



City of  
**LAUNCESTON**

# **COUNCIL MINUTES**

**COUNCIL MEETING  
MONDAY 22 JANUARY 2018  
1.00pm**

# City of Launceston

COUNCIL MINUTES

Monday 22 January 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: 22 January 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.



**Michael Stretton**  
General Manager

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# City of Launceston

COUNCIL MINUTES

Monday 22 January 2018

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

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

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### ORDER OF BUSINESS

<b>Item No</b>	<b>Item</b>	<b>Page No</b>
1	<b>OPENING OF MEETING - ATTENDANCE AND APOLOGIES</b>	1
2	<b>DECLARATIONS OF INTEREST</b>	1
3	<b>CONFIRMATION OF MINUTES</b>	2
4	<b>DEPUTATIONS</b>	2
	<b>No Deputations were identified as part of these Minutes</b>	
5	<b>PETITIONS</b>	2
	<b>No Petitions were identified as part of these Minutes</b>	
6	<b>COMMUNITY REPORTS</b>	3
7	<b>PUBLIC QUESTION TIME</b>	3
7.1	<b>Public Questions on Notice</b>	3
7.1.1	<b>Public Questions on Notice - Mr Paul Spencer - Council Meeting - 18 December 2107</b>	4
7.2	<b>Public Questions without Notice</b>	5
7.2.1	<b>Mr Basil Fitch - Amendment 43 Text Amendment</b>	6
7.2.2	<b>Mr Paul Spencer - Launceston Mall Upgrade</b>	7
7.2.3	<b>Dr Jillian Koshin - Rowing Clubs</b>	8
7.2.4	<b>Dr Jillian Koshin - TasWater Takeover</b>	9
8	<b>PLANNING AUTHORITY</b>	10
8.1	<b>8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings</b>	10

---

<b>Item No</b>	<b>Item</b>	<b>Page No</b>
8.2	21 Connector Park Drive Kings Meadows - Manufacturing and Processing - Cement Works - Construction of a Building and Parking Spaces; Storage; Warehouse - Construction of a Storage Shed for Vehicles and Machinery (Retrospective)	19
8.3	12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage	24
8.4	25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings; Construction of Three Units	30
8.5	10 Middle Street, Launceston - Residential - Single Dwelling; Demolition and Re-construction of the Rear of the Existing Dwelling	48
8.6	Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct	53
9	<b>ANNOUNCEMENTS BY THE MAYOR</b>	55
9.1	Mayor's Announcements	55
10	<b>ALDERMEN'S REPORTS</b>	57
11	<b>QUESTIONS BY ALDERMEN</b>	58
11.1	Questions on Notice	58
	No Aldermen's Questions on Notice were identified as part of these Minutes	
11.2	Questions without Notice	58
	No Aldermen's Questions without Notice were identified as part of these Minutes	
12	<b>COMMITTEE REPORTS</b>	59
12.1	Launceston Access Advisory Committee Meeting Report - 7 December 2017	59

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<b>Item No</b>	<b>Item</b>	<b>Page No</b>
13	<b>COUNCIL WORKSHOPS</b>	60
14	<b>NOTICES OF MOTION</b>	60
	<b>No Notices of Motion were identified as part of these Minutes</b>	
15	<b>DEVELOPMENT SERVICES DIRECTORATE ITEMS</b>	60
	<b>No Items were identified as part of these Minutes</b>	
16	<b>FACILITIES MANAGEMENT DIRECTORATE ITEMS</b>	60
	<b>No Items were identified as part of these Minutes</b>	
17	<b>QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS</b>	60
	<b>No Items were identified as part of these Minutes</b>	
18	<b>INFRASTRUCTURE SERVICES DIRECTORATE ITEMS</b>	60
	<b>No Items were identified as part of these Minutes</b>	
19	<b>MAJOR PROJECTS DIRECTORATE ITEMS</b>	61
	<b>No Items were identified as part of these Minutes</b>	
20	<b>CORPORATE SERVICES DIRECTORATE ITEMS</b>	62
20.1	<b>Quarterly Progress Report - 2017-2018 Annual Corporate Plan Actions for Period Ending 31 December 2017</b>	62
21	<b>GENERAL MANAGER'S DIRECTORATE ITEMS</b>	63
	<b>No Items were identified as part of these Minutes</b>	
22	<b>URGENT BUSINESS</b>	63
	<b>No Urgent Items were identified as part of these Minutes</b>	
23	<b>CLOSED COUNCIL</b>	63

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# City of Launceston

COUNCIL MINUTES

Monday 22 January 2018

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Item No	Item	Page No
24	MEETING CLOSURE	64

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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 provided an Acknowledgement of Country: In the spirit of reconciliation, we the citizens of Launceston, recognise that Launceston is situated on country of which the Tasmanian Aboriginal people have been owners for over 35,000 years and on which they have performed age-old ceremonies of celebration, initiation and renewal. We acknowledge the Aboriginal Community of today, their living culture and unique role in the life of this region and offer our deep appreciation of their ongoing contribution to the community.

## **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**

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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 18 December 2017 be confirmed as a true and correct record.

**DECISION: 22 January 2018****MOTION**

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

**That the Motion, subject to a minor amendment on page 8 - replacement of the word truck face with tip face, 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 Paul Spencer - Council Meeting - 18 December 2107****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Dale Sinfield (Director Major Projects)

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**QUESTION and RESPONSE:**

The following question was asked at the Council Meeting of 18 December 2017 by Mr Paul Spencer and has been answered by Mr Dale Sinfield (Director Major Projects).

***Question:***

1. How much more money will the Mall cost for redevelopment?

***Response:***

The total 2017-2018 capital budget allocation for the Launceston City Heart Project is \$6.8m.

Currently the Brisbane Street Mall construction is out to tender and any project financial information released at this point in time would be commercially sensitive. Discussion of information such as this would have the potential to adversely affect Council's ability to obtain competitive tender prices and manage the project within its allocated budget.

