



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
THURSDAY 4 APRIL 2019
1.00pm**

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

Date: 4 April 2019

Time: 1.00pm

Certificate of Qualified Advice

Background

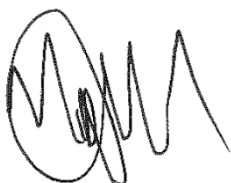
To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the minutes item.



Michael Stretton
General Manager

City of Launceston

COUNCIL MINUTES

Thursday 4 April 2019

Present: **Councillor** **A M van Zetten (Mayor)**
 D C Gibson (Deputy Mayor)
 J Finlay
 A E Dawkins
 N D Daking
 D H McKenzie
 K P Stojansek
 R I Soward
 J G Cox
 A G Harris
 T G Walker

In Attendance: **Mr M Stretton (General Manager)**
 Mr S G Eberhardt (Director Infrastructure Services)
 Mrs L M Hurst (Director Development Services)
 Mr B Maclsaac (Director Facilities Management)
 Ms T Puklowski (Director Creative Arts and Cultural Services)
 Ms L H Foster (Director Corporate Services)
 Mrs L Purchase (A/Manager Corporate Strategy)
 Mrs A Rooney (Committee Clerk)

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

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

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.)

**Councillor D H McKenzie declared an interest in Agenda Item - 8.1 - 233A
Charles Street, Launceston - Sport and Recreation - Change of Use to Fitness
Studio.**

**Councillor N D Daking declared an interest in Agenda Item - 8.1 - 233A
Charles Street, Launceston - Sport and Recreation - Change of Use to Fitness
Studio.**

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 21 March 2019 be confirmed as a true and correct record.

DECISION: 4 April 2019**MOTION**

Moved Councillor A G Harris, seconded Councillor D C Gibson.

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

CARRIED 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

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

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 Councillors.)

6.1 Ms Josephine Archer - Tamar Community Peace Trust and Tamar Valley Peace Festival 2019

Ms Archer provided the Council with an update on the Tamar Valley Peace Festival planned for 15-19 August 2019. The 2019 theme is 'The Power of Integrity'. Through this year's theme, the Peace Trust will continue to empower the local community to accept and encourage diversity, and promote goodwill between different cohorts.

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.1.1 Public Questions on Notice - Mr Robin Smith - Flags in the Brisbane Street Mall - Council Meeting - 21 March 2019

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked at the Council Meeting of 21 March 2019 by Mr Robin Smith and has been answered by Mr Shane Eberhardt (Director Infrastructure Services).

Question:

1. Following on from a question I asked at the last meeting regarding flags in the Brisbane Street Mall, what is the current situation with the flags in the Brisbane Street Mall?

Response:

At this stage there is no intent to install flag poles in the Brisbane Street Mall. The outcomes of the Launceston City Heart projects are in the process of being reviewed against the Masterplan Place Principles by officers and Councillors.

7.2 Public Questions Without Notice

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

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

7.2.1 Mr Robin Smith - Brisbane Street Mall Issues

1. **[With regard to Council's review of outcomes from the Brisbane Street Mall against the Masterplan] would it not be preferable to have the public and traders involved in consultation?**

The Mayor, Councillor A M van Zetten, responded by saying that the question is noted and would be considered in discussions in due course.

2. **Is there anything that Council could do regarding anti-social behavior occurring at the feature platform at the western end of the Brisbane Street Mall?**

The Mayor, Councillor A M van Zetten, advised that this question would be Taken on Notice and a response provided in the Council Agenda of 18 April 2019.

3. **[With regard to the thylacine sculptures in the Brisbane Street Mall] did Council conduct a safety audit and is the safety audit available to members of the public?**

The General Manager, Mr Michael Stretton, responded by saying that Council had undertaken a risk assessment prior to, and also subsequent to, the statues being installed. Incidents you referred to in your comments have been reported to Council and are being actively investigated. Council will ensure if there needs to be any remedial work done then that will occur in due course.

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

8 PLANNING AUTHORITY

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio

FILE NO: DA0748/2018

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

DA0654/2017 - Business and Professional Services - consulting rooms; change of use, internal renovation, minor extension and signage - Approved 22 January 2018.

DA0288/2017 - Business and Professional Services - office; construction of a free standing signage structure including signs for multiple tenancies (re-advertised) - Approved 04 August 2018.

DA0116/2018 - Business and Professional Services - medical centre; consolidation of lots; change of use of 23 Canning Street to medical centre; demolish part of 23 Canning Street; construction of internal and external alterations; use right of ways over 233A Charles Street, 154 and 156 St John Street (re-advertised) - Approved 15 June 2018.

DA0341/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston - withdrawn.

The current application is a follow up on DA0341/2018 which was withdrawn. The original application's class sizes were smaller, as were the operating hours, and number of car parking spaces on site.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

RECOMMENDATION:

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 DA0748/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston.

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan, prepared by Cumulus Studio, Drawing No. T18378-sk02 issue A, dated 27/04/2018.
- b. Ground Floor Plan, prepared by Cumulus Studio, Drawing No. T18378-sk03 issue A, dated 27/04/2018.
- c. North + East Elevations, prepared by Cumulus Studio, Drawing No. T18378-sk04 issue A, dated 27/04/2018;
- d. South + west Elevations, prepared by Cumulus Studio, Drawing No. T18378-sk05 issue A, dated 27/04/2018.
- e. Planning Application Report, Prepared by Richard Edwards, dated 24/12/2018 and follow up response to further information letter dated 13/02/2019.
- f. Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018 and addendum to the report dated 06/02/2019.
- g. Traffic Impact Assessment, prepared by Pitt & Sherry, Reference No. Rev00, dated 13/12/2018, and Pitt & Sherry Response to Further Information dated 31/01/2019.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development. 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. reduce the size of the awning fascia sign to match the northern entry panel; and
- b. remove the north facing wall sign.

