?

**Response:**

*Mr Jonathan Downes (Manager Strategic Procurement)*

*The Council did not specify that any particular electrical contractor be used in the Quadrant Mall, Civic Square and Brisbane Street Mall works. The successful principal contractors for the respective projects use whomever they deem appropriate, providing they meet all the obligatory Workplace Health and Safety and Legal requirements for the work. It is on very rare occasions that the Council may stipulate a specific contractor due to specialist requirements or historical work.*

2. Contractors and wholesalers installing the ground signage at UTAS Stadium were not Tasmanian based and some wholesalers have indicated not ever having seen the relevant tender documents. Ultimately, a Victorian company was awarded the contract and has supposedly used products not approved for use in Australia. Why were Tasmanian contractors and wholesalers not given an opportunity to quote on the works and why did the successful contractor use unapproved product?

**Response:**

*Mr Jonathan Downes (Manager Strategic Procurement)*

*An expression of interest document was publicly advertised in The Examiner on 15 April 2017. From among the submissions received, the General Manager at the time, acted within the provisions of the Local Government (General) Regulations 2015 and approved the procurement and installation. A local Launceston communications business was contracted to oversee the supply and final installation with a local Tasmanian electrical company engaged for the electrical installation.*

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**7.1.2 Public Questions on Notice - Mr Paul Spencer - Council Meeting - 7 May 2018  
...(Cont'd)**

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*No contracts were awarded to any Victorian company. Electrical components were purchased from China along with the LED panels with some minor adjustments to meet Australian standards.*

*The decision for the Council to proceed as above was considered and planned. A significant amount of money was saved for the Council, with a high quality result that would have otherwise been beyond the approved budget.*

3. Council works in the Quadrant Mall, Civic Square and Brisbane Street Malls used pavers from a company based in Western Australia. A Tasmanian company quoted on works and the quote was cheaper. Why was the Tasmanian company overlooked and the supply awarded to an interstate company?

**Response:**

*Mr Dale Sinfield (Director Major Projects)*

*It is correct that the pavers selected to date have been provided by a Western Australian company. In the case of the Quadrant Mall, the pavers were procured directly by Council and the chosen product was recommended to the Tender Review Committee based on a number of technical and financial considerations that determined the overall best product.*

*With regard to Civic Square and the Brisbane Street Mall, the actual paver supplier was selected by the successful tenderer as just one item in a range of products and services that formed the basis of the tenderer's submission and overall pricing considerations. In this instance, the Western Australian product was not specifically selected by Council as the paving product but as Council already had experience with the product and its performance it was happy to accept the product that the eventual contractor had selected and included as part of its contract submission and overall price.*

*In the case of the Brisbane Street Mall redevelopment, the City of Launceston accepted the lowest bid for the project, which was from Northern Tasmanian company The Baker Group. This bid included the West Australian produced paver. Accordingly, it is not accurate to say that the Council overlooked a cheaper tender price by a Tasmanian company in favour of the mainland provider.*

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**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.)*

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## 7.2.1 Mr Paul Spencer - Tender Process Clarification

1. **Could you please explain the wording of recent tender documents relating to electrical contractors? Council has previously advised it did not specify particular electrical contractors to be used in the Quadrant Mall, Civic Square and Brisbane Street Mall works. However, items 71, 74 and 95 in the contract documents appear to nominate a specific electrician.**

**The Mayor, Alderman A M van Zetten, noted that this question would be Taken on Notice and a response provided in the Council Agenda of 4 June 2018.**

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**7.2.2 Mr Paul Spencer - Pavers**

- 1. Why is Council unable to cancel the current contract for pavers supplied for Brisbane Street Mall works and reallocate it to a Tasmanian company? Also, why in Council tender documents, were urban stone pavers specified by Council and Pitt and Sherry? Why was a specific reference naming urban stone pavers included in documents?**

**Mr Michael Stretton (General Manager) responded by stating that he understood that urban stone or similar pavers was what the specifications asked for. The tender was ultimately awarded to the lowest cost tenderer - a Tasmanian company, who ultimately elected to use the Western Australian product which resulted in the best deal for the ratepayer. Further advice regarding this question will be Taken on Notice and a response provided in the Council Agenda of 4 June 2018.**

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**7.2.3 Mr Ron Baines - Council Leases**

1. **At a previous Council Meeting, I asked if leases for Invermay Bowls Club, Mowbray Cricket Club and the Albert Hall had been finalised. Has this issue now been finalised?**

**Mr Bruce MacIsaac (Director Facilities Management) advised that the Mowbray Cricket Club lease is current and will be considered by Council once a request to renew it has been made which is due in late 2019. The Invermay Bowls Club lease is currently under negotiation. The Council is currently negotiating with the licensee of the Albert Hall regarding the license and management agreement. Additionally, the lease for the Western Annexe of the Albert Hall is currently with the leasee for execution.**

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**7.2.4 Mr Ron Baines - Victoria Bridge**

- 1. Do Aldermen consider that the proposed traffic lights at Victoria Bridge will alleviate the current and future traffic problems in the City? Mr Baines asked Aldermen for a show of hands, yes or no, in response to his question.**

**The Mayor, Alderman A M van Zetten, indicated that this question should be directed to individual Aldermen for response.**

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**7.2.5 Mr Basil Fitch - Land Purchase**

1. **With regards to Agenda Item 23.3 - Sale and Purchase of Land - Lindsay Street to Gleadow Street - Link Road, dealt with at the Closed Council Meeting on 23 April 2018 and Agenda Item 23.15 - 2 Invermay Road - Transfer of Land to University of Tasmania, dealt with at the Closed Council Meeting of 19 February 2018 - could you make available to me personally both of those decisions?**

**Mr Michael Stretton (General Manager) indicated that decisions made in Closed Council are covered by relevant legislation which limits public release of decisions.**

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**7.2.6 Mr Basil Fitch - LED Lighting at University of Tasmania Stadium**

1. **Is Council aware that serious accidents, caused by players crashing into the LED lighting installed on ground perimeters, have occurred at some mainland football grounds? Who is responsible for insurance in issues such as this?**

**Mr Bruce MacIsaac (Director Facilities Management) responded by saying that Council is aware of some concerns following injuries at a new stadium on the mainland. The following week the AFL sought clarification on the screens recently installed at University of Tasmanian (UTAS) Stadium to ensure they meet the AFL's requirements. In addition, the AFL's insurers have inspected the screens at UTAS Stadium and expressed satisfaction with their installation.**

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**7.2.7 Mr Basil Fitch - Boral Relocation**

1. **Who is paying the Boral relocation costs of \$4m?**

**The Mayor, Alderman A M van Zetten, responded by saying that the relocation costs associated with Boral are included in a \$59m flood levy package funded by the Council and both the State and Federal Governments.**

**Mr Fitch subsequently requested that he be provided with a breakdown of the figures associated with the package.**

**The Mayor, Alderman A M van Zetten, indicated that the figures would be provided.**

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## **7.2.8 Ms Trish Hausler - Plastic Free Launceston**

- 1. Can a review of events supported by the City of Launceston, with the aim of reducing plastic pollution and promoting plastic free events, be conducted?**

**The Mayor, Alderman A M van Zetten, noted that this question would be Taken on Notice and a response provided in the Council Agenda of 4 June 2018.**

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**7.2.9 Mr Andrew Bowen - Mall Project**

- 1. With reference to the Mall projects currently underway and given the pavers are supplied by a mainland company, who is responsible to repair issues such as trip hazards and cracking after the builder's warranty has lapsed? Furthermore what science, community consultation, commercial ratepayer intellect, etc. was used to form a view regarding return on investment for these projects for ratepayers as a whole?**

**The Mayor, Alderman A M van Zetten, noted that these questions would be Taken on Notice and a response provided in the Council Agenda of 4 June 2018.**

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**7.2.10 Mr Jim Dickenson - Built Environment Manager**

1. **Mr Dickenson noted a recent position vacant advertisement for a Built Environment Manager at the City of Launceston. He then asked when will the City of Launceston appoint a City Architect?**

**Mr Michael Stretton (General Manager) responded by saying that Council already has several architects on staff who provide architectural services across the Council. The Built Environment Manager role currently being advertised is a completely different role.**

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## 7.2.11 Mr Jim Dickenson - Albert Hall Organ

1. Why, following a major refurbishment, is the Albert Hall organ not used more often?

The Mayor, Alderman A M van Zetten, indicated that it organ and facilities can be utilised more often that it presently is if the coordination and organisation of events is generated from within the community.

