



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
MONDAY 5 FEBRUARY 2018
1.00pm**

City of Launceston

COUNCIL MINUTES

Monday 5 February 2018

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

Date: 5 February 2018

Time: 1.00pm

Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Michael Stretton
General Manager

City of Launceston

COUNCIL MINUTES

Monday 5 February 2018

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

In Attendance: **Mr M Stretton (General Manager)**
Mr S G Eberhardt (Director Infrastructure Services)
Mrs L M Hurst (Director Development Services)
Mr B MacIsaac (Director Facilities Management)
Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery)
Mrs L Foster (Director Corporate Services)
Mr J A Davis (Manager Corporate Strategy)
Ms T Grayson (Administration Officer)

Apologies: **Alderman** **R L McKendrick**
J Finlay

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATIONS OF INTEREST	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	2
	No Deputations were identified as part of these Minutes	2
5	PETITIONS	3
5.1	Petition - Installation of Light at St Leonards Dog Park	3
6	COMMUNITY REPORTS	4
	No Community Reports were registered with Council as part of these Minutes	4
7	PUBLIC QUESTION TIME	4
7.1	Public Questions on Notice	4
7.1.1	Public Questions on Notice - Mr Basil Fitch - Council Meeting - 22 January 2018	5
7.1.2	Public Question on Notice - Mr Paul Spencer - Council Meeting - 22 January 2018	6
7.2	Public Questions without Notice	7
7.2.1	Mr Basil Fitch - Cricket Pitch	8
7.2.2	Mr Basil Fitch - LGH Precinct Parking Issues	9

City of Launceston

COUNCIL MINUTES

Monday 5 February 2018

Item No	Item	Page No
8	PLANNING AUTHORITY	10
8.1	25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage	10
8.2	Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land from Rural Resource Zone to Rural Living Zone and to Subdivide the Site into Four Lots	20
9	ANNOUNCEMENTS BY THE MAYOR	22
9.1	Mayor's Announcements	22
10	ALDERMEN'S REPORTS	23
11	QUESTIONS BY ALDERMEN	24
11.1	Questions on Notice	24
	No Aldermen's Questions on Notice were identified as part of these Minutes	24
11.2	Questions without Notice	24
12	COMMITTEE REPORTS	25
12.1	Cataract Gorge Advisory Committee Meeting - 30 November 2018	25
12.2	Museum Governance Advisory Board Meeting - 21 December 2017	26
13	COUNCIL WORKSHOPS	27
14	NOTICES OF MOTION	28
	No Notices of Motion were identified as part of these Minutes	28

Item No	Item	Page No
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	28
	No Items were identified as part of these Minutes	28
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	28
	No Items were identified as part of these Minutes	28
17	QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS	28
	No Items were identified as part of these Minutes	28
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	28
	No Items were identified as part of these Minutes	28
19	MAJOR PROJECTS DIRECTORATE ITEMS	28
	No Items were identified as part of these Minutes	28
20	CORPORATE SERVICES DIRECTORATE ITEMS	29
20.1	Greater Launceston Transformation Project	29
21	GENERAL MANAGER'S DIRECTORATE ITEMS	30
	No Items were identified as part of these Minutes	30
22	URGENT BUSINESS	30
	No Urgent Items were identified as part of these Minutes	30
23	CLOSED COUNCIL	30
23.1	Confirmation of the Minutes	30
23.2	Lease - St Leonards Cottage	30
24	MEETING CLOSURE	31

1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

The Mayor, Alderman A M van Zetten, opened the Meeting at 1.00pm and noted apologies from Alderman R L McKendrick and Alderman J Finlay.

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

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

No Declarations of Interest were identified as part of these Minutes

3 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 22 January 2018 be confirmed as a true and correct record.

DECISION: 5 February 2018

MOTION

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

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

CARRIED 10:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman 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

5.1 Petition - Installation of Light at St Leonards Dog Park

FILE NO: SF0097/SF0901

AUTHOR: John Davis (Manager Corporate Strategy)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To receive a petition submitted by Ms Candice Akister regarding the installation of a light at the St Leonards Dog Park.

RECOMMENDATION:

That, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the installation of a light at the St Leonards Dog Park, tabled by the General Manager and submitted by Ms Candice Akister.