3. NOISE

The use must not cause unreasonable noise or interference to adjoining sensitive uses. The development must comply with all recommendations specified in Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018 and addendum to the noise report dated 06/02/2019.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

4. CLASS SIZE LIMITATIONS

Classes are restricted to a maximum of 42 participants at any one time from Monday to Friday and 27 people on Saturday and Sunday.

5. CAR PARKING

Prior to the commencement of use, nine on-site car parking spaces must be made available to the patrons of the fitness studio between the hours of 5.00am and 8.00am Monday to Friday.

6. LEGAL TITLE

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

7. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am to 6pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

8. BUSINESS HOURS

The operation of the fitness studio must be confined to the hours of:

Monday to Friday -

- 5:15am to 7:30am;
- 9:30am to 12:30pm; and
- 4:45pm to 8:30pm.

Saturday and Sunday

- 6:00am to 12:00pm

Monday to Friday for Personal Training

- 8:00am to 5:00pm

9. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. the structure, location and size of the signage not changing.
- b. the content of the signage relating to the site.
- c. compliance with the requirements of the planning scheme.

10. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

11. DRIVEWAY AND PARKING AREA 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 and denoted as available for use by the development.

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

12. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0748/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- 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.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

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.

Due to a declaration of interest in Agenda Item 8.1 - 233A Charles Street, Launceston - Sports and Recreation - Change of Use Councillor N D Daking withdrew from the Meeting at 1.10pm

Due to a declaration of interest in Agenda Item 8.1 - 233A Charles Street, Launceston - Sports and Recreation - Change of Use Councillor D H McKenzie withdrew from the Meeting at 1.10pm

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

Mr Mark Johnson spoke against the item
Ms Mary Sary spoke against the item
Mr Richard Edwards spoke for the item

MOTION

Moved Councillor A G Harris, seconded Councillor A E Dawkins.

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 DA0748/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston.

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan, prepared by Cumulus Studio, Drawing No. T18378-sk02 issue A, dated 27/04/2018.
- b. Ground Floor Plan, prepared by Cumulus Studio, Drawing No. T18378-sk03 issue A, dated 27/04/2018.
- c. North + East Elevations, prepared by Cumulus Studio, Drawing No. T18378-sk04 issue A, dated 27/04/2018;
- d. South + west Elevations, prepared by Cumulus Studio, Drawing No. T18378-sk05 issue A, dated 27/04/2018.
- e. Planning Application Report, Prepared by Richard Edwards, dated 24/12/2018 and follow up response to further information letter dated 13/02/2019.
- f. Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018 and addendum to the report dated 06/02/2019.
- g. Traffic Impact Assessment, prepared by Pitt & Sherry, Reference No. Rev00, dated 13/12/2018, and Pitt & Sherry Response to Further Information dated 31/01/2019.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development. 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. reduce the size of the awning fascia sign to match the northern entry panel; and
 - b. remove the north facing wall sign.
-

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

3A. NOISE

The use must not cause unreasonable noise or interference to adjoining sensitive uses. The development must comply with all recommendations specified in Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018 and addendum to the noise report dated 06/02/2019.

3B. NOISE MEASURING EQUIPMENT

Prior to the commencement of use, noise measuring equipment must be installed and utilised on site to the satisfaction of Manager City Development, to ensure there is no unreasonable impact to surrounding uses.

4. CLASS SIZE LIMITATIONS

Classes are restricted to a maximum of 42 participants at any one time from Monday to Friday and 27 people on Saturday and Sunday.

5. CAR PARKING

Prior to the commencement of use, nine on-site car parking spaces must be made available to the patrons of the fitness studio between the hours of 5.00am and 8.00am Monday to Friday.

6. LEGAL TITLE

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

7. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

8. BUSINESS HOURS

The operation of the fitness studio must be confined to the hours of:

Monday to Friday

- 6:45am to 7:30am;
- 9:30am to 12:30pm; and
- 4:45pm to 8:30pm.

Saturday

- 7:00am to 1:00pm
-

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

Sunday

- 8:00am - 12:00pm

Monday to Friday for Personal Training

- 8:00am to 5:00pm

9. CANNING STREET ENTRANCE

The Canning Street doorway must be closed and locked during the use of noise emitting equipment.

10. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. the structure, location and size of the signage not changing.
- b. the content of the signage relating to the site.
- c. compliance with the requirements of the planning scheme.

11. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

12. DRIVEWAY AND PARKING AREA 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 and denoted as available for use by the development.

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

13. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0748/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- 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.

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

D. Permit Commencement

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

NO VOTE WAS TAKEN AS AN AMENDMENT WAS PUT

DECISION: 4 April 2019

AMENDMENT

Moved Councillor D C Gibson, seconded Councillor J Finlay.

9. CANNING STREET ENTRANCE

That the Canning Street doorway must be closed at all times, excluding for emergency purposes, during the use of noise emitting equipment.