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**7.2.12 Mr Jim Dickenson - Fragrance Hotel Development**

1. **What is the current state of play with the Fragrance Hotel development?**

**Mr Michael Stretton (General Manager) responded by saying that the developers are progressing with their development proposal. Council is currently engaged with and leading a discussion of building heights in Launceston. Once a report is compiled the matter will be referred to Council for discussion and decision in order to facilitate an informed community debate.**

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

## **8 PLANNING AUTHORITY**

### **8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade)**

**FILE NO:** DA0055/2018

**AUTHOR:** Duncan Payton (Town Planner)

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

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#### **DECISION STATEMENT:**

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

#### **RECOMMENDATION:**

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0055/2018 Bulky Goods Sales - motor vehicle sales and service; demolition of hotel and listed building fronting the Esplanade retaining the facade; Subdivision and adhesion of land - no extra lots created; construction of a building (two new vehicle showrooms), construction of extensions to a heritage listed building, construction of alterations to existing showroom, installation of associated signage and works in the Charles Street road reserve for vehicle display at 29-31 Charles Street, 43 Charles Street and 58 - 60 William Street, Launceston, subject to the following conditions:

#### **1. ENDORSED PLANS & DOCUMENTS**

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

- a. Site Demolition Plan, prepared by Artas Architects, drawing no. A0001-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018 AMENDED PLAN REQUIRED
  - b. Site Plan, prepared by Artas Architects, drawing no. A0002-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
  - c. Site Plan - 43 Charles Street, prepared by Artas Architects, drawing no. A0003-Sk01, JMC Launceston Dealership Redevelopment, revision 1, dated 13/02/2018
-

**8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**

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- d. Kia, Isuzu and Suzuki Ground Floor Plan, prepared by Artas Architects, drawing no. A1400-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- e. Kia, Isuzu and Suzuki Ground Floor Plan, prepared by Artas Architects, drawing no. A1400-Sk04, JMC Launceston Dealership Redevelopment, revision 4, dated 16/01/2018
- f. VW Showroom & Service, prepared by Artas Architects, drawing no. A1401-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- g. Ford Showroom - Overall, prepared by Artas Architects, drawing no. A1402-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- h. Ford Showroom - Showroom, prepared by Artas Architects, drawing no. A1403-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- i. Ford Showroom Service, prepared by Artas Architects, drawing no. A1404-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- j. Kia, Isuzu and Suzuki External Elevations, prepared by Artas Architects, drawing no. A2100-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- k. Kia, Isuzu and Suzuki External Elevations, prepared by Artas Architects, drawing no. A2101-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- l. VW External Elevations, prepared by Artas Architects, drawing no. A2102-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- m. Ford External Elevations, prepared by Artas Architects, drawing no. A2103-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
- n. Transport Impact Assessment, prepared by GHD, JMC Automotive Group Pty Ltd 43 Lower Charles Street, Launceston, dated February 2018
- o. Contamination Management Plan, prepared by Jemrok, Redevelopment of JMC Launceston Dealership, revision B, dated 9/03/2018
- p. Notice of Heritage Decision, THC Works Ref. 5548, dated 20 April 2018

**2. AMENDED PLANS REQUIRED**

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development 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) Provision of two additional accessible car parking spaces;
  - (b) Provision of six secure bicycle parking spaces;
  - (c) Provision of four motorcycle spaces; and
  - (d) Provision of a minimum of one shower facility, to comply with clause E6.6 of the Parking and Sustainable Transport Code.
-

**8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**

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**3. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00180-LCC) (attached).

**4. HERITAGE**

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 5548, endorsed as part of this permit.

**5. ARCHAEOLOGICAL ASSESSMENT - DEMOLITION OF THE RIVERVIEW HOTEL BUILDING**

That in the event that archaeological features and/or deposits are revealed during ground disturbance:

- (i) Work in the vicinity must stop immediately and advice provided to the Manager City Development; and
- (ii) A suitably qualified archaeologist must be engaged and given access to the site for the purpose of inspection; and
- (iii) If the suitably qualified archaeologist determines that the features and deposits are significant, undertake archaeological recording and recovery of artefacts, if appropriate and this must be completed to the satisfaction of the Manager City Development prior to works in that area recommencing; and
- (iv) A copy of any archaeological report or findings is to be given to the Council, as soon as practicable upon its completion.

**6. FAILURE TO PURCHASE ROAD RESERVE LAND**

In the event that the purchase of part of the road reserve fails, amended plans must be submitted to the satisfaction of the Manager City Development. Once approved, these amended plans will be endorsed by the Council and will then form part of the permit. The amended plans must show the proposed VW showroom located wholly within the subject title.

**7. 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.

**8. SCREENING OF ROOF TOP PLANT**

All roof top plant and machinery must be screened from public view from 1.5m above ground level.

**9. CAR PARKING**

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans and in accordance with clause E6.6.1 A1.

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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**
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## **10. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

## **11. CONCRETE PLINTH OR SUITABLE BARRIER**

A concrete plinth or other suitable barrier is to be installed at the back of the relocated footpath to prevent vehicle encroachment into the road reserve from the outdoor vehicle display area.

## **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, by-laws 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. VEHICULAR CROSSINGS**

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

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**8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**

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An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

**15. SOIL AND WATER MANAGEMENT PLAN**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

**16. SUBMISSION AND APPROVAL OF PLANS - RELOCATED FOOTPATH AND DRIVEWAY ALTERATIONS**

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.
  - (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 and Final inspections.
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## **17. CONSTRUCTION OF WORKS**

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services. The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

(a) Footpath Relocation:

- (i) Provision of a new 2300mm wide asphalt footpath constructed on a suitable base located along the property boundary of the Charles Street frontage of the VW showroom,
- (ii) Reinstatement of the nature strip where the existing footpath is to be removed to match the existing adjacent standard.

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.

## **18. 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.
- (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.

## **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.
  - (b) The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
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- (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. COMPLETION OF WORKS**

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

## **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 - 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.

## **23. STORMWATER MANAGEMENT PLAN**

A Stormwater Management Plan is to be provided to the City of Launceston, within one month of the use commencing. The Plan is to include, but not be limited to, management of spills, staff training, reporting of incidents, site plan and regular reviews of the plan.

## **24. 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.
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**8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**

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## **25. CAR WASH AREA**

The car wash area must:

- (a) be bunded and graded to direct waste water to sewer;
- (b) have all plant and machinery associated with the car wash located, enclosed or otherwise attenuated to prevent noise emission from affecting occupiers of other premises; and
- (c) provide some form of barrier to prevent spray drift from leaving the designated wash area.

## **26. SPILL COLLECTION BUND**

All environmentally hazardous materials including all chemicals, fuels and oils, held on the land must be stored and handled within a spill collection bund or spill trays which are designed to contain at least 110% of the volume of the largest storage vessel. The spill containment system must be constructed with materials that will prevent contamination of ground water and soil.

## **27. CAR WASHING**

All car and vehicle washing must be carried out within the washing bay provided for this purpose.

## **28. REPAIRS OF VEHICLES**

- (a) Any servicing, detailing and repairs of vehicles or vehicle parts must be conducted in a covered, bunded area.
- (b) No repairs of any sort may be carried out in the car parking or common areas.

## **29. STORMWATER**

No liquids other than unpolluted rain water are to be allowed to discharge or drain to the public stormwater system or receiving water bodies or watercourses.

## **30. NOISE - COMMERCIAL/INDUSTRIAL**

The use must not cause unreasonable noise or interference to adjoining sensitive uses. Precautions must be taken to avoid nuisance to neighbouring residential areas, particularly from warning sirens, intruder alarms, public address systems, heavy-duty compressors, reversing beepers and the like.

## **31. SPILL KITS**

Spill kits, appropriate for the types and volumes of materials handled on the land must be kept in appropriate locations and be appropriately maintained to assist with the containment of any spill of environmentally hazardous materials.

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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)
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## 32. CONTAMINATED LAND

The applicant must comply with the Environmental Site Assessment Report prepared by Jemrok dated 09/03/2018 and complete all Works required in the recommendations. The use and development approved must be undertaken so as to comply with all the recommendations and requirements of the Environmental Site Assessment.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and (Environmental Protection Authority if relevant) immediately upon discovery.

### Notes

- A. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code  
*Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.*
- 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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code  
*Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.*
- D. General  
*This permit was issued based on the proposal documents submitted for DA0055/2018. 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 6323 3000.*
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**8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**

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*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 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.*

**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 affected, 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) <<http://www.rmpat.tas.gov.au>>*

**G. Permit Commencement**

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

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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)
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Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Mr D Payton (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

**DECISION:** 21 May 2018

## MOTION 1

Moved Alderman J Finlay, seconded Alderman D H McKenzie.

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0055/2018 Bulky Goods Sales - motor vehicle sales and service; demolition of hotel and listed building fronting the Esplanade retaining the facade; subdivision and adhesion of land - no extra lots created; construction of a building (two new vehicle showrooms), construction of extensions to a heritage listed building, construction of alterations to existing showroom, installation of associated signage and works in the Charles Street road reserve for vehicle display at 29-31 Charles Street, 43 Charles Street and 58 - 60 William Street, Launceston, subject to the following conditions:

### 1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Demolition Plan, prepared by Artas Architects, drawing no. A0001-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018 AMENDED PLAN REQUIRED
  - b. Site Plan, prepared by Artas Architects, drawing no. A0002-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
  - c. Site Plan - 43 Charles Street, prepared by Artas Architects, drawing no. A0003-Sk01, JMC Launceston Dealership Redevelopment, revision 1, dated 13/02/2018
  - d. Kia, Isuzu and Suzuki Ground Floor Plan, prepared by Artas Architects, drawing no. A1400-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
  - e. Kia, Isuzu and Suzuki Ground Floor Plan, prepared by Artas Architects, drawing no. A1400-Sk04, JMC Launceston Dealership Redevelopment, revision 4, dated 16/01/2018
  - f. VW Showroom & Service, prepared by Artas Architects, drawing no. A1401-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
  - g. Ford Showroom - Overall, prepared by Artas Architects, drawing no. A1402-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018
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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**
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- h. Ford Showroom - Showroom, prepared by Artas Architects, drawing no. A1403-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018**
- i. Ford Showroom Service, prepared by Artas Architects, drawing no. A1404-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018**
- j. Kia, Isuzu and Suzuki External Elevations, prepared by Artas Architects, drawing no. A2100-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018**
- k. Kia, Isuzu and Suzuki External Elevations, prepared by Artas Architects, drawing no. A2101-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018**
- l. VW External Elevations, prepared by Artas Architects, drawing no. A2102-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018**
- m. Ford External Elevations, prepared by Artas Architects, drawing no. A2103-DA1, JMC Launceston Dealership Redevelopment, revision 1, dated 8/03/2018**
- n. Transport Impact Assessment, prepared by GHD, JMC Automotive Group Pty Ltd 43 Lower Charles Street, Launceston, dated February 2018**
- o. Contamination Management Plan, prepared by Jemrok, Redevelopment of JMC Launceston Dealership, revision B, dated 9/03/2018**
- p. Notice of Heritage Decision, THC Works Ref. 5548, dated 20 April 2018**

## **2. AMENDED PLANS REQUIRED**

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development 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) Provision of two additional accessible car parking spaces;**
- (b) Provision of six secure bicycle parking spaces;**
- (c) Provision of four motorcycle spaces; and**
- (d) Provision of a minimum of one shower facility, to comply with clause E6.6 of the Parking and Sustainable Transport Code.**

## **3. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00180-LCC) (attached).

## **4. HERITAGE**

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 5548, endorsed as part of this permit.