At the conclusion of the tender process a recommendation will be provided to Council and at that time the tender price will become public information as it will be included in the Council Agenda.

It is expected that the tender recommendation will be submitted in late February and consequently the tendered amount will be available to the public at that time.

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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 Basil Fitch - Amendment 43 Text Amendment**

1. **Has Amendment 43 been advertised in the local paper under the *Land Use and Planning Act 1993* and if so when? If not, why not?**

**The Mayor, Aldermen A M van Zetten, responded by saying that this question would be considered during debate for Agenda Item 8.6 - Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct.**

2. **Under whose direction was Amendment 43 produced?**

**The Mayor, Aldermen A M van Zetten, responded by saying that this question would be considered during debate for Agenda Item 8.6 - Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct.**

3. **According to the report, this amendment has been lodged on behalf of the City of Launceston. Should it have been submitted by the owner of land - Mr Errol Stewart or his company? How much was paid to Mr Ashley Brook (GHD)? Is it GHD's report or Mr Brooks' report?**

**Mr Michael Stretton (General Manager) advised that as the City of Launceston is the applicant and as the building in question will ultimately become a Council asset, an independent consultant was engaged to prepare the submission.**

**Mr Stretton also advised that the question relating to payment of fees to GHD would be Taken on Notice and a response provided in the Council Agenda of 5 February 2018.**

4. **Why has the Director of Development Services asked for Dispensation of Public Exhibition (38) of the decision, by the Planning Authority?**

**Mr Michael Stretton (General Manager) answered by saying this question would be considered during debate for Agenda Item 8.1 - Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct.**

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## 7.2.2 Mr Paul Spencer - Launceston Mall Upgrade

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

**The Mayor, Alderman A M van Zetten, indicated that this question would be Taken on Notice and a response provided in the Council Agenda of 5 February 2018.**

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## 7.2.3 Dr Jillian Koshin - Rowing Clubs

1. **What is the current relationship between the City of Launceston and Rowing Tasmania and the Clubs?**

The Mayor, Alderman A M van Zetten, responded that the relationship between the City of Launceston, Rowing Tasmania and the Clubs referred to is good.

2. **What are Council's intentions in relation to the two Clubs now?**

The Mayor, Alderman A M van Zetten, noted that ongoing discussions are continuing with Clubs in the precinct.

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## 7.2.4 Dr Jillian Koshin - TasWater Takeover

1. What were the reasons for City of Launceston abstaining on TasWater takeover vote?

The Mayor, Alderman A M van Zetten, advised that at the time of voting the Council required more information in order to make an informed decision.

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The Mayor, Alderman A M van Zetten, outlined 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 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings**

**FILE NO:** DA0497/2017

**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*.

#### **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 DA0497/2017 Educational and Occasional Care - primary school; construction of a new kindergarten building, car park including upgrade of crossover, construction of alterations and additions to existing buildings, and retaining wall and reseal ball courts at 8-14 Oxford Street and 18 Mary Street, East Launceston subject to the following conditions:

#### **1. ACCESSIBLE PARKING SPACE**

One accessible parking space is to be constructed to Australian Standards and made available at all times in either the existing car park or the car park approved as part of this permit.

#### **2. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01597-LCC) (attached).

#### **3. 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. Report to Support a Development Application, prepared by Pitt & Sherry, Rev.00, dated 22/09/2017;
-

**8.1 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**

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- b. East Launceston Primary School Redevelopment Transport Impact Assessment, prepared by GHD Pty Ltd, dated September 2017;
- c. Cover Page, prepared by Artas Architects, Approval 161100, Drawing No. A0000-A02;
- d. Site Plan including Retaining Wall and Car Parking Layout, prepared by Artas Architects, Approval 161100, Drawing No. A0001-A02, dated 17/10/2017 (to be amended);
- e. Kindergarten Ground Floor Plan, prepared by Artas Architects, Approval 161100, Drawing No. A1400-A02, dated 17/10/2017;
- f. Kindergarten Elevations, prepared by Artas Architects, Approval 161100, Drawing No. A2100-A02, dated 17/10/2017;
- g. Kindergarten Roof Plan, prepared by Artas Architects, Approval 161100, Drawing No. A1900-A02, dated 17/10/2017;
- h. Library Extension Plan and Elevations, prepared by Artas Architects, Approval 161100, Drawing No. A1401-A02, dated 17/10/2017;
- i. Site Fill Plan, prepared by Artas Architects, Approval 161100, Drawing No. A0002-A01, dated 17/10/2017.

**4. 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.

**5. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of 7am to 6pm Monday to Friday and 8am to 5pm Saturday and no works on Sunday or Public Holidays.

**6. 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.

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- 8.1 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**
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## **7. AMENDED PLANS REQUIRED**

Prior to the commencement of any work, amended plans must be submitted to show:

- a. Deletion of all proposed changes to on-street parking.
- b. Deletion of the proposed trees that protrude into the road reserve and obstruct the public footpath on the western side of Oxford Street.

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

## **8. 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.

## **9. 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.

## **10. 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 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**

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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 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.

**11. 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.

**12. CONSTRUCTION OF RETAINING WALLS AND BATTERS**

All retaining walls and batters above 0.5m high, located within 1.5m of the property boundaries, are to be designed, and where required, certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall or batter and other imposed loading in addition to site conditions on adjoining properties.

**13. AMENITY**

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.

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**8.1 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**

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## **14. DEMOLITION**

The Developer must:

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

### **Notes**

**A. Building Permit Required**

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

**B. Occupancy Permit Required**

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

**C. Plumbing Permit Required**

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

**D. Signage**

*Separate approval may be required for any signage proposed on the site.*

**E. Traffic Monitoring**

The parking/traffic situation in the street is to be monitored by Council, and changes made by Council if/when they become necessary, based on the findings of the East Launceston Primary School Redevelopment Transport Impact Assessment, prepared by GHD and dated September 2017.

**F. General**

*This permit was issued based on the proposal documents submitted for DA0497/2017. 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.*

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**8.1 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(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 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.*

**G. 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.*

**H. 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>>*

**I. 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 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**
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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.