CARRIED 8:2

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor K P Stojansek, Councillor R I Soward, Councillor J G Cox and Councillor A G Harris

AGAINST VOTE: Councillor P S Spencer and Councillor T G Walker

ABSENT DUE to DECLARATION OF INTEREST: Councillor D H McKenzie and Councillor N D Daking

THE MOTION AS AMENDED IS THE SUBSTANTIVE MOTION

DECISION: 4 April 2019

MOTION

Moved Councillor A G Harris, seconded Councillor A E Dawkins.

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 DA0748/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

1. ENDORSED PLANS & DOCUMENTS

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- b. Ground Floor Plan, prepared by Cumulus Studio, Drawing No. T18378-sk03 issue A, dated 27/04/2018.
- c. North + East Elevations, prepared by Cumulus Studio, Drawing No. T18378-sk04 issue A, dated 27/04/2018;
- d. South + west Elevations, prepared by Cumulus Studio, Drawing No. T18378-sk05 issue A, dated 27/04/2018.
- e. Planning Application Report, Prepared by Richard Edwards, dated 24/12/2018 and follow up response to further information letter dated 13/02/2019.
- f. Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018 and addendum to the report dated 06/02/2019.
- g. Traffic Impact Assessment, prepared by Pitt & Sherry, Reference No. Rev00, dated 13/12/2018, and Pitt & Sherry Response to Further Information dated 31/01/2019.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development. 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. reduce the size of the awning fascia sign to match the northern entry panel; and
- b. remove the north facing wall sign.

3A. NOISE

The use must not cause unreasonable noise or interference to adjoining sensitive uses. The development must comply with all recommendations specified in Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018 and addendum to the noise report dated 06/02/2019.

3B. NOISE MEASURING EQUIPMENT

Prior to the commencement of use, noise measuring equipment must be installed and utilised on site to the satisfaction of Manager City Development, to ensure there is no unreasonable impact to surrounding uses.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

4. CLASS SIZE LIMITATIONS

Classes are restricted to a maximum of 42 participants at any one time from Monday to Friday and 27 people on Saturday and Sunday.

5. CAR PARKING

Prior to the commencement of use, nine on-site car parking spaces must be made available to the patrons of the fitness studio between the hours of 5.00am and 8.00am Monday to Friday.

6. LEGAL TITLE

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

7. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

8. BUSINESS HOURS

The operation of the fitness studio must be confined to the hours of:

Monday to Friday

- 6:45am to 7:30am;
- 9:30am to 12:30pm; and
- 4:45pm to 8:30pm.

Saturday

- 7:00am to 1:00pm

Sunday

- 8:00am - 12:00pm

Monday to Friday for Personal Training

- 8:00am to 5:00pm

9. CANNING STREET ENTRANCE

That the Canning Street doorway must be closed at all times, excluding for emergency purposes, during the use of noise emitting equipment.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

10. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. the structure, location and size of the signage not changing.
- b. the content of the signage relating to the site.
- c. compliance with the requirements of the planning scheme.

11. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

12. DRIVEWAY AND PARKING AREA 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 and denoted as available for use by the development.

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

13. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0748/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

FOR VOTE: Councillor A G Harris

AGAINST VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor K P Stojansek, Councillor R I Soward, Councillor J G Cox, Councillor P S Spencer and Councillor T G Walker

ABSENT DUE to DECLARATION OF INTEREST: Councillor D H McKenzie and Councillor N D Daking

During debate, a refusal motion was foreshadowed.

DECISION: 4 April 2019

MOTION

Moved Councillor J Finlay, seconded Councillor D C Gibson.

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, DA0748/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston, be refused on the following grounds:

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

1. E6.5.1 Car Parking Numbers - Performance Criteria P1.1

The application has provided insufficient car parking numbers to meet the reasonable needs of the use.

2. E4.5.1 Existing road accesses and junctions - P3

The increase of traffic at the existing access will have an unreasonable impact on the efficiency of the road.

CARRIED 9:1

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor K P Stojansek, Councillor J G Cox, Councillor P S Spencer, Councillor A G Harris and Councillor T G Walker

AGAINST VOTE: Councillor R I Soward

ABSENT DUE to DECLARATION OF INTEREST: Councillor D H McKenzie and Councillor N D Daking

- 8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)
-

Councillor D H McKenzie and Councillor N D Daking re-attended the meeting at 1.47pm.

8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage

FILE NO: DA0592/2018

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

DA069/2005 - Construct and use a Level 1 Activity (Wood Product Manufacturer), including partial demolition of existing building

RECOMMENDATION:

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 DA0592/2018 Manufacturing and Processing - Demolition of existing dwelling, construction of new workshop, refurbishment and reconfiguration of existing showroom, offices and staff areas and new signage at 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover, Prepared by S Group, Project name J005369, Drawing No. A000, Revision No. A, Dated 16/06/2018.
 - b. Site Plan, Prepared by S Group, Project name J005369, Drawing No. A101, Revision No. D, Scale: 1:7000 & 1:100, Dated 31/01/2019.
 - c. Floor Plan, Prepared by S Group, Project name J005369, Drawing No. A201, Revision No. A, Scale: 1:3500, Dated 19/06/2018.
 - d. Elevation 01, Prepared by S Group, Project name J005369, Drawing No. A301, Revision No. A, Scale: 1:3500, Dated 19/06/2018. Amended Plans Required
 - e. Elevation 02, Prepared by S Group, Project name J005369, Drawing No. A302, Revision No. A, Scale: 1:3500, Dated 19/06/2018.
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8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)

- f. Office Fitout Floor Plan/Elevations, Prepared by S Group, Project name J005369, Drawing No. A401, Revision No. A, Scale: 1:1750, Dated 19/06/2018. Amended Plans Required.
- g. Environmental Noise Assessment, Prepared by Tarkarri Engineering Pty Ltd, Report No 5203_AC_R, December 2018.