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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)**
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**5. ARCHAEOLOGICAL ASSESSMENT - DEMOLITION OF THE RIVERVIEW HOTEL BUILDING**

Works involving ground disturbance for the demolition of the Riverview Hotel building and the construction of the VW showroom and service centre, must be monitored by a suitably qualified archaeologist. In the event that archaeological features and/or deposits are revealed during ground disturbance:

- (i) Work in the vicinity must stop immediately and advice provided to the Manager City Development; and**
- (ii) If the suitably qualified archaeologist determines that the features and deposits are significant, undertake archaeological recording and recovery of artefacts, if appropriate and this must be completed to the satisfaction of the Manager City Development prior to works in that area recommencing; and**
- (iii) A copy of any archaeological report or findings is to be given to the Council, as soon as practicable upon its completion.**

**6. FAILURE TO PURCHASE ROAD RESERVE LAND**

In the event that the purchase of part of the road reserve fails, amended plans must be submitted to the satisfaction of the Manager City Development. Once approved, these amended plans will be endorsed by the Council and will then form part of the permit. The amended plans must show the proposed VW showroom located wholly within the subject title.

**7. 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.

**8. SCREENING OF ROOF TOP PLANT**

All roof top plant and machinery must be screened from public view from 1.5m above ground level.

**9. CAR PARKING**

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans and in accordance with clause E6.6.1 A1.

**10. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

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## **11. CONCRETE PLINTH OR SUITABLE BARRIER**

A concrete plinth or other suitable barrier is to be installed at the back of the relocated footpath to prevent vehicle encroachment into the road reserve from the outdoor vehicle display area.

## **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, by-laws 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
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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. VEHICULAR CROSSINGS**

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

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All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

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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.
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- (c) be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
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  - (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
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**(a) Footpath Relocation:**

- (i) Provision of a new 2300mm wide asphalt footpath constructed on a suitable base located along the property boundary of the Charles Street frontage of the VW showroom,**
- (ii) Reinstatement of the nature strip where the existing footpath is to be removed to match the existing adjacent standard.**

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

## **20. COMPLETION OF WORKS**

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

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**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**

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**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.**

## **23. STORMWATER MANAGEMENT PLAN**

**A Stormwater Management Plan is to be provided to the City of Launceston, within one month of the use commencing. The Plan is to include, but not be limited to, management of spills, staff training, reporting of incidents, site plan and regular reviews of the plan.**

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- (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;**
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  - (c) remove all rubbish from the site for disposal at a licensed refuse disposal site; and**
  - (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.**
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## **25. CAR WASH AREA**

The car wash area must:

- (a) be bunded and graded to direct waste water to sewer;**
- (b) have all plant and machinery associated with the car wash located, enclosed or otherwise attenuated to prevent noise emission from affecting occupiers of other premises; and**
- (c) provide some form of barrier to prevent spray drift from leaving the designated wash area.**

## **26. SPILL COLLECTION BUND**

All environmentally hazardous materials including all chemicals, fuels and oils, held on the land must be stored and handled within a spill collection bund or spill trays which are designed to contain at least 110% of the volume of the largest storage vessel. The spill containment system must be constructed with materials that will prevent contamination of ground water and soil.

## **27. CAR WASHING**

All car and vehicle washing must be carried out within the washing bay provided for this purpose.

## **28. REPAIRS OF VEHICLES**

- (a) Any servicing, detailing and repairs of vehicles or vehicle parts must be conducted in a covered, bunded area.**
- (b) No repairs of any sort may be carried out in the car parking or common areas.**

## **29. STORMWATER**

No liquids other than unpolluted rain water are to be allowed to discharge or drain to the public stormwater system or receiving water bodies or watercourses.

## **30. NOISE - COMMERCIAL/INDUSTRIAL**

The use must not cause unreasonable noise or interference to adjoining sensitive uses. Precautions must be taken to avoid nuisance to neighbouring residential areas, particularly from warning sirens, intruder alarms, public address systems, heavy-duty compressors, reversing beepers and the like.

## **31. SPILL KITS**

Spill kits, appropriate for the types and volumes of materials handled on the land, must be kept in appropriate locations and be appropriately maintained to assist with the containment of any spill of environmentally hazardous materials.

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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)
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## 32. CONTAMINATED LAND

The applicant must comply with the Environmental Site Assessment Report prepared by Jemrok dated 09/03/2018 and complete all Works required in the recommendations. The use and development approved must be undertaken so as to comply with all the recommendations and requirements of the Environmental Site Assessment.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and (Environmental Protection Authority if relevant) immediately upon discovery.

### Notes

- A. **All building and demolition work is to comply with the Building Act 2016 and the National Construction Code**  
*Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.*
- 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. **All plumbing work is to comply with the Building Act 2016 and the National Construction Code**  
*Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.*
- D. **General**  
*This permit was issued based on the proposal documents submitted for DA0055/2018. 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 6323 3000.*
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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)
- 

*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 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.*

**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 affected, 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) <<http://www.rmpat.tas.gov.au>>*

**G. Permit Commencement**

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

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- 8.1 29-31 Charles Street, 43 Charles Street and 58-60 William Street, Launceston - Bulky Goods Sales - Redevelopment of JMC Launceston Dealership Site; Demolition of Hotel and Historic Building (Retain Esplanade Facade) ...(Cont'd)
- 

**DECISION:** 21 May 2018

**MOTION 2**

Moved Alderman R I Soward, seconded Alderman D W Alexander.

That an additional three minutes speaking time be granted for Alderman J Finlay.

**CARRIED 12:0**

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

**THE MOTION WAS PUT AND CARRIED 12:0**

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

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**8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling****FILE NO:** DA0134/2018**AUTHOR:** Iain More (Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 24 April 2017 - DA0096/2017 for a single dwelling was refused

**RECOMMENDATION:**

That in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0134/2018 - Residential - single dwelling: demolition of existing dwelling and construction of new dwelling at 217 St John Street, Launceston subject to the following conditions:

**1. ENDORSED PLANS & DOCUMENTS**

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

- (a) Demolition site plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-02 A, dated January 2017;
  - (b) Residence - Level 1 Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-08 A, dated January 2017;
  - (c) Residence - Level 1 Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-09 A, dated January 2017;
  - (d) Residence - Level 2 Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-10 A, dated January 2017;
  - (e) Residence - Level 2 Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-11 A, dated January 2017;
  - (f) Residence - Level 3 Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-12 A, dated January 2017;
  - (g) Residence - Level 3 Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-13 A, dated January 2017;
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**8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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- (h) Residence - Roof Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-14 A, dated January 2017;
- (i) Residence - Roof Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-15 A, dated January 2017;
- (j) Northern Elevation, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-16 A, dated January 2017;
- (k) Eastern Elevation, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-17 A, dated January 2017;
- (l) Southern Elevation, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-18 A, dated January 2017;
- (m) Western Elevation, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-19 A, dated January 2017;
- (n) Proposed Amended Vehicle Parking, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-32 A, dated January 2017;
- (o) Proposed Landscape Plan, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-33 A, dated January 2017;
- (p) Proposed Landscape Northern & Eastern Elevations, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-34 A, dated January 2017; and
- (q) Proposed Landscape Southern & Western Elevations, prepared by Honed Architecture and Design, Project No. 1720, Drawing No. A-DA-35 A, dated January 2017.

**2. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00391-LCC) (attached).

**3. SITE LANDSCAPING**

The landscaping must be:

- (a) Installed in accordance with the endorsed plan; and
- (b) Completed prior to the use commencing, or a further period as agreed with the Manager City Development; and
- (c) Maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Manager City Development.

**4. PRIVACY SCREEN**

A 1.8m high privacy screen must be erected along the southern side of the deck along the southern elevation as noted on the Level 2 plans and the southern elevation to ensure reasonable privacy for the adjoining property.

**5. WINDOWS ANNOTATED AS WHITE GLASS**

Windows, annotated as to be glazed in white glass, as a means of providing privacy between properties, must be installed in accordance with the endorsed plans and elevations.

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## **8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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### **6. 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.

### **7. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

### **8. PARKING ALTERATIONS IN ST JOHN STREET FOR NEW DRIVEWAY**

Prior to lodging a driveway crossing application for the St John Street crossing, the applicant will be required to produce a fully dimensioned drawing showing the changes to the on street restricted parking to facilitate the new double crossover, including the relocation of the existing signs.

No work to alter the line marking is to be undertaken until the approval of the Parking Control Report and any work undertaken by the applicant or their agent is to comply with the approved plan and Council's standard drawings. All line marking and signage work undertaken by a third party must be inspected by a representative of Council's Built Environment Department.

Council's operational staff may be engaged to undertake the works to re-line mark the parking bays and relocate the signage, with the cost recouped from the applicant.

### **9. 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.

### **10. 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
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## **8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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(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.