Mr Bob Cohen spoke against the item

Mr Paul Vandenberg spoke for the item

Ms Susie Somanin-Crawford spoke against the item

Mr Stuart Smith spoke against the item

Ms Emmy Brient spoke for the item

Mr Ross Smith spoke for the item

Ms Jacinta Ellis spoke against the item

Mr Keith Ellis spoke against the item

Mr Lionel Morrell (on behalf of the Tasmanian Ratepayers' Association) spoke against the item

Mr Basil Fitch spoke against the item

**DECISION: 22 January 2018**

## **MOTION 1**

Moved Alderman J Finlay, seconded Alderman R J Sands.

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, DA0497/2017 for educational and occasional care - primary school; construction of a new kindergarten building, car park including crossover upgrade, and alterations and additions to existing buildings at 8-14 Oxford Street and 18 Mary Street, East Launceston be refused on the following ground:

1. The proposed setback of the kindergarten building to Oxford Street will result in a building that is not compatible with streetscape and the character of the surrounding area contrary to Standard 17.4.1, A2.1.

**LOST 4:8**

**FOR VOTE:** Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands and Alderman J Finlay

**AGAINST VOTE:** Mayor Alderman A M van Zetten, 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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- 8.1 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**
- 

**DECISION: 22 January 2018**

**MOTION 2**

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

**That an additional three minute speaking time be granted to Alderman D H McKenzie.**

**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: 22 January 2018**

**MOTION 3**

**Moved Alderman J Finlay.**

**That the motion, as per the recommendation, with the addition of the following condition be approved.**

**15. USE LIMITATION**

**This permit allows the educational and occasional care use as defined in the Launceston Interim Planning Scheme 2015. The kindergarten use is limited to no more than 80 students. Any increase in student numbers and FTE staff members is subject to a further application and approval.**

**LAPSED FOR WANT OF SECONDER**

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- 8.1 8-14 Oxford Street and 18 Mary Street, East Launceston - Educational and Occasional Care - Primary School; Construction New Kindergarten Building, Car Park Including Crossover Upgrade, Alterations and Additions to Existing Buildings ...(Cont'd)**
- 

**DECISION: 22 January 2018**

**MOTION 4**

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

**That the motion, as per the recommendation to Council, be adopted.**

**CARRIED 8:4**

**FOR VOTE: Mayor Alderman A M van Zetten, 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**

**AGAINST VOTE: Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands and Alderman J Finlay**

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**8.2 21 Connector Park Drive Kings Meadows - Manufacturing and Processing - Cement Works - Construction of a Building and Parking Spaces; Storage; Warehouse - Construction of a Storage Shed for Vehicles and Machinery (Retrospective)**

**FILE NO:** DA0382/2017

**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:**

DA0387/2012 was approved in 2012, subdividing a previous lot into 3, including the subject site.

**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 DA0382/2017 - Manufacturing and Processing - cement works; construction of a building and parking spaces, Storage - warehouse; construction for a storage shed for vehicles and machinery (retrospective) at 21 Connector Park Drive, Kings Meadows be approved subject to the following conditions:

**1. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01266-LCC) (attached).

**2. HOURS OF OPERATION**

Hours of operation are limited to:

Monday to Friday - 6.00am to 6.00pm

Saturday - 6.00am to 2.00pm

No work to occur on Sundays and public holidays.

**3. AMENDED PLANS REQUIRED**

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

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**8.2 21 Connector Park Drive Kings Meadows - Manufacturing and Processing - Cement Works - Construction of a Building and Parking Spaces; Storage; Warehouse - Construction of a Storage Shed for Vehicles and Machinery (Retrospective) ...(Cont'd)**

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- (a) That all works, including hardstand areas are located outside of the 30m buffer zone area;
- (b) The three car parking spaces located within the 5m wide drainage easement area to be relocated outside of this easement; and
- (c) The proposed sign must be relocated outside of the drainage easement located within the front boundary.

**4. REINSTATMENT OF THE BUFFER AREA**

No works are to occur in the 30m buffer zone as per the title documents of the subject site. A vegetative screen along the buffer zones eastern boundary must be established in accordance with a landscaping plan, prepared to the satisfaction of the Manger of Planning Services. The plan must show:

- (i) A continuous screening buffer of trees and shrubs a minimum of 3m wide for the length of the buffer area;
- (ii) Species selection must be predominantly native species with local provenance; and
- (iii) Species should be selected to over time establish a canopy and lower under canopy plants.

All plants must be planted prior to the use commencing. Dead plants must be replaced within three months.

**5. ENDORSED PLANS & DOCUMENTS**

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

- (a) Site Plan, prepared by AJL Consulting Engineers, Project No. 16.241, Drawing No. AP01, dated 01-08-17 (to be amended);
- (b) Floor Plans, prepared by AJL Consulting Engineers, Project No. 16.241, Drawing No. AP02, dated 01-08-17;
- (c) Elevations & Signage Elevation, prepared by AJL Consulting Engineers, Project No. 16.241, Drawing No. AP03, dated 01-08-17; and
- (d) Elevations, prepared by AJL Consulting Engineers, Project No. 16.241, Drawing No. AP04, dated 01-08-17.

**6. 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.

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**8.2 21 Connector Park Drive Kings Meadows - Manufacturing and Processing - Cement Works - Construction of a Building and Parking Spaces; Storage; Warehouse - Construction of a Storage Shed for Vehicles and Machinery (Retrospective) ...(Cont'd)**

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## **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. NON REFLECTIVE EXTERIOR FINISH**

All external cladding and roofing of the building(s) must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council.

## **9. 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

## **10. OUTDOOR STORAGE OF GOODS.**

The storage of goods and materials, and waste must not be visible from any road or public open space.