2. AMENDED PLANS REQUIRED

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

- a. The deletion of the wall mural sign from the frontage of the new building at 27 Shamrock Street replaced with a building fascia sign with the lettering occupying no greater area than 2.2m wide x 900mm high.
- b. Reduction in the size of the two existing wall mural signs at 27 Glen Dhu Street to a maximum of:
 - 18m² to the Glen Dhu Street frontage with lettering limited to a maximum area of 3m², and
 - 9m² to the Wilmot Street frontage with lettering limited to a maximum area of 1.5m².

3. DELIVERY VEHICLES - ACTIVE TRAFFIC MANAGEMENT PLAN

The delivery of goods and services to the site, where the vehicle is anticipated to require reversing over the public foot path or road reservation, shall not be undertaken unless in accordance with a Traffic Management Plan approved in writing by the Director Infrastructure Services prior to the commencement of the use.

The Traffic Management Plan shall be prepared by a suitably qualified person and shall include a risk assessment (showing pre- and post-treatment options) that ameliorates any risk above 'low'. The Traffic Management actions are to include a safe work method statement and an appropriately inducted 'spotter' to control traffic (vehicles and pedestrians) as the need determines while the delivery vehicle is reversing.

4. USE OF PARKING AREAS

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

5. 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.

- 8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)**
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6. DELIVERY HOURS

Deliveries to and from the site by heavy vehicles must only occur between 8.00am and 5.00pm Monday to Friday.

7. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

8. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2018/01740-LCC, DATE 31/01/2019 and attached to the permit.

9. BUSINESS HOURS

The operation of the workshop (except office use) must be confined to 8.00am to 5.00pm Monday to Friday.

10. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. a tree capable of growing to a height of no less than 10m.
- c. completed prior to the use commencing; and
- d. maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

11. SIGNAGE CONTENT

Content of the signs may be updated or changed without separate approval of Council, subject to:

- a. the structure, location and size of the signage not changing.
- b. the content of the signage relating to the site.
- c. compliance with the requirements of the planning scheme.

12. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

13. SIGN MAINTENANCE

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

- 8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)**
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14. DRIVEWAY AND PARKING AREA CONSTRUCTION

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must:

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

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

15. DAMAGE TO COUNCIL INFRASTRUCTURE

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

16. 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.

17. 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.

8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)

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

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

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

18. 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.

19. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

20. ENVIRONMENTAL NOISE ASSESSMENT

Comply with all administrative and engineering controls as contained in Report 5203_AC_R, submitted by Tarkarri Engineering Pty Ltd, dated 14/12/2018.

21. DUST MANAGEMENT

All dust and particulates must be collected and contained within the dust extraction system and not permitted to be released into the environment.

22. WASTE MATERIALS

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

- 8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)
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23. DEMOLITION

The Developer must:

- a. carry out all demolition work in accordance with Safe Work Australia 'Demolition Work' Code of Practice or any subsequent versions of the document;
- b. 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;
- c. not undertake any burning of waste materials on site;
- d. remove all rubbish from the site for disposal at a licensed refuse disposal site;
- e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos' Code of Practice or any subsequent versions of the document

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0592/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- 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.

B. Restrictive Covenants

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

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

8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

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

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

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

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

G. Occupancy Permit Required

Occupancy permit required for new or altered habitable buildings: pursuant to section 216 of the Building Act 2016, it is recommended that a licensed building surveyor be consulted to determine if an occupancy permit is required for the building before the building or a part of the building can be, or can continue to be, occupied.

- 8.2 27 Shamrock Street West, 27 Glen Dhu Street and 27 Wilmot Street West, South Launceston - Manufacturing and Processing - Demolition of Existing Dwelling, Construction of New Workshop, Refurbishment and Reconfiguration of Existing Showroom, New Signage ...(Cont'd)**
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Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Mrs C Mainsbridge (Senior Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

Ms Lindy Crack spoke against the item

Mr Damon Marshall (S Group) (on behalf of the proponents) spoke for the item

DECISION: 4 April 2019

MOTION

Moved Councillor D H McKenzie, seconded Councillor P S Spencer.

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

CARRIED 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles**FILE NO:** DA0591/2018**AUTHOR:** Duncan Payton (Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0591/2018 Residential - Construction of six multiple dwellings over three titles at 8, 10 and 12 Leonard Street, South Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Sheet, drawing no. A-DA-01, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - b. Development Summary, drawing no. A-DA-02, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - c. Site Survey Plan, drawing no. A-DA-03, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - d. Site Plan, drawing no. A-DA-04, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - e. Landscape Plan, drawing no. A-DA-05, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - f. Strata Title Plan, drawing no. A-DA-06, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - g. Town House Type A - Level 1, Level 2 & Roof Plan, drawing no. A-DA-07, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - h. Town House Type A - Northern & Eastern Elevations, drawing no. A-DA-08, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2.
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8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