### **11. APPLICATION TO ALTER A STORMWATER SERVICE**

To have an existing service connection physically removed/relocated/alterred, or to have a new connection installed, an application must be made using the Council's eServices web portal or on the approved form and accompanied by the prescribed fee. All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

### **12. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS**

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

### **13. VEHICULAR CROSSINGS**

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

### **14. SOIL AND WATER MANAGEMENT PLAN**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or

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## **8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

### **15. OCCUPATION OF ROAD RESERVE**

Where it is necessary for works to occur within the road reserve or for the occupation of the road reserve, the express written permission of the Director Infrastructure Services is required. Application for the occupation of St John Street and/or Thomas Street must be made 14 days prior to date of the scheduled occupation or works and detailing (but not limited to):

- (a) The nature, dates and duration of the occupation and/or works;
- (b) The contractors name and registration number;
- (c) The traffic management works that are must employed to provide for the continued safe use of the road reserve by pedestrians and vehicles;
- (d) Any alternative pedestrian routes to be provided where the existing footpath in St John Street and/or Thomas Street is unavailable for use due to the delivery of materials such as the precast concrete panels; and
- (e) Any temporary works required to maintain the serviceability of the road or footpath.

A permit issued for any occupation and/or works may be subject to conditions specifying or limiting:

- (a) The nature, dates and duration of the occupation and/or works;
- (b) The traffic management works that must be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles;
- (c) Any alternative pedestrian routes to be provided where the existing footpath in St John Street is unavailable for use due to the delivery of materials such as the precast concrete panels;
- (d) Any temporary works required to maintain the serviceability of the road or footpath; and
- (e) All remedial works required to repair any damage to the road reserve resulting from the occupation and/or works.

Inspections must be arranged for prior to the commencement of the occupation and at the completion of the works.

### **16. 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.

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**8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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**17. 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; and
- (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. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code

*Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.*

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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code

*Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.*

D. General

*This permit was issued based on the proposal documents submitted for DA0134/2018. 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 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*
-

**8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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(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.*

**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 affected, 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) <<http://www.rmpat.tas.gov.au>>*

**G. Permit Commencement**

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

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**Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Mr I More (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.**

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**8.2 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling ...(Cont'd)**

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Due to a declaration of interest in Agenda Item 8.2 - 217 St John Street, Launceston - Residential - Single Dwelling: Demolition of Existing Dwelling and Construction of New Dwelling, Alderman D H McKenzie withdrew from the Meeting at 1.44pm.

Mr Ashley Brook spoke for the item.  
Mr Charles Walker spoke for the item.  
Mr Michael Bernaski spoke for the item.  
Mr Ashley Armarego spoke against the item.  
Ms Sally Ann Armarego spoke against the item.

**DECISION: 21 May 2018**

**MOTION 1**

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

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

**CARRIED 9:2**

**FOR VOTE:** Mayor Alderman A M van Zetten, Alderman R L McKendrick, 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:** Deputy Mayor Alderman R I Soward and Alderman R J Sands  
**ABSENT DUE to DECLARATION of INTEREST:** Alderman D H McKenzie

**MOTION 2**

Moved Alderman R J Sands.

That the matter be deferred until the sun diagrams can be discussed further.

**MOTION LAPSED DUE TO WANT OF A SECONDER**

Alderman D H McKenzie re-attended the Meeting at 2.16pm.

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**8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective)**

**FILE NO:** DA0644/2017

**AUTHOR:** Marilyn Burns (Urban Design Planner)

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

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**DECISION STATEMENT:**

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

**RECOMMENDATION:**

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0644/2017 - Residential - multiple dwellings; construction and use of two dwellings, removal of trees, relocation of crossover (partially retrospective) at 20 Floreat Crescent, Trevallyn, 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 City Development unless modified by a condition of the Permit:

- a. Cover Letter, prepared by S Group, Proposed Townhouse Development, Page No 1-5, dated 10/05/2018.
  - b. Tree Report, prepared by Tas Tree Specialists, Page No 01, dated 29/11/2017.
  - c. Cover Page, prepared by S Group, Drawing No. A0-000, Proposed Townhouse Development, Rev D, dated 05/04/2018.
  - d. Site Plan, prepared by S Group, Drawing No. A1-001, Proposed Townhouse Development, Rev D, dated 05/04/2018.
  - e. Floor Plan Upper, prepared by S Group, Drawing No. A2-001, Proposed Townhouse Development, Rev D, dated 05/04/2018.
  - f. Floor Plan Lower, prepared by S Group, Drawing No. A2-002, Proposed Townhouse Development, Rev D, dated 05/04/2018.
  - g. Elevations, prepared by S Group, Drawing No. A3-001, Proposed Townhouse Development, Rev D, dated 05/04/2018.
  - h. Elevations, prepared by S Group, Drawing No. A3-002, Proposed Townhouse Development, Rev D, dated 05/04/2018.
  - i. Elevations, prepared by S Group, Drawing No. A3-003, Proposed Townhouse Development, Rev D, dated 05/04/2018.
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### **8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective) ...(Cont'd)**

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- j. Planning Diagram, prepared by S Group, Drawing No. A4-001, Proposed Townhouse Development, Rev D, 05/04/2018.
- k. Shadow Diagram, prepared by S Group, Drawing No. A4-002, Proposed Townhouse Development, Rev D, 05/04/2018.

### **2. DRIVEWAY AND TURNING AREA**

The proposal must provide rain gardens for water quality improvements at the rear of the property. The turning area at the end of the driveway is to have a gradient of 10% or less, with a 1m high barrier designed to the satisfaction of the Manager City Development at the eastern end of the turning area.

### **3. NON REFLECTIVE EXTERIOR FINISH**

All external cladding and roofing of the buildings must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Manager City Development.

### **4. SCHEDULE OF MATERIALS/COLOURS**

Prior to the commencement of the works, a printed sample and schedule of external building materials, finishes and colours, including details of cladding and roofing materials, must be submitted for approval by the Manager City Development. Once approved, the schedule will be endorsed to form part of the planning permit.

### **5. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01901-LCC) (attached).

### **6. SITE LANDSCAPING**

The landscaping must be:

- a. Installed in accordance with the endorsed plan and conditions;
- b. Completed prior to the use commencing or a further period as agreed by the Manager City Development; and
- c. Maintained as part of the development. It must not be removed, destroyed or lopped without the written consent of the Manager City Development.

### **7. NO FURTHER VEGETATION REMOVAL**

Tree and vegetation removal must be limited to those specifically notated on the approved plan(s) as "*tree to be removed*".

No other tree or vegetation is to be felled, lopped, topped, ring-barked, uprooted, or otherwise wilfully destroyed or removed, without the further written consent of the Manager City Development.

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### **8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective) ...(Cont'd)**

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#### **8. SCREEN PLANTING**

A dense screen of trees or shrubs must be planted:

- a. Along the front boundary of the site and be composed of species with a minimum mature height of 1.5m;
- b. Along the eastern boundary of the site and be composed of species with a minimum mature height of 5m; and
- c. To the south of the proposed dwellings and be composed of species with a minimum mature height of 3m.

#### **9. FENCING**

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. 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:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m - 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

#### **10. 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.

#### **11. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

#### **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 by-law 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, by-laws 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:

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### **8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective) ...(Cont'd)**

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- 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. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS**

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

### **15. VEHICULAR CROSSINGS**

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

### **16. SOIL AND WATER MANAGEMENT WORKS**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and

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## 8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective) ...(Cont'd)

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other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

### 17. 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.

### 18. 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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code  
*Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.*
- B. Occupancy Permit Required  
*Prior to the occupation of the premises, in the case where building work is not required, the applicant is required to attain an Occupancy Permit for the use of the building pursuant to the Building Act 2016 section 55.*
- C. Strata Title Approval  
*The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.*
- D. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code  
*Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.*
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### **8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective) ...(Cont'd)**

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#### **E. General**

*This permit was issued based on the proposal documents submitted for DA0644/2017. 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 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.*

#### **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 affected, 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) <<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*

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**8.3 20 Floreat Crescent, Trevallyn - Residential - Multiple Dwellings; Construction and Use of Two Dwellings, Removal of Trees, Relocation of Crossover (Partially Retrospective) ...(Cont'd)**

*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>1</i>	<i>1</i>	<i>1/20 Floreat Crescent</i>
<i>2</i>	<i>2</i>	<i>2/20 Floreat Crescent</i>

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

**Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Ms M Burns (Urban Design Planner) were in attendance to answer questions of Council in respect of this Agenda Item.**

**Mr Tim Fry spoke for the item.**

**Mr Wayne Tyrril (on behalf of Ms Kathy Williams) spoke against the item.**

**Ms Margaret Brodie spoke against the item.**

**DECISION: 21 May 2018**

**MOTION**

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

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

**CARRIED 11:1**

**FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R 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**

**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal)****FILE NO:** DA0060/2018**AUTHOR:** Michael Jacques (Senior Corporate Legal Counsel)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To resolve the Resource Management and Planning Appeal Tribunal appeal 42/18P for the above property by approving the execution of a consent agreement on the terms set out in this report.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 9 April 2018 - Agenda Item 8.1 - Residential - multiple dwellings; construction and use of three dwellings at 143 Talbot Road, South Launceston - decision by Council to refuse permit

**RECOMMENDATION:**

That Council:

1. authorises the Manager City Development to execute a consent agreement that would provide for the settlement of an appeal in relation to the refused permit application DA0060/2018 Residential - multiple dwellings; construction and use of three dwellings at 143 Talbot Road, South Launceston; and
2. authorises a permit to be issued under this consent agreement, but allows minor changes to accommodate revised conditions and/or plans to improve the site setback, on the following general terms:

**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 City Development unless modified by a condition of the Permit:

- a. Cover Page, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 1/21, Revision 04, Dated 13/02/2018
  - b. Site Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 2/21, Revision 04, Dated 13/02/2018
  - c. Unit 1 Ground Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 3/21, Revision 04, Dated 13/02/2018
-



**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

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- d. Units 2&3 Ground Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 4/21, Revision 04, Dated 13/02/2018
- e. External Services, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 6/21, Revision 04, Dated 13/02/2018
- f. Drainage Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 7/21, Revision 04, Dated 13/02/2018
- g. Unit 1 Elevations, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 12/21, Revision 04, Dated 13/02/2018
- h. Unit 2 Elevations, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 13/21, Revision 04, Dated 13/02/2018
- i. Unit 3 Elevations, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 14/21, Revision 04, Dated 13/02/2018
- j. Landscaping Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 14/21, Revision 04, Dated 13/02/2018
- k. Planning Report, Prepared by Mitch Lloyd, Dated 13/02/2018

**2. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00207-LCC) (attached).

**3. SITE LANDSCAPING**

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing or a further period as agreed by the Manager City Development; and
- c. Maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Manager City Development.