### **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. Building Act 2016 Requirements**

*Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the Building Act 2016.*

#### **C. Occupancy Permit Required**

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

#### **D. Plumbing Permit Required**

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

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**8.2 21 Connector Park Drive Kings Meadows - Manufacturing and Processing - Cement Works - Construction of a Building and Parking Spaces; Storage; Warehouse - Construction of a Storage Shed for Vehicles and Machinery (Retrospective) ...(Cont'd)**

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*E. General*

*This permit was issued based on the proposal documents submitted for DA0382/2017. 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 effected, restricted or prohibited by any such covenant.*

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

*G. Appeal Provisions*

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

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

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

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**8.2 21 Connector Park Drive Kings Meadows - Manufacturing and Processing - Cement Works - Construction of a Building and Parking Spaces; Storage; Warehouse - Construction of a Storage Shed for Vehicles and Machinery (Retrospective) ...(Cont'd)**

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*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.*

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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.**

**DECISION: 22 January 2018**

**MOTION**

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

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

**CARRIED 11:1**

**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 J Finlay, Alderman D W Alexander, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek**  
**AGAINST VOTE: Alderman D C Gibson**

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**8.3 12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage****FILE NO:** DA0426/2017**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*.

**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, DA0426/2017 - Residential - single dwelling; demolish an existing shed and replace with a new shed at 12 Binalong Avenue, St Leonards be refused on the following grounds:

That the proposal does not meet the performance criteria for the following standards:

*10.4.2 Setbacks and building envelope for all dwellings - Performance Criteria P2 and 10.4.11 Outbuilding, swimming pools and fences - Performance Criteria P1*

It is considered that the garage is not compatible with the existing garages in the street and that it detracts from the character of the surrounding area due to its visual impact, size and location.

*E4.6.2 Road accesses and junction - Performance Criteria P1(e)*

The need for such a wide new access into the site has not been established, especially considering utilising the existing crossover for entrance into the garage is currently possible.

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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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**8.3 12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage ...(Cont'd)**

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**DECISION: 22 January 2018**

**MOTION 1**

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

**That in accordance with Section 51 and Section 57 of the Land Use Planning and Approvals Act 1993 and the Launceston Interim Planning Scheme 2015, DA0426/2017 - Residential - single dwelling; demolish an existing shed and replace with a new shed at 12 Binalong Avenue, St Leonards be approved subject to the following conditions:**

**1. ENDORSED PLANS & DOCUMENTS**

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

- a. Site Plan, prepared by Prime Design, Project Drawing No. PD17164-01 Revision 03, dated 13-11-2017;**
  - b. Site Locality Plan, prepared by Prime Design, Project Drawing No. PD17164-02 Revision 03, dated 13-11-2017;**
  - c. Existing Site & Demolition Plan, prepared by Prime Design, Project Drawing No. PD17164-03 Revision 03, dated 13-11-2017;**
  - d. Floor Plan, prepared by Prime Design, Project Drawing No. PD17164-04 Revision 03, dated 13-11-2017;**
  - e. North eastern and south eastern Elevations, prepared by Prime Design, Project Drawing No. PD17164-05 Revision 03, dated 13-11-2017;**
  - f. South western and north western Elevations, prepared by Prime Design, Project Drawing No. PD17164-06 Revision 03, dated 13-11-2017;**
  - g. Roof Plan, prepared by Prime Design, Project Drawing No. PD17164-07 Revision 03, dated 13-11-2017;**
  - h. Perspectives, prepared by Prime Design, Project Drawing No. PD17164-08 Revision 03, dated 13-11-2017;**
  - i. Shadow Diagram, prepared by Prime Design, Project Drawing No. PD17164-09a Revision 03, dated 13-11-2017;**
  - j. Shadow Diagram, prepared by Prime Design, Project Drawing No. PD17164-09b Revision 03, dated 13-11-2017;**
  - k. Shadow Diagram, prepared by Prime Design, Project Drawing No. PD17164-09c Revision 03, dated 13-11-2017; and**
  - l. North East Street Montage, prepared by Prime Design, Project Drawing No. PD17164-09a Revision 03, dated 13-11-2017.**
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**8.3 12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage ...(Cont'd)**

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**2. 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.

**3. 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

**4. RELOCATION OF POWER POLE**

The existing TasNetworks power pole is to be relocated prior to the construction of the garage. The new location must maintain a 1 metre clearance from the edge of the driveway.

**5. 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.

**6. 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.

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**8.3 12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage ...(Cont'd)**

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**7. 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 Councils 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 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.

**8. 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.

**9. 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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**8.3 12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage ...(Cont'd)**

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**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. General**

*This permit was issued based on the proposal documents submitted for DA0426/2017. 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.*

**C. 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.*

**D. 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.*

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**8.3 12 Binalong Avenue, St Leonards - Residential - Single Dwelling; Demolition of Existing Garage and Construction of a New Garage ...(Cont'd)**

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*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>>*

**E. 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.*

**LOST 6:6**

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

**DECISION:** 22 January 2018

**MOTION 2**

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

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

**LOST 6:6**

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units****FILE NO:** DA0637/2017**AUTHOR:** Brian White (Graduate 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:**

DA0305/2008 - Construction of a building - Single Dwelling; Remove a tree (Scenic Protection)

**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 pursuant to a delegation from Council, for DA0637/2017 - Residential - multiple dwellings; construction of three units at 25 Jillian Street, Kings Meadows subject to the following conditions:

**1. EXTERNAL FINISHES**

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

**2. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01895-LCC) (attached).

**3. SITE LANDSCAPING**

The landscaping must be:

- (a) Installed in accordance with the endorsed plan; and
- (b) It must not be removed, destroyed or lopped without the written consent of the Council.

**4. NO FURTHER VEGETATION REMOVAL**

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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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 Council.