- i. Town House Type A - Southern & Western Elevations, drawing no. A-DA-09, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - j. Town House Type A - Private Open Space, drawing no. A-DA-10, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - k. Town House Type A - Shadow Studies Sheet 1, drawing no. A-DA-11, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2;
 - l. Town House Type A - Shadow Studies Sheet 2, drawing no. A-DA-12, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - m. Town House Type A - Vehicle Turning Circles, drawing no. A-DA-13, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2;
 - n. Town House Type B - Level 1, Level 2 & Roof Plan, drawing no. A-DA-14, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - o. Town House Type B - Northern & Eastern Elevations, drawing no. A-DA-15, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2;
 - p. Town House Type B - Southern & Western Elevations, drawing no. A-DA-16, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - q. Town House Type B - Private Open Space, drawing no. A-DA-17, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - r. Town House Type B - Shadow Studies Sheet 1, drawing no. A-DA-18, Proposed Private Residences, 8, 10 & 12 Leonard Street, south Launceston, revision C, dated 06/3/19, amended as per condition 2;
 - s. Town House Type B - Shadow Studies Sheet 2, drawing no. A-DA-19, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2;
 - t. Town House Type B - Vehicle Turning Circles, drawing no. A-DA-20, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - u. Town House Type C1 - Level 1, Level 2 & Roof Plan, drawing no. A-DA-21, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - v. Town House Type C1 - Northern & Eastern Elevations, drawing no. A-DA-22, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
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8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

- w. Town House Type C1 - Southern & Western Elevations, drawing no. A-DA-23, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - x. Town House Type C1 - Private Open Space, drawing no. A-DA-24, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - y. Town House Type C1 - Shadow Studies Sheet 1, drawing no. A-DA-25, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - z. Town House Type C1 - Level 1, Level 2 & Roof Plan, drawing no. A-DA-26, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - aa. Town House Type C1 - Vehicle Turning Circles, drawing no. A-DA-27, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ab. Town House Type C2 - Shadow Studies Sheet 2, drawing no. A-DA-28, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ac. Town House Type C2 - Northern & Eastern Elevations, drawing no. A-DA-29, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ad. Town House Type C2 - Southern & Western Elevations, drawing no. A-DA-30, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ae. Town House Type C2 - Private Open Space, drawing no. A-DA-31, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - af. Town House Type C2 - Shadow Studies Sheet 1, drawing no. A-DA-32, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ag. Town House Type C2 - Shadow Studies Sheet 2, drawing no. A-DA-33, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ah. Town House Type C2 - Vehicle Turning Circles, drawing no. A-DA-34, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - ai. Town House Type A & B - Cross Sections, drawing no. A-DA-35, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
 - aj. Town House Type A & C1 - Cross Sections, drawing no. A-DA-36, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
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8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

- ak. Town House Type A & C2 - Cross Sections, drawing no. A-DA-37, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- al. Site Plumbing Plan, drawing no. A-DA-38, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- am. 10 Leonard Street - Proposed Driveway, drawing no. A-DA-39, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- an. 12 Leonard Street - Proposed Driveway, drawing no. A-DA-40, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- ao. Additional Site Plumbing Plan, drawing no. A-RFI-01, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- ap. Town House Type A - Additional Vehicle Turning Circles, drawing no. A-RFI-02, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- aq. Town House Type B - Additional Vehicle Turning Circles, drawing no. A-RFI-03, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- ar. Town House Type C1 - Additional Vehicle Turning Circles, drawing no. A-RFI-04, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- as. Town House Type C2 - Additional Vehicle Turning Circles, drawing no. A-RFI-05, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- at. Town House Type A & B - Driveway Gradient, drawing no. A-RFI-06, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- au. Town House Type A & C1 - Driveway Gradient, drawing no. A-RFI-07, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.
- av. Town House Type B & C2 - Driveway Gradient, drawing no. A-RFI-08, Proposed Private Residences, 8, 10 & 12 Leonard Street, South Launceston, revision C, dated 06/3/19, amended as per condition 2.

2. AMENDED PLANS REQUIRED

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

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

- a. adjusted slope of the southern driveway to facilitate access to and from Leonard Street.
- b. adjusted position of each of the garages northwards to align with the northern wall of its dwelling to facilitate vehicle manoeuvring.

3. AMENDED PLANS

The plans have been amended as required by condition 2 and are marked as revision C, dated 06/3/19 and form the endorsed plans of the Permit.

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. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2018/01739-LCC, dated 18/01/2019 and attached to the permit.

6 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

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:

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

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 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
 - c. either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.
-

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

9. DRIVEWAY AND PARKING AREA 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; and
- 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.

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

On-site detention storage must be provided to limit the post development peak rate of piped stormwater discharge and overland flows, from the site, to that generated by the site at 45% impervious area for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development

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

11. DAMAGE TO COUNCIL INFRASTRUCTURE

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

12. 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.
-

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

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.

13. VEHICULAR CROSSINGS

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

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

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

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

14. SOIL AND WATER MANAGEMENT PLAN

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

15. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 0.5m, 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.

16. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

Townhouse No	Strata Lot No.	Street Address
8 Leonard Street		
C2	1	1/8 Leonard Street
B	2	2/8 Leonard Street
10 Leonard Street		
C1	3	1/10 Leonard Street
A	4	2/10 Leonard Street
12 Leonard Street		
A	5	1/12 Leonard Street
B	6	2/12 Leonard Street

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

17. SUBMISSION AND APPROVAL OF PLANS

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

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

18. CONSTRUCTION OF WORKS

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

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
 - i. Provision of a public drainage system to drain all three properties included in the proposal,
 - ii. The provision of a DN 100 connection to the lowest point of each lot.