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

DECISION: 5 February 2018

MOTION

Moved Alderman E K Williams, seconded Alderman D H McKenzie.

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

CARRIED 10:0

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

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.)

7.1.1 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 22 January 2018

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Mr Basil Fitch at the Council Meeting of 22 January 2018 and a response has been provided by Mrs Leanne Hurst (Director Development Services).

Question:

How much was paid to GHD for preparing the report regarding Amendment 43?

Response:

The total cost of GHD preparing the report and recommendation with respect to Amendment 43 to the Launceston Interim Planning Scheme 2015 was \$3,385.80 (inclusive of GST).

7.1.2 Public Question on Notice - Mr Paul Spencer - Council Meeting - 22 January 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

The following question was asked by Mr Paul Spencer at the Council Meeting of 22 January 2018 and a response has been provided by Mr Dale Sinfield (Director Major Projects).

Question:

Were all underground services upgraded by TasWater prior to major works commencing in the Mall?

Response:

As part of design development for the Brisbane Street Mall redevelopment, all utility providers were consulted. The TasWater Development Manager attended a series of design development meetings and as such provided the City of Launceston with the condition assessment and serviceability for all water and sewer infrastructure within the Brisbane Street Mall.

TasWater identified a number of redundant connections and as such TasWater will work collaboratively with the City of Launceston during construction to remove these services.

More broadly and in consultation with other service providers, a number of other utilities will be rationalised as part of the Brisbane Street Mall redevelopment construction.

7.2 Public Questions without Notice

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

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

7.2.1 Mr Basil Fitch - Cricket Pitch - All Sports Events Arena, Inveresk

1. **Where did it appear from, who authorised it and why was it done without consultation?**

Mr M Stretten (General Manager) responded by saying that the cricket pitch was authorised as part of Council operations. Council officers are currently working through any issues regarding this matter.

2. **Where is the public relations on this issue?**

The Mayor, A M van Zetten, mentioned that Council has moved forward on this matter and apologised for the lack of community engagement in the process.

3. **Who put the Cricket Pitch there?**

The Mayor, A M van Zetten, responded that the placement of the pitch was a Council operational decision.

7.2.2 Mr Basil Fitch - LGH Precinct Parking Issues

1. Will Council consider LGH parking and traffic?

The Mayor, A M van Zetten, responded that the Council monitors the parking issues in the LGH Precinct.

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 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage

FILE NO: DA0599/2017

AUTHOR: Duncan Payton (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

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 DA0599/2017 Residential - retirement village; demolition of 68 dwellings; construction of 126 dwellings and community centre/bowls club; convert chapel to activity centre, in stages; and signage at 25 Waveney Street, South Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Sheet, prepared by Thomson Adsett, drawing no. TP-00, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - b. Existing Site Plan, prepared by Thomson Adsett, drawing no. TP-01, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - c. Site Plan, prepared by Thomson Adsett, drawing no. TP-02, Cosgrove Park Waveney Street, South Launceston, revision 6, dated 12-12-2017
 - d. Site Plan - Part A, prepared by Thomson Adsett, drawing no. TP-02.01, Cosgrove Park Waveney Street, South Launceston, revision 2, dated 12-12-2017
 - e. Site Plan - Part B, prepared by Thomson Adsett, drawing no. TP-02.02, Cosgrove Park Waveney Street, South Launceston, revision 2, dated 12-12-2017
 - f. Site Plan - Part C, prepared by Thomson Adsett, drawing no. TP-02.03, Cosgrove Park Waveney Street, South Launceston, revision 2, dated 12-12-2017
-