**5. 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 at least:

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

**6. MULTIPLE DWELLINGS - SERVICE FACILITIES**

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

- a. Mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. Each multiple dwelling must be provided with a minimum 6m exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. Either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

**7. ENDORSED PLANS & DOCUMENTS**

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

- a. Cover Sheet, Prepared by Adorn Drafting, Drawing No. 426, Sheet 1 of 19, Dated 17/11/2017.
  - b. Site Plan, Prepared by Adorn Drafting, Drawing No. 426, Sheet 2 of 19, Dated 17/11/2017.
  - c. Floor Plan - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 3 of 19, Dated 17/11/2017.
  - d. Lower Floor Plan - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 4 of 19, Dated 17/11/2017.
  - e. Floor Plan - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 5 of 19, Dated 17/11/2017.
  - f. Floor Plan - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 6 of 19, Dated 17/11/2017.
  - g. Elevation - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 7 of 19, Dated 17/11/2017.
  - h. Elevation - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 8 of 19, Dated 17/11/2017.
  - i. Elevation - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 9 of 19, Dated 17/11/2017.
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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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- j. Elevation - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 10 of 19, Dated 17/11/2017.
- k. Elevation - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 11 of 19, Dated 17/11/2017.
- l. Elevation - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 12 of 19, Dated 17/11/2017.
- m. Section - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 13 of 19, Dated 17/11/2017.
- n. Section - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 14 of 19, Dated 17/11/2017.
- o. Section - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 15 of 19, Dated 17/11/2017.
- p. Drainage Plan, Prepared by Adorn Drafting, Drawing No. 426, Sheet 16 of 19, Dated 17/11/2017.
- q. Shadow Diagrams - 9:00am 22 June, Prepared by Adorn Drafting.
- r. Shadow Diagrams - 12:00noon 22 June, Prepared by Adorn Drafting.
- s. Shadow Diagrams - 3:00pm 22 June, Prepared by Adorn Drafting.
- t. Further Information Response to Scenic Protection, Prepared by Adorn Drafting.
- u. Photomontage, Prepared by Adorn Drafting.
- v. Site Plan, Prepared by Zoe Beardsley, Page 1 of 2, Dated 30/10/2017 (Plan to be amended).
- w. Planting Plan, Prepared by Zoe Beardsley, Page 2 of 2, Dated 30/10/2017 (Plan to be amended).
- x. Landscaping Plan, Prepared by Zoe Beardsley, Dated October 2017 (Plan to be amended).

**8. LEGAL TITLE**

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

**9. 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

**10. SINGLE USER SEWAGE PUMP STATION FOR UNITS 2 AND 3**

The single user pump stations required for Unit 2 and Unit 3 must be sized to provide six hours emergency storage in the event of a pump failure and are to be fitted with a hardwired audible alarm and flashing light within the laundry of the Unit which activates upon a pump failure.

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## **8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings; Construction of Three Units ...(Cont'd)**

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Under no circumstances is the overflow from the single user sewage pump station to be directed to the stormwater system.

Detailed construction plans of the private sewer pump station must be provided to the Director Infrastructure Services prior to construction.

### **11. CONSTRUCTION MANAGEMENT PLAN**

Prior to the commencement of the works on the site for the construction of the dwellings, the applicant must provide a Construction Management Plan to the Manager Planning for approval. The Construction Management Plan must detail the stages of works, the indicative start dates and duration for each stage and how each will be undertaken. Details to be included in the plan are the proposed location of materials, stockpiles, site facilities and contractor vehicle parking areas and how deliveries will be undertaken.

### **12. AMENDED LANDSCAPE PLANS REQUIRED**

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

- (a) The retention (where possible) of existing native vegetation.
- (b) The planting of a mix of predominantly native species of local provenance where possible.
- (c) The replanting of at least one native tree species per dwelling that will grow to a mature height of at least 10m.
- (d) All significant proposed plantings to be located at least 2m from existing or proposed boundary fences.

The landscaping must be completed, and established for each unit, prior to occupancy of that unit. Dead plants must be replaced within three months.

### **13. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

### **14. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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

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

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

**15. 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.

**16. 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.

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.

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**17. 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.

**18. CONSTRUCTION OF RETAINING WALLS**

Prior to construction commencing, a series of detailed cross sections of the driveway and the retaining wall must be provided to the satisfaction of the Director Infrastructure Services. This must show:

- (a) The offset of the wall from the boundary with the reserve.
- (b) Significant boulders and trees which are proposed for removal to facilitate the construction.
- (c) All necessary drainage.

All retaining walls, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

**19. 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.

**20. NO BURNING 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).

**21. PROTECTION OF PUBLIC OPEN SPACE**

The Public Open Space is to be protected from damage during the construction works by ensuring that:

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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- a. Prior to commencing any work on the subject site the owner must erect fencing on the boundary between the Public Open Space and the subject site. Where the boundary of the lot is not clearly identifiable, the applicant must establish the boundary and ensure all works and materials are contained within the subject site.
- b. No building material, stockpiles, skip bins or machinery are to be stored on the Public Open Space.
- d. No excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of Council to maintain, the Public Open Space.
- e. No access to the subject site is permitted via the Public Open Space without express written consent from the Director Infrastructure Services.
- f. Where permission is granted to access subject site via the Public Open Space, any and all damage caused to the Public Open Space is to be remediated within the timeframe specified in the written consent to access.

**22. RESERVES, PARKS & GARDENS BY-LAW**

Pursuant to Clause 7 (7) of City of Launceston By-law, Reserves, Parks and Gardens By-law No.4 of 2009, boundary fences abutting the public open space (Meadow Ridge Reserve) are not permitted to have any openings or gates allowing pedestrian or vehicular access to or from the private property into the reserve. No approval for such an access is given and failure to comply with this condition may result in the issue of a fine pursuant to the by-law.