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

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

19. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. an "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure Services Directorate.
- b. a Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. compaction and soil test results for all earthworks or pavement works.
- d. an engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

20. EASEMENTS

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

21. SEALING PLANS OF SUBDIVISION

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

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

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

22. COMPLETION OF WORKS

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

23. AS CONSTRUCTED PLANS

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

24. 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.

25. DEMOLITION

The Developer must:

- a. carry out all demolition work in accordance with Safe Work Australia '*Demolition Work Code of Practice*' or any subsequent versions of the document;
 - b. 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;
 - c. not undertake any burning of waste materials on site;
 - d. remove all rubbish from the site for disposal at a licensed refuse disposal site;
 - e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia '*How to Safely Remove Asbestos Code of Practice*' or any subsequent versions of the document
-

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0591/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- 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.

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

D. Permit Commencement

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

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

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

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

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

G. Occupancy Permit Required

Occupancy permit required for new or altered habitable buildings: pursuant to section 216 of the Building Act 2016, it is recommended that a licensed building surveyor be consulted to determine if an occupancy permit is required for the building before the building or a part of the building can be, or can continue to be, occupied.

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

Mr Michael Bernacki (Architect) (on behalf of the proponents) spoke for the item

8.3 8, 10 and 12 Leonard Street, South Launceston - Residential - Construction of Six Multiple Dwellings Over Three Titles ...(Cont'd)

DECISION: 4 April 2019

MOTION

Moved Councillor D H McKenzie, seconded Councillor J Finlay.

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

CARRIED 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

8.4 88-96 Paterson Street, Launceston - Passive Recreation - Construction of a Structure (Combat Engineers' Memorial)**FILE NO:** DA0082/2019**AUTHOR:** Laura Small (Graduate Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 10 October 2016 - Agenda Item 18.2 - Kings Park Commemorative Precinct Policy

Council - 24 September 2018 - Agenda Item 18.1 - Combat Engineer's Memorial

RECOMMENDATION:

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 DA0082/2019 - Passive Recreation - Construction of a Structure (Combat Engineers' Memorial) at 88-96 Paterson Street, Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Proposed Memorial Site Plan, Prepared by City of Launceston.
- b. Elevation Plan, Prepared by Architectural Design Project Management, Project Name - Richard Atkinson Kings Park Memorial, Drawing Number - W | A01 - PN, Page No 1 of 2, Dated 25/02/2019.
- c. Sections, Prepared by Architectural Design Project Management, Project Name - Richard Atkinson Kings Park Memorial, Drawing Number W | A02 - SN, Sheet No. 2 of 2, Dated 25/02/2019.

2. MEMORANDUM OF UNDERSTANDING

Prior to the commencement of any installation the proponent must enter into a Memorandum of Understanding in accordance with City of Launceston's Kings Park Commemorative Precinct Policy (26-PI-016) which shall specify the obligations of the proponent and the City of Launceston in relation to maintenance of the structure in accordance with Clause 9 of the policy.

8.4 88-96 Paterson Street, Launceston - Passive Recreation - Construction of a Structure (Combat Engineers' Memorial) ...(Cont'd)

3. LEGAL TITLE

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

4. HOURS OF CONSTRUCTION

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

Monday - Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

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 by-law or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

6. 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.

7. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0082/2019. 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.

8.4 88-96 Paterson Street, Launceston - Passive Recreation - Construction of a Structure (Combat Engineers' Memorial) ...(Cont'd)

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

8.4 88-96 Paterson Street, Launceston - Passive Recreation - Construction of a Structure (Combat Engineers' Memorial) ...(Cont'd)

Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Ms P Glover (Team Leader Planning Assessment) were in attendance to answer questions of Council in respect of this Agenda Item.

**Ms Pixie Lowe spoke against the item
Mr Stephen Tredinnick spoke against the item
Mr Don Walton spoke for the item**

MOTION 1

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

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

NO VOTE WAS TAKEN AS A PROCEDURAL MOTION WAS PUT

DECISION: 4 April 2019

MOTION 2

Moved Councillor T G Walker, seconded Councillor A E Dawkins.

That the item lay on the Table.

LOST 4:8

FOR VOTE: Councillor A E Dawkins, Councillor K P Stojansek, Councillor P S Spencer and Councillor T G Walker

AGAINST VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor N D Daking, Councillor D H McKenzie, Councillor R I Soward, Councillor J G Cox and Councillor A G Harris

8.4 88-96 Paterson Street, Launceston - Passive Recreation - Construction of a Structure (Combat Engineers' Memorial) ...(Cont'd)

DECISION: 4 April 2019

MOTION 1

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

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

CARRIED 10:2

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor J G Cox and Councillor A G Harris

AGAINST VOTE: Councillor P S Spencer and Councillor T G Walker

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

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

Thursday 21 March 2019

- Officiated at Harmony Day Celebrations
- Officiated at Public Citizenship Ceremony

Friday 22 March 2019

- Officiated at Launceston Dog's Home Civic Reception

Saturday 23 March 2019

- Officiated at informal on-site opening, Launceston Dog's Home

Sunday 24 March 2019

- Attended Franklin House fair
- Attended Lilydale Sub-Branch R&SLA annual luncheon

Wednesday 27 March 2019

- Attended Communities for Children Mowbray/Invermay community conversation and barbeque