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

- g. Staging Plan, prepared by Thomson Adsett, drawing no. TP-03, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 04-12-2017
 - h. Site Elevations, prepared by Thomson Adsett, drawing no. TP-04, Cosgrove Park Waveney Street, South Launceston, revision 3, dated 27-10-2017
 - i. Site Elevations, prepared by Thomson Adsett, drawing no. TP-05, Cosgrove Park Waveney Street, South Launceston, revision 3, dated 27-10-2017
 - j. ILU Type 1, prepared by Thomson Adsett, drawing no. TP-10, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - k. ILU Type 2 - Single, prepared by Thomson Adsett, drawing no. TP-20, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - l. ILU type 2 - Double, prepared by Thomson Adsett, drawing no. TP-21, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - m. ILU Type 3 - Single, prepared by Thomson Adsett, drawing no. TP-30, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - n. ILU Type 3 - Double, prepared by Thomson Adsett, drawing no. TP-31, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - o. ILU Type 4B, prepared by Thomson Adsett, drawing no. TP-40, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - p. ILU Type 4B, prepared by Thomson Adsett, drawing no. TP-41, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - q. ILU Type 4C, prepared by Thomson Adsett, drawing no. TP-42, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - r. ILU Type 4C, prepared by Thomson Adsett, drawing no. TP-43, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - s. ALU & Bowls Club - Overall, prepared by Thomson Adsett, drawing no. TP-50, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - t. ALU & Bowls Club - Plans, prepared by Thomson Adsett, drawing no. TP-51, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - u. ALU & Bowls Club - Plans, prepared by Thomson Adsett, drawing no. TP-52, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - v. ALU & Bowls Club - Plans, prepared by Thomson Adsett, drawing no. TP-53, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - w. ALU & Bowls Club - Elevations, prepared by Thomson Adsett, drawing no. TP-54, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - x. ALU & Bowls Club - Sections, prepared by Thomson Adsett, drawing no. TP-55, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - y. Community Centre - Plans, prepared by Thomson Adsett, drawing no. TP-60, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - z. Community Centre - Elevations, prepared by Thomson Adsett, drawing no. TP-61, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
-

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

- aa. Shadow Diagram 9am, prepared by Thomson Adsett, drawing no. TP-70, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
- ab. Shadow Diagram 12pm, prepared by Thomson Adsett, drawing no. TP-71, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
- ac. Shadow Diagram 3pm, prepared by Thomson Adsett, drawing no. TP-72, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
- ad. Perspectives, prepared by Thomson Adsett, drawing no. TP-80, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
- ae. Signage Details, prepared by Thomson Adsett, drawing no. TP-81, Cosgrove Park Waveney Street, South Launceston, revision 3, dated 27-10-2017
- af. Materials & Finishes, prepared by Thomson Adsett, drawing no. TP-82, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
- ag. Civil Services General Arrangement, prepared by Pitt & Sherry, drawing no. LN17050-P100, Cosgrove Park Redevelopment, dated 06-10-2017
- ah. Civil Services Sheet 1 of 2, prepared by Pitt & Sherry, drawing no. LN17050-P101, Cosgrove Park Redevelopment, dated 06-10-2017
- ai. Civil Services Sheet 2 of 2, prepared by Pitt & Sherry, drawing no. LN17050-P102, Cosgrove Park Redevelopment, dated 06-10-2017
- aj. Existing Impervious Area, prepared by Pitt & Sherry, drawing no. LN17050-P103, Cosgrove Park Redevelopment, dated 06-10-2017
- ak. Proposed Impervious Area, prepared by Pitt & Sherry, drawing no. LN17050-P104, Cosgrove Park Redevelopment, dated 06-10-2017
- al. Preliminary Landscape Design, prepared by Etch Architects, drawings no. TP-01 to TP-16, Cosgrove Park, revision P2 dated 24-11-2017
- am. Traffic Impact Assessment, prepared by Pitt & Sherry, document set no. 3694299, Cosgrove Park Redevelopment, version 2, dated 15-12-2017

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01859-LCC) (attached).

3. LEGAL TITLE

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

4. 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.

Accessible car parking spaces shall be provided in accordance with Part D3 of the National Construction code 2014, as amended from time to time.

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

5. USE OF PARKING AREAS

Areas set aside for the parking and movement of vehicles as shown on the endorsed plans must be made available for such use and must not be used for any other purpose.

6. LIGHTING OF CAR PARK

The lighting of the car park area must be located and designed with suitable baffles so that no direct light is emitted outside the boundaries of the car park area.

7. REMOVAL OF EXISTING SIGNS

Prior to the erection or display of the signs approved by this permit, all other signs at the site access points on the subject land must be removed.

8. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

9. SIGN MAINTENANCE

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

10. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use of each stage commencing; and
- c. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

11. EXTERNAL FINISHES

All external materials, finishes and colours must be in accordance with the endorsed Schedule of Materials/Colours.

12. 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 Council.

13. 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

Sunday or Public Holidays - no works

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

14. 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.

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

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 year storm event of 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.

The on-site detention storage system is to be designed by a civil engineer eligible for membership of IE Aust. Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

16. AMENDED PLANS REQUIRED

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

- a. A revised site plan showing the size and location of onsite detention structure(s) to address stormwater discharge from the site, required to comply with the Advice to the Drainage Authority contained in the TasWater Submission to Planning Authority Notice (SPAN).
 - b. Calculations prepared by a suitably qualified/experienced hydraulics designer to support the size and location of the structures and mechanisms detailed in a. above.
 - c. Revised parking layout, with dimensions and swept paths where necessary to demonstrate compliance with the recommendations contained in Section 3.5.3 Site Layout Review of the Traffic Impact Assessment (TIA) prepared by Pitt & Sherry (Ref LN17050H001 TIA 31P Rev00/RM/cy).
-

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

- d. All works proposed within the road reserve including but not limited to the removal of all redundant vehicle accesses and their replacement with kerb and channel, footpath and nature strip to match the adjacent construction.

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

17. 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.

18. 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.

19. 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.

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

20. VEHICULAR CROSSINGS

No new vehicular crossing shall be installed, or any existing crossing removed or altered 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.

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 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 crossovers and driveways will be at the applicant's expense.

21. 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.

22. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

23. EXTERIOR AND SECURITY LIGHTING PLANNING

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

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

24. 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).

25. WASTE MATERIALS

All waste materials generated by the activity are to be disposed of at an approved refuse disposal facility or reclaimed/recycled if possible.

26. DEMOLITION

The Developer must:

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

Notes

A. Building Permit Required

Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

B. Occupancy Permit Required

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

C. Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

D. General

This permit was issued based on the proposal documents submitted for DA0599/2017. 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.

E. Restrictive Covenants

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

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

F. Appeal Provisions

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

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

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

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

G. Food Premises

All Food Businesses must be registered with council in accordance with the Food Act 2003. Food Premises must comply with the National Construction Code TAS Part H102.

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.

**Mr Basil Fitch spoke to the item
Mr Luca Fanti spoke for the item
Mr Ian Abernethy spoke for the item**

DECISION: 5 February 2018

MOTION

Moved Alderman D H McKenzie, seconded Alderman R J Sands.

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

CARRIED 10:0

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

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land from Rural Resource Zone to Rural Living Zone and to Subdivide the Site into Four Lots

FILE NO: DA0169/2017/SF6605

AUTHOR: Natalia Bliznina (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 30 October 2017 - Agenda Item 8.2 - Council resolved to initiate and publicly exhibit Amendment 31 to the Launceston Interim Planning Scheme 2015, with respect to 30 Boomer Road, Waverley, and to issue planning permit DA0169/2017.

This amendment was incorrectly identified as Amendment 31 due to an administrative error. Following advice from the Tasmanian Planning Commission, this amendment has now been assigned as Amendment 36 to the Launceston Interim Planning Scheme.

RECOMMENDATION:

That Council:

1. considers the representation received to Amendment 36 to the Launceston Interim Planning Scheme 2015, and the planning permit DA0169/2017.
2. pursuant to section 39 of the *Land Use Planning and Approvals Act 1993*, Council recommends to the Tasmanian Planning Commission that the draft Amendment 36 be approved as certified and exhibited.
3. pursuant to section 43F of the *Land Use Planning and Approvals Act 1993*, Council recommends to the Tasmanian Planning Commission pursuant to section 43H modify conditions 3 and 5 of the Permit to read:

3. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access and public infrastructure required for the subdivision.

- 8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site into Four Lots ...(Cont'd)**
-

5. UPGRADING OF TABLE DRAIN IN BOOMER ROAD

At the location of the proposed vehicular accesses to lots from Boomer Road, the existing table drain on the southern side of Boomer Road is to be relocated into SP104384 lot 5 in accordance with the LCC design drawing D9885. A transition will be required between the existing drain and the relocated section of not less than 3m. All works must be undertaken in accordance with Council standards.

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

DECISION: 5 February 2018

MOTION

Moved Alderman D H McKenzie, seconded Alderman D C Gibson.

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

CARRIED 10:0

FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R J Sands, Alderman D H McKenzie, Alderman J G Cox, Alderman D C Gibson, Alderman 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.

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

Tuesday 23 January 2018

- Officiated at the launch of the Ministry to Hazara men, to be known as the "Men's Group" at Milton Hall

Thursday 25 January 2018

- Attended dinner with Australia Day Ambassador at Stillwater
- Attended the Chilli FM VIP Function for Chilli Skyfire at Yacht Club Fifty Five

Friday 26 January 2018

- Officiated at the Australia Day Citizenship Ceremony and Awards Presentations at the Albert Hall
- Attended City of Launceston's Music in the Park in the City Park

Tuesday 30 January 2018

- Attended farewell function for Harry Galea at the Town Hall

Wednesday 31 January 2018

- Attended the Newstead College Award's Evening at Newstead College

Thursday 1 February 2018

- Attended the Festivale 2018 launch at City Park
 - Officiated at the Launceston College Academic Awards Ceremony at Launceston College
-

10 ALDERMEN'S REPORTS

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

10.1 Alderman D C Gibson

- **Welcomed twenty new citizens on Australia Day**
- **Recommended more community Australia Day events**
- **Thanked Festivale's Chairman David Dunn and his team for their great work**

10.2 Alderman R I Soward

- **Acknowledged the work put into Launceston events by volunteers**
-

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.)

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

12 COMMITTEE REPORTS**12.1 Cataract Gorge Advisory Committee Meeting - 30 November 2018****FILE NO:** SF0839**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Cataract Gorge Advisory Committee Meeting held on 30 November 2017.

RECOMMENDATION:

That Council receives the report from the Cataract Gorge Advisory Committee Meeting held on 30 November 2017.

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

DECISION: 5 February 2018**MOTION**

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

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

CARRIED 10:0

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

12.2 Museum Governance Advisory Board Meeting - 21 December 2017**FILE NO:** SF2244**AUTHOR:** Richard Mulvaney (Director QVMAG)

DECISION STATEMENT:

To receive and consider a report from the Museum Governance Advisory Board Meeting held on 21 December 2017.

RECOMMENDATION:

That Council receives the report from the Museum Governance Advisory Board Meeting held on 21 December 2017.

Mr R Mulvaney (Director Queen Victoria Museum and Art Gallery) was in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 5 February 2018**MOTION**

Moved Alderman D C Gibson, seconded Alderman D H McKenzie.

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

CARRIED 10:0

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

13 COUNCIL WORKSHOPS

Council Workshops conducted on 29 January 2018 were:

- Transport Planning Workshop including High Street/Howick Street Proposed Traffic Signal, Launceston Transport Strategy and Parking Strategy
 - Nuisance and Unsightly Properties Discussion
 - Potential Disposal of Public Land
 - City Deal Update
 - Development Services Directorate Review
 - General Manager's Update
-

14 NOTICES OF MOTION

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

No Notices of Motion were identified as part of these Minutes

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items were identified as part of these Minutes

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items were identified as part of these Minutes

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items were identified as part of these Minutes

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Greater Launceston Transformation Project****FILE NO:** SF6666/SF7024**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider a budget reallocation as per Council's commitment towards the Greater Launceston Transformation Project.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 15 May 2017 - Smart Cities Proposal
Workshop - 14 August 2017 - Update on the Greater transformational Project
Council Meeting - 22 January 2018 - Agenda Item 23.2 - City Deal - Greater Launceston Transformation Project

RECOMMENDATION:

That Council approves a reallocation of \$100,000 in the 2017/2018 budget to the Greater Launceston Transformation Project within Council's operating budget.

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

DECISION: 5 February 2018**MOTION**

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

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

CARRIED 10:0

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

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)

RECOMMENDATION:

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

23.1 Confirmation of the Minutes

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

23.2 Lease - St Leonards Cottage

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

(f) proposals for the Councils to acquire land or an interest in land or for the disposal of land.

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

DECISION: 5 February 2018

MOTION

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

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

CARRIED 10:0

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

Council moved to Closed Session at 1.34pm.

Council returned to Open Session at 1.36pm.

24 MEETING CLOSURE

The Mayor, Alderman A M van Zetten, closed the Meeting at 1.36pm.