**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:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m-2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

**5. MULTIPLE DWELLINGS - SERVICE FACILITIES**

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

- a. Mail receptacles must be provided and appropriately numbered for each dwelling unit.
  - b. Each multiple dwelling must be provided with a minimum 6m<sup>3</sup> 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 Manager City Development.
-

## **8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

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### **6. 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.

### **7. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

### **8. 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.

### **9. ON-SITE STORMWATER MANAGEMENT**

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 one in five year storm event of one 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.

Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. The on-site detention storage system is to be designed by a civil engineer eligible for membership of IE Aust or equivalent. 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.

### **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, by-laws and legislation relevant to the development activity on the site.

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**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

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**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 Built Environment Manager for approval to install the connection.

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. VEHICULAR CROSSINGS**

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council's eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

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**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

---

All new works must be constructed to Council standards by a contractor authorised to perform such work. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

**14. SOIL AND WATER MANAGEMENT WORKS**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

**15. AMENITY - RESIDENTIAL**

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. 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. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code**

*Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.*

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**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

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**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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code**

*Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.*

**D. Strata Title Approval**

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

**E. General**

*This permit was issued based on the proposal documents submitted for DA0060/2018. 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 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.*

**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 affected, restricted or prohibited by any such covenant.*

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**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

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

**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) <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:*

Dwelling No	Strat Lot No.	Street Address
Existing	1	1/143 Talbot Road
Unit 1	2	2/143 Talbot Road
Unit 2	3	3/143 Talbot Road
Unit 3	4	4/143 Talbot Road

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

**Mrs L Hurst (Director Development Services) and Mr M Jacques (Senior Corporate Legal Counsel) were in attendance to answer questions of Council in respect of this Agenda Item.**

**8.4 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;  
Construction and Use of Three Dwellings (Settlement Proposal) ...(Cont'd)**

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**DECISION: 21 May 2018**

**MOTION**

**Moved Alderman D H McKenzie, seconded Alderman J Finlay.**

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

**CARRIED 12:0**

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

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

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

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**Wednesday 2 May 2018**

- Officiated at the official launch of the Tasmanian Running Festival at City Park Gates

**Sunday 6 May 2018**

- Attended the Icebreaker Multisport Challenge at Trevallyn NRA

**Tuesday 8 May 2018**

- Attended a dinner with Bid Inspection Officials regarding the Special Olympics Australia at Cataract on Paterson

**Wednesday 9 May 2018**

- Attended the KPMG Federal Budget Breakfast at Hotel Grand Chancellor

**Thursday 10 May 2018**

- Officiated at the Salvation Army Business Breakfast at Stonestrow Café

**Friday 11 May 2018**

- Attended the launch of the 2018 Tasmanian Open Dance Sport Championships at Country Club Tasmania
- Attended the Clifford Craig Charity Ball at Hotel Grand Chancellor

**Saturday 12 May 2018**

- Officiated at the Rotary Club Cocktail Party to mark 35 years at Motors Launceston
- 
-



**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 J Finlay**

- **Attended the Tasmanian Tourism Awards at the Federal Country Club Casino and thanked Council for its support.**

**10.2 Alderman R I Soward**

- **Attended the Ron Atkins Snooker Classic conducted in Launceston.**

**10.3 Alderman S R F Wood**

- **Attended the Day on the Kingsway as part of the BOFA activation event and congratulated all those involved with particular mention of Cityprom.**

**10.4 Alderman D C Gibson**

- **Highlighted the Mother's Day Albert Hall organ recital and extended congratulations to Council employee Tom Jones for organising the event.**
- **Noted National Volunteer Week activities being held within the City.**
- **Represented the Mayor at the final night of the Launceston Competitions and mentioned the number of volunteers assisting at events such as this.**

**10.5 Alderman D W Alexander**

- **Attended the City Mission's Hunta Gatha shop opening on St John Street and acknowledged the contribution of Steven Brown within the organisation.**
-

**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.)*

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## 11.2.1 Alderman D C Gibson - Community Listing

1. How is the development progressing of the list of organisations and causes that Council supports being made available to our community as an indication of the breadth and diversity of Council investment?

The Acting Mayor, Alderman R I Soward, noted that this questions would be Taken on Notice and a response provided in the Council Agenda of 4 June 2018.

## 12 COMMITTEE REPORTS

### 12.1 Municipal Emergency Management Committee Meeting - 22 March 2018

**FILE NO:** SF3177

**AUTHOR:** Bev Allen (Municipal Emergency Management Coordinator)

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

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#### **DECISION STATEMENT:**

To receive and consider a report from the Municipal Emergency Management Committee.

#### **RECOMMENDATION:**

That Council receives the report from the Municipal Emergency Management Committee Meeting held on 22 March 2018.

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

**DECISION: 21 May 2018**

#### **MOTION**

**Moved Alderman R L McKendrick, seconded Alderman J Finlay.**

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

**CARRIED 12:0**

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

**Alderman D W Alexander withdrew from the Meeting at 2.46pm.**

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**12.2 Heritage Advisory Committee Meeting - 26 April 2018****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Heritage Advisory Committee Meeting held on 26 April 2018.

**RECOMMENDATION:**

That Council:

1. receives the report from the Heritage Advisory Committee Meeting held on 26 April 2018.
  2. adopts the following recommendation from the Meeting of the Heritage Advisory Committee on 26 April 2018:
    - (a) recommends Council approve expenditure from the Heritage Advisory budget of up to \$5,000 for an archaeological investigation to confirm the location of the Kings Meadows Road/Convict Station prior to the subject land being subdivided.
- 

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

**DECISION: 21 May 2018****MOTION**

**Moved Alderman D H McKenzie, seconded Alderman J Finlay.**

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

**CARRIED 11:0**

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

**ABSENT at TIME of VOTING:** Alderman D W Alexander

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**12.3 Museum Governance Advisory Board Meeting - 26 April 2018****FILE NO:** SF2244**DIRECTOR:** Richard Mulvaney, (Director Queen Victoria Museum and Art Gallery)

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**DECISION STATEMENT:**

To receive and consider a report from the Museum Governance Advisory Board Meeting held on 26 April 2018.

**RECOMMENDATION:**

That Council receives the report from the Museum Governance Advisory Board Meeting held on 26 April 2018.

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**Ms J Keeling (Acting Director Queen Victoria Museum and Art Gallery) was in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION: 21 May 2018****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, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

**ABSENT at TIME of VOTING:** Alderman D W Alexander

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**12.4 Audit Panel Meeting - 10 May 2018****FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To receive a report from the Audit Panel following the Meeting on 10 May 2018.

**RECOMMENDATION:**

That Council receives the report from the Audit Panel Meeting held on 10 May 2018.

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**Ms L Foster (Director Corporate Services) was in attendance to answer questions of Council in respect of this Agenda Item.**

**Alderman D W Alexander re-attended the Meeting at 2.48pm.**

**DECISION: 21 May 2018**

**MOTION**

**Moved Alderman D H McKenzie, seconded Alderman J Finlay.**

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

**CARRIED 12:0**

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

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**13 COUNCIL WORKSHOPS**

Council Workshops conducted on 14 and 21 May 2018 were:

- Theatre North
- Newstead College Representation
- 2 Invermay Road - Proposed Name for Right of Way
- Strategic Asset Management Plan and Long Term Financial Plan
- Organisational Cultural Development Project
- TasWater MoU - State Government and Councils
- Draft Budget 2018/2019 including Public Consultation Input
- Coordinator General Update
- Residential Waste Charges Policy
- Design Centre Tasmania

**14 NOTICES OF MOTION**

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

**No Notices of Motion were identified as part of these Minutes**

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**15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**

**15.1 Community Grants (Round 3) 2017/2018**

**FILE NO:** SF7029

**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)

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

**DECISION STATEMENT:**

To consider applications for Community Grants received in Round 3, 2017/2018.