**23. PROTECTION OF EXISTING TREES**

Existing trees identified for retention on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

**Notes****A. Building Permit Required**

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**C. Plumbing Permit Required**

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

**D. 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 DA0637/2017. 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 effected, restricted or prohibited by any such covenant.*

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

**G. Appeal Provisions**

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

*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:*

<i>Dwelling No.</i>	<i>Strata Lot No.</i>	<i>Street Address</i>
<i>1</i>	<i>Lot 1</i>	<i>1/25 Jillian Street, Kings Meadows</i>
<i>2</i>	<i>Lot 2</i>	<i>2/25 Jillian Street, Kings Meadows</i>
<i>3</i>	<i>Lot 3</i>	<i>3/25 Jillian Street, Kings Meadows</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 Planning Services) and Mr B White (Graduate Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION: 22 January 2018**

**MOTION**

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

**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 pursuant to a delegation from Council, for DA0637/2017 - Residential - multiple dwellings; construction of three units at 25 Jillian Street, Kings Meadows subject to the following conditions:**

**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**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 Adorn Drafting, Drawing No. 426, Sheet 1 of 19, Dated 17/11/2017.
  - b. Site Plan, Prepared by Adorn Drafting, Drawing No. 426, Sheet 2 of 19, Dated 17/11/2017.
  - c. Floor Plan - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 3 of 19, Dated 17/11/2017.
  - d. Lower Floor Plan - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 4 of 19, Dated 17/11/2017.
  - e. Floor Plan - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 5 of 19, Dated 17/11/2017.
  - f. Floor Plan - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 6 of 19, Dated 17/11/2017.
  - g. Elevation - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 7 of 19, Dated 17/11/2017.
  - h. Elevation - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 8 of 19, Dated 17/11/2017.
  - i. Elevation - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 9 of 19, Dated 17/11/2017.
  - j. Elevation - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 10 of 19, Dated 17/11/2017.
  - k. Elevation - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 11 of 19, Dated 17/11/2017.
  - l. Elevation - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 12 of 19, Dated 17/11/2017.
  - m. Section - Dwelling 1, Prepared by Adorn Drafting, Drawing No. 426, Sheet 13 of 19, Dated 17/11/2017.
  - n. Section - Dwelling 2, Prepared by Adorn Drafting, Drawing No. 426, Sheet 14 of 19, Dated 17/11/2017.
  - o. Section - Dwelling 3, Prepared by Adorn Drafting, Drawing No. 426, Sheet 15 of 19, Dated 17/11/2017.
  - p. Drainage Plan, Prepared by Adorn Drafting, Drawing No. 426, Sheet 16 of 19, Dated 17/11/2017.
  - q. Shadow Diagrams - 9:00am 22 June, Prepared by Adorn Drafting.
  - r. Shadow Diagrams - 12:00noon 22 June, Prepared by Adorn Drafting.
  - s. Shadow Diagrams - 3:00pm 22 June, Prepared by Adorn Drafting.
  - t. Further Information Response to Scenic Protection, Prepared by Adorn Drafting.
  - u. Photomontage, Prepared by Adorn Drafting.
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## 8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings; Construction of Three Units ...(Cont'd)

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- v. Site Plan, Prepared by Zoe Beardsley, Page 1 of 2, Dated 30/10/2017 (Plan to be amended).
- w. Planting Plan, Prepared by Zoe Beardsley, Page 2 of 2, Dated 30/10/2017 (Plan to be amended).
- x. Landscaping Plan, Prepared by Zoe Beardsley, Dated October 2017 (Plan to be amended).

### 2. AMENDED LANDSCAPE PLANS REQUIRED

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

- (a) The retention (where possible) of existing native vegetation.
- (b) The planting of a mix of predominantly native species of local provenance where possible.
- (c) The replanting of at least one native tree species per dwelling that will grow to a mature height of at least 10m.
- (d) All significant proposed plantings to be located at least 2m from existing or proposed boundary fences.

The landscaping must be completed, and established for each unit, prior to occupancy of that unit. Dead plants must be replaced within three months

### 3. EXTERNAL FINISHES

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

### 4. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01895-LCC) (attached).

### 5. SITE LANDSCAPING

The landscaping must be:

- (a) Installed in accordance with the endorsed plan; and
- (b) It must not be removed, destroyed or lopped without the written consent of the Council.

### 6. NO FURTHER VEGETATION REMOVAL

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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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 Council.

**7. 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 at least:

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

**8. 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 exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. Either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

**9. LEGAL TITLE**

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

**10. 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

**11. SINGLE USER SEWAGE PUMP STATION FOR UNITS 2 AND 3**

The single user pump stations required for Unit 2 and Unit 3 must be sized to provide six hours emergency storage in the event of a pump failure and are to be fitted with a hardwired audible alarm and flashing light within the laundry of the Unit which activates upon a pump failure.

Under no circumstances is the overflow from the single user sewage pump station to be directed to the stormwater system.

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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Detailed construction plans of the private sewer pump station must be provided to the Director Infrastructure Services prior to construction.

**12. CONSTRUCTION MANAGEMENT PLAN**

Prior to the commencement of the works on the site for the construction of the dwellings, the applicant must provide a Construction Management Plan to the Manager Planning for approval. The Construction Management Plan must detail the stages of works, the indicative start dates and duration for each stage and how each will be undertaken. Details to be included in the plan are the proposed location of materials, stockpiles, site facilities and contractor vehicle parking areas and how deliveries will be undertaken.

**13. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

**14. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

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

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

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**15. 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.

**16. 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.

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.

**17. 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.

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**18. CONSTRUCTION OF RETAINING WALLS**

Prior to construction commencing, a series of detailed cross sections of the driveway and the retaining wall must be provided to the satisfaction of the Director Infrastructure Services. This must show:

- (a) The offset of the wall from the boundary with the reserve.
- (b) Significant boulders and trees which are proposed for removal to facilitate the construction.
- (c) All necessary drainage.

All retaining walls, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

**19. 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.

**20. NO BURNING 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).

**21. PROTECTION OF PUBLIC OPEN SPACE**

The Public Open Space is to be protected from damage during the construction works by ensuring that:

- a. Prior to commencing any work on the subject site the owner must erect fencing on the boundary between the Public Open Space and the subject site. Where the boundary of the lot is not clearly identifiable, the applicant must establish the boundary and ensure all works and materials are contained within the subject site.
  - b. No building material, stockpiles, skip bins or machinery are to be stored on the Public Open Space.
  - d. No excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of Council to maintain, the Public Open Space.
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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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- e. No access to the subject site is permitted via the Public Open Space without express written consent from the Director Infrastructure Services.
- f. Where permission is granted to access subject site via the Public Open Space, any and all damage caused to the Public Open Space is to be remediated within the timeframe specified in the written consent to access.

**22. RESERVES, PARKS & GARDENS BY-LAW**

Pursuant to Clause 7 (7) of City of Launceston By-law, Reserves, Parks and Gardens By-law No.4 of 2009, boundary fences abutting the public open space (Meadow Ridge Reserve) are not permitted to have any openings or gates allowing pedestrian or vehicular access to or from the private property into the reserve. No approval for such an access is given and failure to comply with this condition may result in the issue of a fine pursuant to the by-law.

**23. PROTECTION OF EXISTING TREES**

Existing trees identified for retention on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

**Notes**

**A. Building Permit Required**

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**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 DA0637/2017. 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 effected, restricted or prohibited by any such covenant.*

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

**G. Appeal Provisions**

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

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

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

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**8.4 25 Jillian Street, Kings Meadows - Residential - Multiple Dwellings;  
Construction of Three Units ...(Cont'd)**

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**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:*

<b><i>Dwelling No.</i></b>	<b><i>Strata Lot No.</i></b>	<b><i>Street Address</i></b>
<b><i>1</i></b>	<b><i>Lot 1</i></b>	<b><i>1/25 Jillian Street, Kings Meadows</i></b>
<b><i>2</i></b>	<b><i>Lot 2</i></b>	<b><i>2/25 Jillian Street, Kings Meadows</i></b>
<b><i>3</i></b>	<b><i>Lot 3</i></b>	<b><i>3/25 Jillian Street, Kings Meadows</i></b>

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

**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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**8.5 10 Middle Street, Launceston - Residential - Single Dwelling; Demolition and Re-construction of the Rear of the Existing Dwelling****FILE NO:** DA0616/2017**AUTHOR:** Catherine Mainsbridge (Senior 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:**

DA0488/2001 - Construct extension to dwelling and side fence/gate (Heritage Listed Building, vary side setback)

**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 DA0616/2017 for Residential - single dwelling; demolition and re-construction of the rear of the existing dwelling at 10 Middle Street, Launceston subject to the following conditions:

**1. AMENDED PLANS REQUIRED**

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager Planning Services to replace plans annotated as "Amended Plans Required" and attached to the Permit. 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. An alteration to the materials and/or treatment of the cladding to provide articulation and decrease the visual impact of the western facade of the extension.
- b. Detail of the junctions between the extensions and the existing building, ensuring the minimisation of impacts on the existing and historically significant building fabric.

**2. NON REFLECTIVE EXTERIOR FINISH**

All external cladding and roofing of the building must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council.

**3. ENDORSED PLANS & DOCUMENTS**

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

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**8.5 10 Middle Street, Launceston - Residential - Single Dwelling; Demolition and Re-Construction of the Rear of the Existing Dwelling ...(Cont'd)**

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- a. Location Plan, Prepared by i 4 Design, Drawing No. 1/6, Scale: Not to scale; Dated 17/11/2017.
- b. Existing and demolition, Prepared by i 4 Design, Drawing No. 2/6, Scale 1:100; Dated 17/11/2017.
- c. Proposed ground floor, Prepared by i 4 Design, Drawing No. 3/6, Scale 1:100; Dated 17/11/2017.
- d. Proposed upper floor, Prepared by i 4 Design, Drawing No. 4/6, Scale 1:100; Dated 17/11/2017.
- e. Elevations, Prepared by i 4 Design, Drawing No. 5/6, Scale 1:100; Dated 17/11/2017. AMENDED PLANS REQUIRED.
- f. Perspective views, Prepared by i 4 Design, Drawing No. 6/6, Scale 1:100; Dated 17/11/2017.

**4. LEGAL TITLE**

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

**5. 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

**6. 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.

**7. 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
-



**8.5 10 Middle Street, Launceston - Residential - Single Dwelling; Demolition and Re-Construction of the Rear of the Existing Dwelling ...(Cont'd)**

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**Notes****A. Building Permit Required**

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

**B. Occupancy Permit Required**

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

**C. Plumbing Permit Required**

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

**D. General**

*This permit was issued based on the proposal documents submitted for DA0616/2017. 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.*

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**8.5 10 Middle Street, Launceston - Residential - Single Dwelling; Demolition and Re-Construction of the Rear of the Existing Dwelling ...(Cont'd)**

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*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 Mrs C Mainsbridge (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.**

**Mr Jake Noble and Mr Rob Jones spoke for the item.**

**Ms Kim Kilby spoke against the item.**

**Mr Rob Grant spoke against the item.**

**Mr Colin O'Brien spoke against the item.**

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**8.5 10 Middle Street, Launceston - Residential - Single Dwelling; Demolition and Re-Construction of the Rear of the Existing Dwelling ...(Cont'd)**

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**DECISION: 22 January 2018**

**MOTION**

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

**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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**8.6 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct****FILE NO:** SF6745**AUTHOR:** Ashley Brook (Consultant Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To decide whether the Planning Authority will determine to:

1. Initiate and certify Amendment 43 to modify the prohibition on the Community meeting and entertainment use class in the Riveredge Industrial precinct under the use standards in the Invermay/Inveresk Flood Inundation Area Code by inserting a qualification that allows for a museum in the precinct; and
2. Make a submission to the Tasmanian Planning Commission that, in the opinion of the Planning Authority, the Commission has the power to dispense with the requirements relating to the public exhibition of Amendment 43 in accordance with section 37 (1) of the *Land Use Planning and Approvals Act 1993*.

**RECOMMENDATION:**

That Council:

1. Pursuant to the former sections 33 (3) and 34 (1) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 43 to the Launceston Interim Planning Scheme 2015 to modify Acceptable Solution A3 of Clause E16.6.1 'Unacceptable Uses' under the use standards in the Invermay/Inveresk Flood Inundation Area Code by inserting a qualification that allows for a museum in the Riveredge Industrial precinct.
  2. Pursuant to the former section 35 (1) of the *Land Use Planning and Approvals Act 1993*, certifies the draft amendment as shown in Attachment 1.
  3. Directs the Director Development Services to arrange for a submission to be made to the Tasmanian Planning Commission to the effect that, in the opinion of the Planning Authority, the Commission has the power to dispense with the requirements relating to the public exhibition of Amendment 43 in accordance with section 37 (1) of the *Land Use Planning and Approvals Act 1993*.
- 

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

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**8.6 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct  
...(Cont'd**

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**Mr Basil Fitch spoke against the item.**

**DECISION: 22 January 2018**

**MOTION**

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

**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 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**  
**AGAINST VOTE: Alderman D C Gibson**

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

**The Council adjourned for a break at 2.59pm.**

**The Council resumed following a break at 3.11pm.**

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

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**Monday 18 December 2017**

- Attended the Glen Dhu Primary School Presentation Evening at the Door of Hope

**Tuesday 19 December 2017**

- Attended the Mowbray Heights Primary School End of Year Leaver's Assembly
- Attended the Ravenswood Heights Primary School Grade 6 Leaver's Assembly
- Attended the end of year function for Aldermen and Executive Management Committee at the Tramsheds Function Centre

**Wednesday 20 December 2017**

- Officiated at the launch of the 2017 City of Launceston Christmas Sports Carnival at Jackson Motor Company

**Friday 22 December 2017**

- Attended and gave "end of year message" at the staff End of Year Function at UTAS Stadium

**Monday 25 December 2017**

- Officiated at the Launceston Community Christmas at the Albert Hall

**Wednesday 27 December 2017**

- Started race at the Launceston to Hobart yacht race at Beauty Point

**Thursday 28 December 2017**

- Attended the Launceston City Cycling Carnival at the Silverdome

**Saturday 30 December 2017**

- Attended the Big Bash League cricket match between Sydney Thunder and Hobart Hurricanes at UTAS Stadium
-

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

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### Sunday 31 December 2017

- Attended Royal Eve at the Royal Park

### Friday 12 January 2018

- Attended Performance of Monumental, part of Mona Foma 2018, for Friends of TasDance at the Princess Theatre

### Saturday 13 January 2018

- Attended launch of Design Tasmania Mates at Design Tasmania
- Attended Esk Beerfest at the Royal Park

### Sunday 14 January 2018

- Attended the MOFO Block Party at Inveresk

### Sunday 21 January 2018

- Attended the VIP event for the Red Hot Summer Tour at the Country Club Casino
- 

- **The Mayor, Alderman A M van Zetten, also noted that he attended Music in the Park on Sunday, 14 January 2018 at City Park**
-

**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 R I Soward**

- **Observed the number of regional activities that have taken place over the summer period and suggested a coordinated approach to promoting these events**

**10.2 Alderman D C Gibson**

- **Mentioned the passing of Mr David Henshaw, former President of the Queen Victoria Museum and Art Gallery (QVMAG) Friends, member of the Arts Foundation and convenor of our Herbert Scott Society. Mr Henshaw was instrumental in raising essential funds towards the purchase of major acquisitions, exhibitions and research at QVMAG**
- **Congratulated organisers on the staging of MOFO in Launceston**
- **Acknowledged a letter to *The Examiner* on the parks and garden maintenance in Launceston**
- **Mentioned the 50<sup>th</sup> Anniversary of the Launceston Planetarium and encouraged community participation in celebrations**

**10.3 Alderman D H McKenzie**

- **Noted the vibrancy of Launceston during the holiday period**
  - **Commented on a long term Council worker's acknowledgement of the City of Launceston as a great place to work**
  - **Engaged in a Cataract Gorge tour and highlighted the ongoing work**
-



**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**

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**12 COMMITTEE REPORTS****12.1 Launceston Access Advisory Committee Meeting Report - 7 December 2017****FILE NO:** SF0025**AUTHOR:** Sarah McCormack (Community Development Project Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Launceston Access Advisory Committee Meeting held on 7 December 2017.

**RECOMMENDATION:**

That Council receives the report from the Launceston Access Advisory Committee Meeting held on 7 December 2017.

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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: 22 January 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 11 and 18 December 2017 were:

- Kings Meadows Traffic Matters
- Show Society Report 2017 Royal Launceston Show
- St Leonards Project
- Cityprom Discussions Regarding Strategy, Budget and Cityprom Agreement 2018-2020
- Public Speaking Permit Review
- General Manager Update
- CBD Bus Stop Investigations

**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**

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**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 Quarterly Progress Report - 2017-2018 Annual Corporate Plan Actions for Period Ending 31 December 2017****FILE NO:** SF6323**AUTHOR:** Leisa Hilkmann (Corporate Planning Administration Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

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**DECISION STATEMENT:**

To consider the report on progress against Council's 2017-2018 Annual Corporate Plan Actions for the period ending 31 December 2017.

**RECOMMENDATION:**

That Council notes progress against 2017-2018 Annual Corporate Plan Actions for the period ending 31 December 2017.

---

**Mrs L Foster (Director Corporate Services) and Mr B MacIsaac (Director Facilities Management) were in attendance to answer questions of Council in respect of this Agenda Item.**

**DECISION: 22 January 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

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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)*

**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 City Deal - Greater Launceston Transformation Project**

Closed Council consideration pursuant to the authority contained within Regulation 15(2)(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:

- (c) commercial information of a confidential nature that, if disclosed, is likely to:
    - (i) prejudice the commercial position of the person who supplied it; or
    - (ii) confer a commercial advantage on a competitor of the council; or
    - (iii) reveal a trade secret;
  - (d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.
-

**DECISION:** 22 January 2018

## **MOTION**

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

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

Council moved to Closed Session at 3.23pm.

Council returned to Open Session at 3.33pm.

## **24 MEETING CLOSURE**

The Mayor, Alderman A M van Zetten, closed the Meeting at 3.33pm.

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