Thursday 28 March 2019

- Officiated at community gathering, Bendigo Bank, Kings Meadows branch
- Officiated at Ron Atkins Pot Black Tasmanian Open Snooker Championships

Friday 29 March 2019

- Attended Local Government Association of Tasmania General Meeting
- Hosted Civic Reception for Naval Association Australia Annual General Meeting

Saturday 30 March 2019

- Officiated at Tasmanian Makers' Expo
-

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

Sunday 31 March 2019

- Officiated at BUPA Kidfit Series 2019

Wednesday 3 April 2019

- Officiated at civic function to mark the 80th Anniversary Lilydale CWA
 - Attended the Lilydale Progress Association Meeting
-

The Mayor, Councillor A M van Zetten, presented the Council with:

- (a) a certificate of appreciation from the Dogs' Home of Tasmania recognising the Council for its support; and**
 - (b) a commemorative plaque from the Naval Association of Australia.**
-

10 COUNCILLOR'S REPORTS

(This item provides an opportunity for councillors 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.)

11 QUESTIONS BY COUNCILLORS**11.1 Questions on Notice**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

11.1.1 Councillors' Questions on Notice - Councillor R I Soward - Council Owned Carparks - Council Meeting - 21 March 2019**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

At the Council Meeting of 21 March 2019, Councillor R I Soward asked the following question.

1. Has Council been formally approached regarding the opening up of Council owned carparks to the homeless during the winter months and if not, can an investigation occur as to what other Councils are doing in relation to this issue?

Response:

(Mr Bruce MacIsaac - Director Facilities Management)

Council has not been approached formally in regards to the opening up of Council owned carparks to the homeless during the winter months.

Launceston is the 21st largest city in Australia. A survey has indicated that eight cities with a population close to Launceston's currently have multi-deck carparks, including Hobart. None of these cities utilise their carparks for homeless shelters although six do allow for overnight parking at a discounted rate. It is a possibility that some of Launceston's homeless sleep in their vehicles overnight in these carparks. Although there are a number of off street private carparks in Launceston which currently allow overnight car parking, such as Brisbane Street Central and Earl Street carpark, currently Council owned carparks are locked at midnight.

Council is not currently involved in providing shelter services to the homeless. The proposal to utilise our multi-deck carparks as a shelter for the homeless is not an alignment with the purpose of these facilities within the Greater Launceston Plan nor the Council's Strategic Plan.

Bendigo is the 19th largest city in Australia and is often compared to Launceston. Bendigo has a Social and Affordable Housing and Living Strategy which outlines how issues around social housing, affordability and homelessness can be addressed at a local level. City of Hobart also has a Housing and Homelessness Strategy which provides a framework to make informed and strategically beneficial decisions in relation to housing and homelessness. Any further investigations might be pursued in a similar manner to Hobart or Bendigo.

11.1.1 Councillors' Questions on Notice - Councillor R I Soward - Council Owned Carparks - Council Meeting - 21 March 2019 ...(Cont'd)

Public housing is provided by the Housing Tasmania an entity owned and managed by the State Government. Short term homelessness and respite services are provided for by the Not for Profit sector. These types of services are outlined below:

<i>Charity</i>	<i>Accommodates</i>
<i>City Mission</i>	<i>Crisis Accommodations, Long Term Accommodation, Drug and Alcohol recovery services</i>
<i>Anglicare</i>	<i>Accommodation including, 16-24 years, adults over 18</i>
<i>Salvation Army</i>	<i>Variety of accommodation that caters for different needs of homelessness</i>
<i>Karinya Young Women's services</i>	<i>13-20 years of age, single women.</i>
<i>Magnolia Place, Launceston Women's Shelter</i>	<i>Women and women with children</i>
<i>Youth Futures</i>	<i>Young single men 13-20 years</i>
<i>Laurel House</i>	<i>Northern Sexual assault support service</i>

Should Council wish to further investigate the actual provision of a homeless shelter service this could be achieved by leveraging interest from the Not for Profit providers by making a financial contribution to their operations. These funds would need to be budgeted from within Council's current budget envelope, unless revenue sources such as rates are increase by an amount greater than rate envisaged in the current budget.

11.1.2 Councillors' Questions on Notice - Councillor P S Spencer - Payment of Rates on Sports and Recreation Grounds - Council Meeting - 21 March 2019**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

At the Council Meeting of 21 March 2019 Councillor P S Spencer asked the following question.

1. Are rates and fire levies paid on Council owned sports and recreation grounds?

Response:

(Ms L Foster - Director Corporate Services)

Land, or part of land, owned and occupied by a Council is exempt from rates, apart from those collected on behalf of another authority (section 87 Local Government Act 1993). The Fire Service Act also exempts land owned by a local Council from the fire service levy unless it is leased or sub-leased to a private tenant (section 78 Fire Service Act 1979).

11.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions Without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

11.2.1 Councillor A E Dawkins - Tamar River Dual Naming

- 1. When will Council adopt the palawa kani term for the 2014 Nomenclature Board mandated name of kanamaluka/Tamar River, especially in light of Mount Wellington's adoption of its palawa kani name, on Council communication sites?**

11.2.1 Councillor A E Dawkins - Tamar River Dual Naming

When will Council adopt the palawa kani term for the River Tamar/kanamaluka on Council websites and in common use especially considering the name kanamaluka/River Tamar was mandated in 2014 through the Nomenclature Board at the same time as kunanyi/Mount Wellington which has now become the common and popular name for kunanyi/Mount Wellington?