**RECOMMENDATION:**

1. That the following organisations receive the recommended grant amounts:

<b>Organisation</b>	<b>Project/Activity</b>	<b>Score</b>	<b>Requested \$</b>	<b>Recommended \$</b>	<b>Page #</b>
Rotary Club of Launceston	Install new Communal Area at rear of New Horizons	85%	\$5,000	\$5,000	1-17
Starting Point Neighbourhood House	Ravenswood Food Forest Stage 2	82%	\$5,000	\$5,000	18-31
*Northern Refugee Support (City Baptist Church)	Training, support and social inclusion opportunities for Afghan Hazara Community in Launceston	82%	\$5,000	\$5,000	32-53
Stompin'	Primary Stompin'	77%	\$5,000	\$3,750	54-66
Music Tasmania	Music Futures	69%	\$5,000	\$3,750	67-81
*Palliative Care Tasmania	Compassionate Communities and Aging Cities	68%	\$2,000	\$1,500	82-95

## 15.1 Community Grants (Round 3) 2017/2018 ...(Cont'd)

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page #
The Shepherd Centre for Deaf Children	TASSIE TALK	58%	\$5,000	\$2,500	96-107
*TasDance	Drinking Water	54%	\$5,000	\$1,441	108-121
WayFM 105.3 Community Radio Station	Bringing Youth Behind the Mike	54%	\$5,000	\$1,441	122-133
	<b>TOTAL REQUESTED</b>		<b>\$42,000</b>	<b>\$29,382</b>	

\* Ella Dixon (External Assessment Panel Member) abstained from assessment of:

- Training, support and social inclusion opportunities for Afghan Hazara Community in Launceston (Northern Refugee Support (City Baptist Church))
- Compassionate Communities and Aging Cities (Palliative Care Tasmania)
- Drinking Water (TasDance)

2. That the following grant applications not be funded by Council as they received a score less than the recommended level for funding (ie. <50%)

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page#
Public Art Skate Park Project	Dynamism - Public Art Project and Workshop - Launceston City Skate Park	48%	\$5,000	\$0	134-147
Wax Hands Tasmania	National Science Week	35%	\$3,590	\$0	148-159

## 15.1 Community Grants (Round 3) 2017/2018 ...(Cont'd)

3. That the following individuals/teams/groups receive the recommended grant amounts:

Individual/Team/Group	Activity	Requested \$
Australian 10 Boys Futsal Team (Three members)	Australian 10 Year's Futsal Team, New Zealand Futsal Tour, Auckland 24 October - 5 November 2018	\$300
Northern Tasmanian Junior Soccer Association Representative Team U12 (Six members)	Kanga Cup, International Youth Football Tournament, Canberra 8-13 July 2018	\$300
Basketball Tasmania Under 18 Mens' Team (One member)	Australian Junior Basketball Championships, Geelong, 21-28 April 2018	\$50
Basketball Tasmania FDP Under 14 Girls Team (One member)	Basketball Tasmanian Tri-Series 2018 March 17and18 - Kingston 5 May - Launceston 23 Jun - Devonport	\$50
Under 13 Tasmanian Little Athletics Team (One member)	2018 Australian Little Athletics Championships, Runaway Bay, Gold Coast 28-29 April 2018	\$50
Under 15 Tasmanian Little Athletics Team (One member)	2018 Australian Little Athletics Championships, Runaway Bay, Gold Coast 28-29 April 2018	\$50
Under 19 Netball Tasmania State Team (One member)	National Netball Championships Adelaide, South Australia, 17-22 April 2018	\$50
	<b>TOTAL REQUESTED</b>	<b>\$850</b>

**Mrs L Hurst (Director Development Services), Mr J Davis (Team Leader Community Development) and Ms C Holmes (Grants and Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.**

**Alderman D H McKenzie declared an interest in Agenda Item 15.1 - Community Grants (Round 3) 2017/2018 - Starting Point Neighbourhood House - Ravenswood Food Forest Stage 2 and withdrew from the Meeting at 2.50pm.**

15.1 Community Grants (Round 3) 2017/2018 ...(Cont'd)

**DECISION:** 21 May 2018

**MOTION 1**

Moved Alderman D C Gibson, seconded Alderman R I Soward.

That Starting Point Neighbourhood House funding be considered as an individual item.

**CARRIED 11:0**

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

**DECISION:** 21 May 2018

**MOTION 2**

Moved Alderman D C Gibson, seconded Alderman E K Williams.

That the following organisation receives the recommended grant amount:

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page #
Starting Point Neighbourhood House	Ravenswood Food Forest Stage 2	82%	\$5,000	\$5,000	18-31

**CARRIED 11:0**

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

Alderman D H McKenzie re-attended the Meeting at 2.51pm.

15.1 Community Grants (Round 3) 2017/2018 ...(Cont'd)

**DECISION:** 21 May 2018

**MOTION 3**

Moved Alderman D C Gibson, seconded Alderman E K Williams.

1. That the following organisations receive the recommended grant amounts:

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page #
Rotary Club of Launceston	Install new Communal Area at rear of New Horizons	85%	\$5,000	\$5,000	1-17
*Northern Refugee Support (City Baptist Church)	Training, support and social inclusion opportunities for Afghan Hazara Community in Launceston	82%	\$5,000	\$5,000	32-53
Stompin'	Primary Stompin'	77%	\$5,000	\$3,750	54-66
Music Tasmania	Music Futures	69%	\$5,000	\$3,750	67-81
*Palliative Care Tasmania	Compassionate Communities and Aging Cities	68%	\$2,000	\$1,500	82-95
The Shepherd Centre for Deaf Children	TASSIE TALK	58%	\$5,000	\$2,500	96-107
*TasDance	Drinking Water	54%	\$5,000	\$1,441	108-121
WayFM 105.3 Community Radio Station	Bringing Youth Behind the Mike	54%	\$5,000	\$1,441	122-133
	<b>TOTAL REQUESTED</b>		<b>\$42,000</b>	<b>\$29,382</b>	

15.1 Community Grants (Round 3) 2017/2018 ...(Cont'd)

2. That the following grant applications not be funded by Council as they received a score less than the recommended level for funding (ie. <50%)

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page#
Public Art Skate Park Project	Dynamism - Public Art Project and Workshop - Launceston City Skate Park	48%	\$5,000	\$0	134-147
Wax Hands Tasmania	National Science Week	35%	\$3,590	\$0	148-159

3. That the following individuals/teams/groups receive the recommended grant amounts:

Individual/Team/Group	Activity	Requested \$
Australian 10 Boys Futsal Team (Three members)	Australian 10 Year's Futsal Team, New Zealand Futsal Tour, Auckland 24 October - 5 November 2018	\$300
Northern Tasmanian Junior Soccer Association Representative Team U12 (Six members)	Kanga Cup, International Youth Football Tournament, Canberra 8-13 July 2018	\$300
Basketball Tasmania Under 18 Mens' Team (One member)	Australian Junior Basketball Championships, Geelong, 21-28 April 2018	\$50
Basketball Tasmania FDP Under 14 Girls Team (One member)	Basketball Tasmanian Tri-Series 2018 March 17and18 - Kingston 5 May - Launceston 23 Jun - Devonport	\$50
Under 13 Tasmanian Little Athletics Team (One member)	2018 Australian Little Athletics Championships, Runaway Bay, Gold Coast 28-29 April 2018	\$50
Under 15 Tasmanian Little Athletics Team (One member)	2018 Australian Little Athletics Championships, Runaway Bay, Gold Coast 28-29 April 2018	\$50
Under 19 Netball Tasmania State Team (One member)	National Netball Championships Adelaide, South Australia, 17-22 April 2018	\$50
	<b>TOTAL REQUESTED</b>	<b>\$850</b>

**15.1 Community Grants (Round 3) 2017/2018 ...(Cont'd)**

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**CARRIED 12:0**

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

**DECISION: 21 May 2018**

**MOTION**

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

**That Council bring forward consideration of Agenda Item 18.4 - Petition - Boland Street Bus Shelter.**

**CARRIED 12:0**

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

**Council moved to Agenda Item 18.4 - Petition - Boland Street Bus Shelter.**

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**18.4 Petition - Boland Street Bus Shelter****FILE NO:** SF0097/SF0622/SF1188**AUTHOR:** Nigel Coates (Engineering Officer Traffic)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To note the proposal to install a kerb and paved area for the bus stop at 57 Boland Street, Launceston and that Metro will install a bench seat.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 7 May 2018 - 5 - Petition - Boland Street Bus Shelter

**RECOMMENDATION:**

That Council notes:

- (a) the proposal to install a kerb and paved area at the bus stop at 57 Boland Street.
  - (b) in conjunction with Metro investigate installation of a bus shelter.
- 

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

**Mrs Pamela Dodds spoke for the item.**

**DECISION: 21 May 2018**

**MOTION**

**Moved Alderman J Finlay, seconded Alderman J G Cox.**

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

**CARRIED 12:0**

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

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**Council adjourned for a break at 2.57pm.**

**Council resumed following a break at 3.06pm.**

**The Mayor, Alderman A M van Zetten, retired from the Meeting at 2.57pm.**

**Deputy Mayor, Alderman R I Soward, assumed the Chair at 3.06pm.**

**Following the break, Council resumed the published order of business at Agenda Item 15.2 - Event Sponsorship - Major Events (Round 1) 2018/2019.**

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## 15.2 Event Sponsorship - Major Events (Round 1) 2018/2019

**FILE NO:** SF6647

**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)

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

### DECISION STATEMENT:

To consider event sponsorship support for Major Events (Round 1) 2018/2019.

### RECOMMENDATION:

1. That the following Major Event Sponsorship Applications receive the recommended sponsorship amount and that these amounts be pre-committed from the proposed 2018/2019 Major Events Budget.

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
*Encore Theatre Company Inc	Sound of Music (Level 2)	85%	\$15,000	\$15,000	\$15,000	1-32
*Rotary Club of Central Launceston Incorporated	Sally's Ride Tamar Valley Cycle Challenge (Level 1)	77%	\$10,000	\$10,000	\$7,500	33-57
MONA (a trading name of Moorilla Estate Pty Ltd)	Mofo Music Program (Level 2)	76%	\$20,000	\$20,000	\$15,000	58-87
Blooming Tasmania Association	Blooming Tasmania Flower and Garden Festival (Level 1)	73%	\$10,000	\$10,000	\$7,500	88-113
**Launceston City Cycling Club	Launceston Christmas Sports Carnival (Assessed at Level 1)	63%	\$20,000	\$12,500	\$9,375	114-134
Ultrain	Launceston Marathon (Level 1)	63%	\$10,000	\$10,000	\$7,500	135-159
Beerfest No 1	Beerfest Australia - Esk (Level 2)	61%	\$20,000	\$20,000	\$6,125	160-176
<b>Total</b>			<b>\$120,000</b>	<b>\$112,500</b>	<b>\$68,000</b>	

*Please note - there are 2 levels in this category*

*Level 1 - \$5,001 up to \$12,500, Level 2 - \$12,501 up to \$20,000*

\* Alderman Danny Gibson abstained from assessment of Sound of Music (Encore Theatre Company Inc).

\* Chris Griffin (Tourism Northern Tasmania) abstained from assessment of Sally's Ride Tamar Valley Cycle Challenge (Rotary Club of Central Launceston Incorporated)

## 15.2 Event Sponsorship - Major Events (Round 1) 2018/2019 ...(Cont'd)

\*\* Application assessed at Level 1 \$12,500, not Level 2 \$20,000 as the panel deemed the event to be a level 1 event.

2. That the following event sponsorship application not be funded by Council as a result of the Round 1 2018/2019 proposed budget allocation being fully pre-committed.

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
Vibestown Productions Pty Ltd	Till the Wheels Fall Off	59%	\$10,000	\$10,000	\$0 Round 1 budget allocation fully pre-committed	177-200

3. That the following event sponsorship application not be funded. The post event requirement (for the previous event) of provision of an acquittal report within 90 days of the event was not met.

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
GTR Events	Spirit of Tasmania Cycling Tour (Level 2)	65%	\$15,000	\$15,000	\$0	201-278

**Mrs L Hurst (Director Development Services), Mr J Davis (Team Leader Community Development) and Ms C Holmes (Grants and Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.**

**Alderman D C Gibson declared a pecuniary interest in Event Sponsorship - Major Events (Round 1) 2018/2019 - Encore Theatre Company Inc - Sound of Music and withdrew from the Meeting at 3.07pm.**

## 15.2 Event Sponsorship - Major Events (Round 1) 2018/2019 ...(Cont'd)

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**DECISION:** 21 May 2018

### MOTION 1

Moved Alderman J Finlay, seconded Alderman E K Williams.

That Encore Theatre Company funding be considered as an individual item.

**CARRIED 10:0**

**FOR VOTE:** Acting Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

**ABSENT DUE to DECLARATION of INTEREST:** Alderman D C Gibson

**DECISION:** 21 May 2018

### MOTION 2

Moved Alderman J Finlay, seconded Alderman E K Williams.

That the following Major Event Sponsorship Application receives the recommended sponsorship amount and that this amount be pre-committed from the proposed 2018/2019 Major Events Budget, as per the Recommendation to Council, be adopted:

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
Encore Theatre Company Inc	Sound of Music (Level 2)	85%	\$15,000	\$15,000	\$15,000	1-32

**CARRIED 10:0**

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

**ABSENT DUE to DECLARATION of INTEREST:** Alderman D C Gibson

Alderman D C Gibson re-attended the Meeting at 3.08pm.

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15.2 Event Sponsorship - Major Events (Round 1) 2018/2019 ...(Cont'd)

**DECISION:** 21 May 2018

**MOTION 3**

Moved Alderman S R F Wood, seconded Alderman E K Williams.

1. That the remaining Major Event Sponsorship Applications receive the recommended sponsorship amounts and that these amounts be pre-committed from the proposed 2018/2019 Major Events Budget, as per the Recommendation to Council, be adopted:

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
Rotary Club of Central Launceston Incorporated	Sally's Ride Tamar Valley Cycle Challenge (Level 1)	77%	\$10,000	\$10,000	\$7,500	33-57
MONA (a trading name of Moorilla Estate Pty Ltd)	Mofo Music Program (Level 2)	76%	\$20,000	\$20,000	\$15,000	58-87
Blooming Tasmania Association	Blooming Tasmania Flower and Garden Festival (Level 1)	73%	\$10,000	\$10,000	\$7,500	88-113
Launceston City Cycling Club	Launceston Christmas Sports Carnival (Assessed at Level 1)	63%	\$20,000	\$12,500	\$9,375	114-134
Ultrain	Launceston Marathon (Level 1)	63%	\$10,000	\$10,000	\$7,500	135-159
Beerfest No 1	Beerfest Australia - Esk (Level 2)	61%	\$20,000	\$20,000	\$6,125	160-176
<b>Total</b>			<b>\$120,000</b>	<b>\$112,500</b>	<b>\$68,000</b>	

2. That the following event sponsorship application not be funded by Council as a result of the Round 1 2018/2019 proposed budget allocation being fully pre-committed, as per the Recommendation to Council, be adopted:

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
Vibestown Productions Pty Ltd	Till the Wheels Fall Off	59%	\$10,000	\$10,000	\$0 Round 1 budget allocation fully pre-committed	177-200

15.2 Event Sponsorship - Major Events (Round 1) 2018/2019 ...(Cont'd)

3. That the following event sponsorship application not be funded as per the Recommendation to Council, be adopted:

Organisation	Project/Activity	Score	\$Request	\$Assess	\$Recom	Page #
GTR Events	Spirit of Tasmania Cycling Tour (Level 2)	65%	\$15,000	\$15,000	\$0	201-278

**CARRIED 11:0**

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

## 15.3 Event Sponsorship - Small and Start-Up Events Round 1 2018/2019

**FILE NO:** SF6649/SF6648

**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)

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

### DECISION STATEMENT:

To consider event sponsorship for Small and Start-Up Events Round 1 2018/2019.

### RECOMMENDATION:

1. That unallocated funds of \$5,600, for Round 1 of the Start-Up Event Sponsorship category, be reallocated to offset oversubscription in the Small Event Sponsorship category.
2. That the following Small Event Sponsorship Applications receive the recommended sponsorship amounts and that these amounts be pre-committed from the proposed 2018/2019 budget.

### Small Event Sponsorship Round 1 2017/2018

Organisation	Event	Score	\$Requested	\$Recommended	Page #
Tamar Community Peace Trust	Tamar Valley Peace Festival	89%	\$5,000	\$5,000	1-24
Interweave Arts Association	REMADE 2018	84%	\$5,000	\$5,000	25-58
Tasmanian Poetry Festival Inc	2018 Tasmanian Poetry Festival	83%	\$3,500	\$3,500	59-75
Launceston Festival of Dance Inc	Launceston Festival of Dance	80%	\$5,000	\$3,750	76-94
Cancer Council Tasmania	Cancer Council Tasmania's Women's 5km Walk/Run	78%	\$5,000	\$3,750	95-115
Clifford Craig Foundation	Run and Walk for Your Heart	71%	\$5,000	\$2,300	116-136
APEX Club of Tamar Inc	APEX Launceston Christmas Parade	71%	\$5,000	\$2,300	137-164
<b>Total</b>			<b>\$33,500</b>	<b>\$25,600</b>	

**15.3 Event Sponsorship - Small and Start-Up Events Round 1 2018/2019 ...(Cont'd)**

3. That the following event sponsorship applications not be funded by Council, as a result of the Round 1 2018/2019 proposed budget allocation being fully pre-committed.

Organisation	Event	Score	\$Requested	\$ Recommended	Page #
North Esk Rowing Club	North Bank 11	69%	\$2,000	\$0 Round 1 proposed Budget fully pre- committed	165-182
Parish of Holy Trinity Launceston and St Matthias Windermere	St Matthias Anniversary Weekend	66%	\$1,600	\$0 Round 1 proposed Budget fully pre- committed	183-200
The Holographic Lounge	Funkey Monkey	60%	\$5,000	\$0 Round 1 proposed Budget fully pre- committed	201-238

Mrs L Hurst (Director Development Services), Mr J Davis (Team Leader Community Development) and Ms C Holmes (Grants and Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.

Ms Anita Gerard spoke against the item.

**DECISION: 21 May 2018**

**MOTION**

Moved Alderman D C Gibson, seconded Alderman E K Williams.

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

**CARRIED 11:0**

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



**15.4 Special Event Sponsorship Application - Australian Monaro Nationals 2018****FILE NO:** SF5892**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider an application for Special Event Sponsorship from the Monaro and GM Club of Tasmania Inc.

**RECOMMENDATION:**

That Council pre-commits funds of \$15,000 from the 2018/2019 Special Event Sponsorship Program budget for the Australian Monaro Nationals 2018.

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**Mrs L Hurst (Director Development Services), Mr J Davis (Team Leader Community Development) and Ms C Holmes (Grants and Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION:** 21 May 2018**MOTION**

**Moved Alderman D C Gibson, seconded Alderman R L McKendrick.**

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

**CARRIED 11:0**

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

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**15.5 Special Event Sponsorship Application - 39th FIPS Mouche World Fly Fishing Championship 2019****FILE NO:** SF5892**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider an application for Special Event Sponsorship from Fly Fish Australia Incorporated.

**RECOMMENDATION:**

That Council pre-commits funds of \$22,500 from the proposed 2019/2020 Special Event Sponsorship Program budget for the 39<sup>th</sup> FIPS Mouche World Fly Fishing Championship 2019.

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**Mrs L Hurst (Director Development Services), Mr J Davis (Team Leader Community Development) and Ms C Holmes (Grants and Sponsorship Officer) were in attendance to answer questions of Council in respect of this Agenda Item.**

**Mr Malcolm Crosse spoke for the item**

**DECISION: 21 May 2018**

**MOTION**

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

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

**CARRIED 11:0**

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

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**15.6 City of Launceston Municipal Emergency Management Plan****FILE NO:** SF0031, SF6766**AUTHOR:** Bev Allen (Emergency Management Coordinator)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider the updated Municipal Emergency Management Plan for adoption.

**RECOMMENDATION:**

That Council adopts the revised and updated Municipal Emergency Management Plan (Issue 16, 2018) (ECM Doc ID 4376873) and that the plan be forwarded to the State Emergency Management Controller for authorisation.

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

**DECISION: 21 May 2018****MOTION****Moved Alderman J G Cox, seconded Alderman J Finlay.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 11:0**

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

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**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

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## 18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

### 18.1 Lease - Tasman Highway Bushland Reserve

**FILE NO:** SF4469

**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)

**DIRECTOR:** Shane Eberhardt (Director of Infrastructure Services)

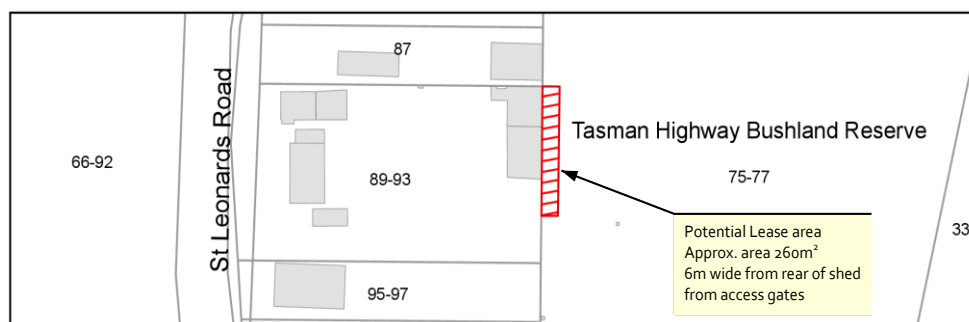
#### DECISION STATEMENT:

To consider issuing a lease over part of Tasman Highway Bushland Reserve 75-77 St Leonards Road, St Leonards.

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

#### RECOMMENDATION:

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to lease part of Tasman Highway Bushland Reserve 75-77 St Leonards Road, St Leonards (CT1144261/4) to Pro Dig Earthworks Pty Ltd as indicated by the hatched outline on the plan below.



2. The General Manager is authorised to enter into a formal lease under the following terms:

- the term shall be three years commencing on 1 June 2018
- the lease amount shall be \$1,000 per annum plus GST
- tenant to be responsible for:
  - energy costs
  - water usage charges
  - and other service charges (if any)
- tenant shall continuously maintain:
  - public liability insurance of at least \$10 million

**18.1 Lease - Tasman Highway Bushland Reserve ...(Cont'd)**

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

**DECISION: 21 May 2018**

**MOTION**

Moved Alderman R L McKendrick, seconded Alderman R J Sands.

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

**CARRIED 11:0**

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

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## 18.2 Lease - City Park Cottage

**FILE NO:** SF0833/SF2337

**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)

**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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### **DECISION STATEMENT:**

To consider leasing an area of land situated at 45-51 Tamar Street, Launceston to the Launceston Community FM Group Inc known as City Park Radio as marked on the attached plan.

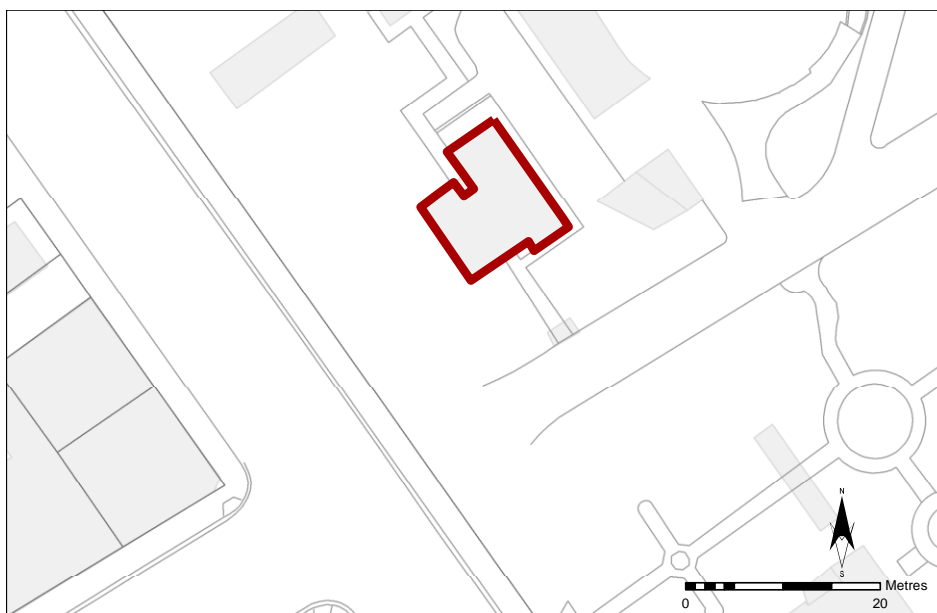
*Under section 178(3) of the Local Government Act 1993 this decision is required to be passed by an absolute majority of Council.*

### **PREVIOUS COUNCIL CONSIDERATION:**

Council - 7 May 2007 - Agenda Item 12.1 - City Park Radio - Lease approved

### **RECOMMENDATION:**

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to lease part of 45-51 Tamar Street, Launceston (CT50902/1) known as the City Park Radio to the Launceston Community FM Group Inc as indicated by hatch on the plan below, for the purposes of a community radio station.



**18.2 Lease - City Park Cottage ...(Cont'd)**

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2. The General Manager is authorised to enter into a formal lease under the following terms:
- the term shall be five years commencing on 1 May 2018
  - the lease amount shall be \$1 per annum if demanded
  - tenant to be responsible for:
    - Government taxes
    - energy costs
    - volumetric and connection charges for water
    - sewerage charges
    - contents insurance
    - and other service charges if any
  - tenant shall continuously maintain:
    - any infrastructure or any infrastructure installed by the tenant or council in relation to the tenants occupation
    - building in good and reasonable order
    - 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.**

**DECISION: 21 May 2018**

**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: Acting Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

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**18.3 Mobile Food Vendors - Permits****FILE NO:** SF1549/SF6145**AUTHOR:** Leigh Handley (Manager Operations)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider the issuing of 12 month permits to three vendors following an expression of interest for Mobile Food Van Vendor Permits - High Street (St Georges Square) CD014/2018.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 30 October 2017 - Agenda Item 18.1 - Mobile Food Vendors Interim Policy Framework

**RECOMMENDATION:**

That Council approves the following businesses be issued a 'Food Vendors on Public Roads Permit' to trade at High Street, Launceston - east side between Arthur and Ann Streets (St Georges Square) for a twelve month term:

1. Small Grain
  2. Sailor Food Truck
  3. Burger Junkie
- 

**Mr S Eberhardt (Director Infrastructure Services) and Mr L Handley (Manager Operations) were in attendance to answer questions of Council in respect of this Agenda Item.**

**The Acting Mayor, Alderman R I Soward, handed the Chair to Alderman R L McKendrick at 3.52pm.**

**The Acting Mayor, Alderman R I Soward, resumed the Chair at 3.55pm.**

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**18.3 Mobile Food Vendors - Permits ...(Cont'd)**

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**DECISION: 21 May 2018****MOTION****Moved Alderman J Finlay, seconded Alderman D W Alexander.****That the Motion, as per the Recommendation to Council, be adopted.****CARRIED 11:0****FOR VOTE: Acting Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

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**18.4 Petition - Boland Street Bus Shelter**

A motion was passed to bring this item forward in the Agenda. It was considered after Agenda Item 15.1 - Community Grants (Round 3) 2017/2018 - on Page 80 of these Minutes.

**19 MAJOR PROJECTS DIRECTORATE ITEMS**

No Items were identified as part of these Minutes

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**20 CORPORATE SERVICES DIRECTORATE ITEMS****20.1 Financial Report to Council - 31 March 2018****FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To consider the Council's financial performance for the nine months ended 31 March 2018.

**PREVIOUS COUNCIL CONSIDERATION:**

Audit Panel - 10 May 2018 - Financial Statements - Analysis and Commentary

**RECOMMENDATION:**

That Council adopts the financial report for the nine months ended 31 March 2018 which shows an overall operating surplus of \$17.737m.

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

**DECISION: 21 May 2018****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: Acting Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**

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**20.2 Budget Amendments 2017/2018****FILE NO:** SF3611/SF7024**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To consider changes to the Council's 2017/2018 Statutory Estimates.

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

**PREVIOUS COUNCIL CONSIDERATION:**

Audit Panel - 10 May 2018 - Budget Amendments (for Council) and Funding Overview

**RECOMMENDATION:**

That Council, by absolute majority:

1. pursuant to section 82(4) of the *Local Government Act 1993*, approves the following amendments to the Statutory Estimates:
    - (a) Revenue
      - (i) the net decrease in revenue from external grants and contributions of \$46,598.
    - (b) Operating Expenditure
      - (i) a decrease in expenditure relating to the net transfers between operations and capital of \$305,754.
    - (c) Capital Works Expenditure
      - (i) the increase in expenditure from net transfers between operations and capital of \$305,754.
      - (ii) the net decrease of external funds received of \$46,598.
  2. notes that amendments from point 1 result in:
    - (a) the operating surplus being amended to \$29.952m (including capital grants of \$28.013m) for 2017/2018.
    - (b) the capital budget being increased to \$50.185m for 2017/2018.
- 

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

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**DECISION: 21 May 2018**

**MOTION**

**Moved Alderman D H McKenzie, seconded Alderman J G Cox.**

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

**CARRIED 11:0**

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

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**21 GENERAL MANAGER'S DIRECTORATE ITEMS**

**No Items were identified as part of these 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 these Minutes**

**23 CLOSED COUNCIL**

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

**No Closed Items were identified as part of these Minutes**

**24 MEETING CLOSURE**

**The Acting Mayor, Alderman R I Soward, closed the Meeting at 3.59pm.**

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