Mr Michael Stretton, General Manager, indicated that the Council is in the process of altering naming protocols on its website, however, this question will be Taken on Notice and a response provided at the Council Meeting of 18 April 2019.

12 COMMITTEE REPORTS

No Committee Reports were identified as part of these Minutes

13 COUNCIL WORKSHOPS**13.1 Council Workshop Report****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshops conducted since the last Council Meeting, for the purposes described:

Workshops conducted on 28 March and 4 April 2019:

Review of City Heart Projects

Discussion with Councillors to review the City Heart project delivered to date, including their alignment with the objectives set out in the City Heart Masterplan.

Presentation of City Heart Activation Program

Presentation to Councillors of the City Heart space activation program for the next 18 months.

Cityprom Inc. Annual Budget Presentation

Presentation to Councillors of Cityprom Inc's budget proposal for the next three years and consideration of a precis of Cityprom Inc's activities for the past year.

Kerbside Collection (Waste, Recycling and FOGO) and Recyclables Processing Contract

Councillors will be provided with the tenders for kerbside collection (waste, recycling and FOGO) and the Material Recovery Facility operation, in addition to reviewing an option for undertaking an in-house kerbside collection.

New Specific Area Plan to Replace Scenic Protection Code in the Draft Local Provisions Schedule

A high level summary for Councillors development of a new Specific Area Plan to replace the Scenic Management Code in the Draft Launceston Local Provisions Schedule.

13.1 Council Workshop Report ...(Cont'd)

Expressions of Interest - Cataract Gorge Restaurant and First Basin Cafe

Councillors will be provided with an overview of the process to date and input into next steps to be taken for the Cataract Gorge Restaurant and First Basic Café leasing process.

Update on Gorge Project Storytelling

Councillors will review work completed to date on this project and consider potential options for the next stage/stages.

UTAS Update

University of Tasmania representatives provided an update to Councillors.

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

DECISION: 4 April 2019

MOTION

Moved Councillor J Finlay, seconded Councillor A G Harris.

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

CARRIED 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

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 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

19 CORPORATE SERVICES DIRECTORATE ITEMS

No Items were identified as part of these Minutes

20 GENERAL MANAGER'S DIRECTORATE ITEMS

20.1 Great Regional City Challenge Project Proposal

FILE NO: SF0135/SF6646

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a project proposal from Community Led Impact Partnerships Pty Ltd requesting Council involvement in a community activation project entitled, the *Great Regional City Challenge*.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 14 February 2019 - *Great Regional City Challenge*

RECOMMENDATION:

That Council:

1. provides its in-principle support for the community activation project proposal entitled, *Great Regional City Challenge*;
 2. offers Community Led Impact Partnerships Pty Ltd a one-off financial contribution of \$5,000 to enable the completion of a feasibility study for the project; and
 3. advises that the feasibility study would need to demonstrate a sustainable funding stream, which is not dependent upon predominantly Local Government funding. Additionally, following completion of the feasibility study, it will be necessary for Community Led Impact Partnerships Pty Ltd to achieve the support of each of the Greater Launceston Plan area Councils for the project before it may progress to a pilot stage.
-

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

20.1 Great Regional City Challenge Project Proposal ...(Cont'd)

DECISION: 4 April 2019

MOTION

Moved Councillor R I Soward, seconded Councillor J Finlay.

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

CARRIED 8:4

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor J G Cox and Councillor A G Harris

AGAINST VOTE: Councillor R I Soward, Councillor A E Dawkins, Councillor P S Spencer, Councillor T G Walker

The Mayor, Councillor A M van Zetten, handed the Chair to the Deputy Mayor, Councillor D C Gibson at 2.58pm.

The Deputy Mayor, Councillor D C Gibson, assumed the Chair at 2.58pm.

The Mayor, Councillor A M van Zetten, resumed the Chair at 3.00pm.

21 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

22 CLOSED COUNCIL

This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council moves into Closed Session to consider the following matters:

22.1 Confirmation of the Minutes

Regulation 35(6) of the *Local Government (Meeting Procedures) Regulations 2015* 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.

22.2 Disposal of Right of Way - 29 - 31 Seaport Boulevard, Seaport

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

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

DECISION: 4 April 2019**MOTION**

Moved Councillor J Finlay, seconded Councillor R I Soward.

That Council move into Closed Session.

CARRIED BY ABSOLUTE MAJORITY 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

Council moved to Closed Session at 3.10pm.

22.3 End of Closed Session

After dealing with the business listed for consideration in Closed Session and moving out of Closed Session Council will, pursuant to regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, resolve to record in the Minutes of the Open Council Meeting a brief description of the matters discussed in Closed Session.

RECOMMENDATION:

That Council resolves to report that the following matters were determined in Closed Session:

1. The Minutes of the Closed Meeting of the City of Launceston Council held on 7 February 2019 are confirmed as a true and correct record.
2. Council has agreed to dispose of part of its interest in a right of way over land at 29-31 Seaport Boulevard for a sum in keeping with a valuation advice provided to Council by a certified practising valuer.

DECISION: 4 April 2019**MOTION**

Moved Councillor J Finlay, seconded Councillor R I Soward.

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

CARRIED 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor R I Soward, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

23 MEETING CLOSURE

The Mayor, Councillor A M van Zetten, closed the Meeting at 3.12pm.

UNCLASSIFIED MINUTES ITEMS: