



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
WEDNESDAY 6 OCTOBER 2021
1.00pm**

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

Date: 6 October 2021

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.



Leanne Hurst
Acting Chief Executive Officer

AUDIO of COUNCIL MEETINGS

An audio recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Council Meetings - Audio Recording Policy - 14-Plx-008.

This Council Meeting was streamed live to and can be accessed at:
www.launceston.tas.gov.au/Council/Meetings/Listen .

The following information was provided to members of the public in respect of attendance at the Council Meeting.

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed. Members of the public will be required to check in on arrival via the *Check In Tas App* as per the Direction Under Section 16 - Contact Tracing - No. 9 - *Public Health Act 1997*.

PUBLIC QUESTION TIME - AGENDA ITEM 8

Questions received in writing by close of business Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at contactus@launceston.tas.gov.au, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting or Taken on Notice and answered at a later Council Meeting.

PUBLIC COMMENT ON AGENDA ITEMS

When attending the Council Meeting, you will be asked if you wish to comment on an item in the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chair may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer. At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

City of Launceston

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Wednesday 6 October 2021

Present: Councillor A M van Zetten (Mayor)
D C Gibson (Deputy Mayor)
R I Soward
D H McKenzie
A E Dawkins
P S Spencer
A G Harris
T G Walker
K M Preece

In Attendance: Mrs L Hurst (Acting Chief Executive Officer)
Mr D Mullenger (Acting General Manager Community and Place Network)
Ms L Foster (Organisational Services Network)
Ms E McCarthy (Acting General Manager Infrastructure and Assets Network)
Mr S Tennant (Team Leader Communications)
Mrs K Hartland (Team Leader Governance)
Mrs A Rooney (Council and Committees Officer)

Apologies: Councillor N D Daking
J G Cox
K P Stojansek

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

The Mayor, Councillor A M van Zetten, opened the Meeting at 1.00pm and noted apologies from Councillor J G Cox, Councillor K P Stojansek and Councillor N D Daking.

2 MAYORAL ACKNOWLEDGEMENTS

The Mayor read out a letter from the Titmus family thanking the Council and the City of Launceston for recognising the achievements of Ariarne and bestowing the Key to the City as part of that recognition.

3 DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

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

No Declarations of Interest were identified as part of these Minutes

4 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 23 September 2021 be confirmed as a true and correct record.

DECISION: 6 October 2021

MOTION

Moved Councillor A G Harris, seconded Councillor P S Spencer.

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

CARRIED 9:0

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

5 DEPUTATIONS

No Deputations were identified as part of these Minutes

6 PETITIONS

Local Government Act 1993 (Tas) - sections 57 and 58

No Petitions were identified as part of these Minutes

7 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.)

7.1 Mr Jeremy Torr (Festival Director) - Tasmanian Storytelling Festival

Mr Torr provided Council with a report outlining the outcomes and benefits of this year's *Tasmanian Storytelling Festival*, including lead up, funding and support and feedback from attendees. The report also outlined opportunities, improvements and ongoing plans for the 2022 Festival. Mr Torr thanked the Council for its financial support.

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 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.)

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting 23 September 2021 by Mr Robin Smith, have been answered by Mr Michael Stretton (Chief Executive Officer).

Questions:

1. What documents were used to come to the decision to relocate the bus interchange from St John Street to Dechaineux Way?

Response:

In late 2017, the Council engaged GHD to undertake a technical feasibility assessment of relocating the existing Launceston Central Bus Interchange from St John Street (between York Street and Brisbane Street) to 12 potential locations around Launceston.

In December 2017, GHD released its final report entitled, Launceston Central Bus Interchange Options Technical Feasibility Assessment, which is available on the Council's website. This report documented the potential issues associated with the bus stop relocation including a review of the operational feasibility of each option, the resulting transport impacts and the design considerations required to achieve a workable solution.

The following options were investigated (shown in Figure 1):

1. St John Street North	7. Cameron Street East
2. Paterson Street Central	8. Cameron Street West
3. Paterson Street East	9. Charles Street North B
4. Charles Street North A	10. Paterson Street West
5. Brisbane Street West	11. Kingsway Northbound
6. Dechaineux Way	12. Kingsway Southbound

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

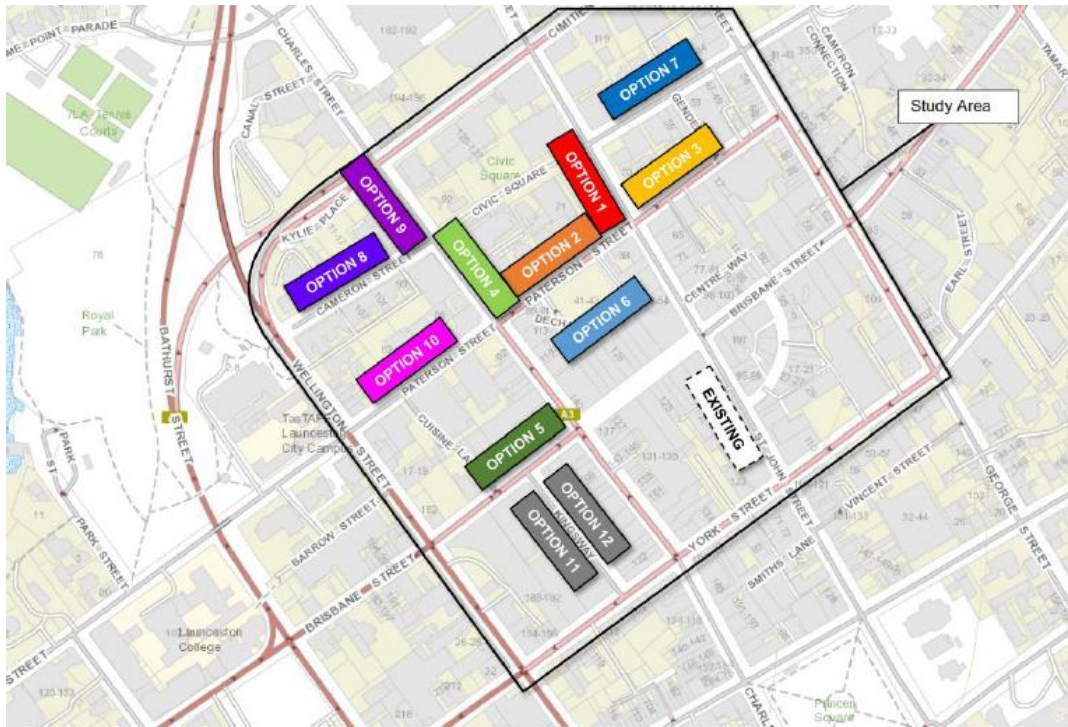


Figure 1: Bus Interchange Location Options

Outside of these 12 options, all other potential locations within the Launceston City Heart boundaries were eliminated on the basis of gradient, accessibility, road use or function and/or active street frontages. It should be noted, however, that while Dechaineux Way was considered in the assessment, the Paterson Street Central (Myer) Carpark was not because it is not currently a publicly owned asset.

Each of the options were assessed in detail with respect to the following key constraints and criteria:

- **Roadway cross section** - The physical dimensions of the road including footpaths, parking bays, traffic lanes and other infrastructure.
- **Operating space** - The ability for buses to physically manoeuvre into and out of bus stops, and around parked buses.
- **Accessibility** - Primarily relating to access for people with disabilities including gradients and proximity to key demand generators.
- **Impacts on bus routing** - Any change to existing bus routes and potential impacts to travel times.
- **Impacts on dead running services and circulation** - Circulation for dead running services introduces additional operating costs, which should be minimised as far as practicable.

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

- **Impacts on network operation** - Includes a rough overview of intersection delays.
- **Impacts on road safety** - Includes a review of safety hazards associated with each option.
- **Impacts on other operators** - Includes impacts on other operators such as regional services and the Tiger Bus.
- **Impacts on parking** - On-street car parking is affected for all options, however the amount of parking required to be removed depends on a range of factors.

Based on the investigations, GHD concluded that the shaded areas in Figure 2 were not appropriate for further consideration due to unsuitable gradient, accessibility, road use or function, and/or active street frontages.

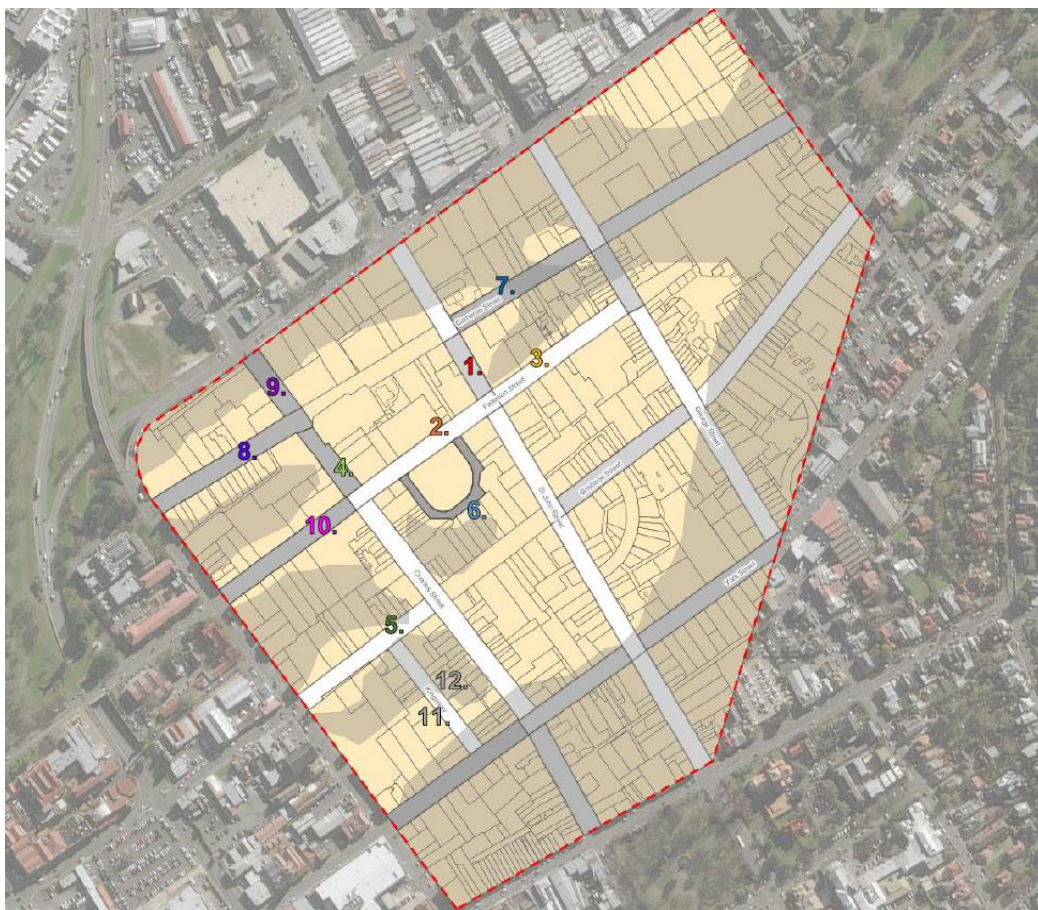


Figure 2: Suitability of Options

For each option, a rating has been assigned against the relevant constraints and criteria.

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

- ✓ ○ *Can comply with minimum requirements*
- *Nil or minor impacts only*

- ○ *Could be feasible subject to relaxation of design standards*
- *Moderate impacts only*

- × ○ *Option not feasible*
- *Major impacts which may be prohibitive for the option*

The ratings are broadly described as follows:

Option		Technical Feasibility			Overall Traffic and Safety Impacts					
		Roadway Cross Section	Operating Space	Accessibility	Bus Routing	Dead Running Services	Intersection Operation	Road Safety	Parking	Other Bus Operators
1	St John Street North	✓	×	✓	✓	-	×	×	×	×
2	Paterson Street Central	✓	✓	✓	✓	-	-	-	-	✓
3	Paterson Street East	✓	✓	✓	-	✓	-	✓	✓	✓
4	Charles Street North A	-	-	-	-	×	×	×	×	✓
5	Brisbane Street West	✓	✓	✓	-	×	✓	-	-	×
6	Dechaineux Way	-	×	✓	✓	-	✓	×	×	✓
7	Cameron Street East	-	-	✓	-	-	✓	✓	×	-
8	Cameron Street West	✓	-	×	✓	×	-	×	-	✓
9	Charles Street North B	✓	-	×	✓	×	✓	-	-	✓
10	Paterson Street West	×	-	-	-	×	✓	-	×	✓
11	Kingsway Northbound	✓	✓	-	×	✓	-	✓	×	×
12	Kingsway Southbound	✓	✓	-	✓	×	✓	-	×	✓

Only three options were found to comply with the minimum design standards and are not considered to result in major detrimental impacts:

1. Paterson Street Central (option 2)
2. Paterson Street East (option 3)
3. Brisbane Street West (option 5)

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

Of these three options, the two Paterson Street options were found to be the most compliant sites in terms of both technical feasibility and the overall traffic and safety impacts. The Brisbane Street option was ruled out because it was deemed that it would not be acceptable to Metro given the dead running service and the lack of capability for accommodating other bus operators.

The GHD assessment quite rightfully focused on the technical, traffic and safety impacts of a re-located bus interchange, however, it could not assess the community and/or political implications of their recommendations. Whilst these sites are technically compliant and suitable to house a bus interchange, they pose significant community and political issues. The Paterson Street Central option is located immediately adjacent a church and child care business, both of whom advised the Council that they would strongly oppose any proposal to re-locate the bus interchange onto this site. Similarly, the Paterson Street East option is located immediately adjacent the State Government Office building who were equally emphatic that they would strongly oppose any proposal to relocate the bus interchange onto this site.

Following completion on the GHD review, it was clear that none of the options considered in the assessment could achieve community support and in actual fact, would cause acrimony and resistance within the community. This caused the Council to re-consider its options and it became apparent that the Paterson Street Central (Myer) Carpark would deliver the same attributes as the two identified Paterson Street options in terms of both technical feasibility and the overall traffic and safety impacts, and would not present any significant issues in terms of compatibility with adjacent businesses.

The appropriateness of the Paterson Street Carpark for locating the bus interchange is demonstrated by considering the assessment of option 2 (Paterson Street Central) which was examined by GHD which is reproduced in part below:

...Location and Bus Routing

Option 2 is located at Paterson Street Central, between Charles Street and St John Street, adjacent to the existing Pilgrim Uniting Church and opposite the public car park at Dechaineux Way. The location is provided in Figure 3.

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)



Figure 3: Location

Bus routing will be as per the existing situation, with buses turning onto St John Street, to travel either northbound or southbound, from Paterson Street near the Option 2 departure points. The Option 2 departure routes are presented in Figure 4.

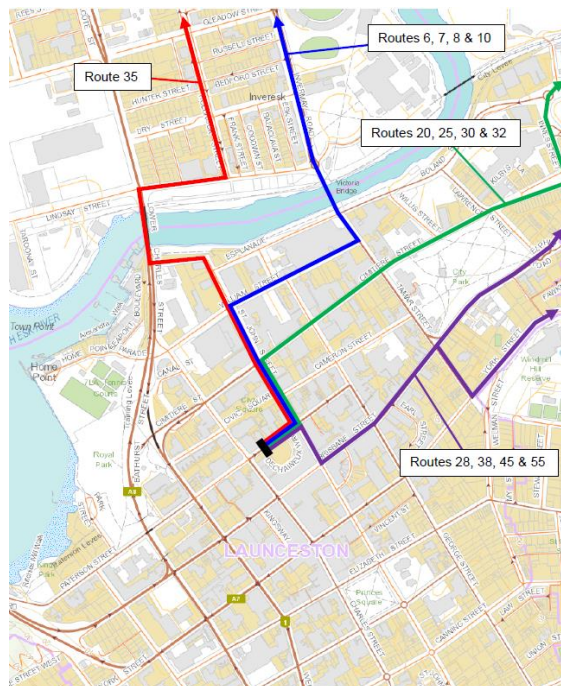


Figure 4: Option 2 Departure Routes

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

Bus Routing

There are two options for the routing of departing services travelling to the northern suburbs from the proposed bus stops:

- Paterson Street → St John Street → Cimitiere Street or William Street
- Paterson Street → George Street → Cimitiere Street or William Street

The use of St John Street is preferred due to Metro Route 35 (Invermay-Mowbray-Ravenswood Loop) utilising Holbrook Street. In both cases, the intersections of Paterson Street/St John Street and/or Paterson Street/George Street will likely require kerb-line adjustments and other minor modifications to accommodate the swept path of left-turning buses without encroachment into the oncoming traffic lane.

Dead Running Services

The relocation of departure points for northern suburbs services from St John Street to Paterson Street, between Charles Street and St John Street, will result in additional circulation for dead running services traveling to the departure points. Buses would be required to divert via York Street and Charles Street rather than simply turning from York Street directly into St John Street.

The proposed circulation route is presented in Figure 5.



Figure 5: Proposed Circulation Routes

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

Road Safety

Vehicles are currently required to reverse out of the laneway at 34 Paterson Street (Pilgrim Uniting Church). This laneway is located a short distance in front of the proposed bus stop at Paterson Street West. A stopped bus at this location would severely restrict sight distances for vehicles reversing out onto Paterson Street. No other road safety issues were identified that are specific to the Paterson Street Central option.

Tiger Bus

No impacts to the Tiger Bus service are anticipated as a result of the Paterson Street Central option.

Accessibility

The proposed Paterson Street Central option is located approximately 200 metres walking distance from the CBD centroid as shown in Figure 17. This represents a minor increase compared to the existing location approximately 100 metres from the CBD centroid.

The average gradient at Paterson Street Central is less than 2.5% and is, therefore, considered suitable for public transport accessibility.

Therefore, it is clear that the Paterson Street Central (Myer) Carpark site is the preferred location on which to re-locate the bus interchange from St John Street.

2. By changing the bus stops from St John Street to Dechaineux Way a complicated street pattern occurs. This issue supposed to be eliminated by the City Heart Stage 2 project. Can arrangements regarding this move be clarified?

Response:

The final determination of traffic directions in and around the Launceston CBD are still the subject of the consultation process as part of the City Heart - Stage 2 and are yet to be finalised.

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 23 September 2021 ...(Cont'd)

3. Anti-Social Behaviour is given as the reason for relocating the bus stops from St John Street. What considerations were given to the lack of observation for that Dechaineaux Way bus stop?

Response:

A new purpose built bus interchange within the Launceston CBD would serve to create a safer, more desirable public transport experience, which would grow public transport usage from its current low base of around 2%. Similar experiences elsewhere in the world, such as the Christchurch Bus Interchange development in New Zealand, has seen public transport usage in that City grow from a base of 2% to its current level of around 6%.

While the design of the bus interchange has not been finalised at this stage, it is intended that it would be co-located with businesses on the Paterson Street site and would be a very permeable building to facilitate easy access and passive surveillance throughout. The design of the bus interchange will be the subject of further public consultation in due course.

8.2 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.)

8.2.1 Mr Graeme Le Fevre - Invermay Road, Service Road

[With regard to recent correspondence from the City of Launceston regarding an impending trial traffic period on the Invermay Service Road, Invermay]:

- 1. Why has your traffic department never taken the time to meet with concerned traders and residents regarding a long-term solution to the service road and other related issues?**

The Mayor, Councillor A M van Zetten, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 21 October 2021.

- 2. What percentage of traffic enters the service road from the first access at Dry Street compared to the percentage of traffic entering the service road at the Bedford Street exit? May I suggest that you do not know.**

The Mayor, Councillor A M van Zetten, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 21 October 2021.

- 3. This letter refers to the installation of the road hump which will proceed after the trial period. We believe that the road hump (or humps) should be the first task undertaken and at the completion of that, a further review should be undertaken to assess any further action that may be required. Therefore, can I ask the Council to defer any trial period until further communication with the concerned parties has been undertaken?**

The Mayor, Councillor A M van Zetten, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 21 October 2021.

8.2.2 Ms Susan Rafferty - City Development and Planning

1. **Does the Council have a proper, long-term forward plan and if so, how does it take an overview of the built and natural environment and how does it include potential developments which appear ad hoc arrangements with individual developers?**

The Acting Chief Executive Officer, Mrs Leanne Hurst, responded by saying that the Greater Launceston Plan, the Regional Land Use Strategy and the Launceston Interim Planning Scheme are the documents that all guide planning in Launceston and are available on the Council's web-site.

8.2.3 Ms Susan Rafferty - Churchill Park Drive Development

1. **Given the fact that it is probable that the recycling plant on Churchill Park Drive will operate at, or above allowable noise limits (according to Mr Ford - a noise expert), and that there is potential for the site being closed down in the future, according to Mr van Zetten, why does the Council continue to support its development on this site?**

The Mayor, Councillor A M van Zetten, responded by saying that the decision was made by the Resource Management Planning and Appeal Tribunal who assessed the application and instructed Council to approve it with certain conditions.

2. **How can the Council approve the development on Churchill Park Drive, when it was overwhelmingly rejected in this room last year and what recourse is available to overturn the current proposal at this point?**

The Mayor, Councillor A M van Zetten, responded by saying that each Councillor made their own decision on this matter. The Resource Management Planning and Appeal Tribunal overturned Council's decision. Therefore, appeals can be made directly to the Resource Management Planning and Appeal Tribunal and to the Supreme Court within 28 days of their decision.

8.2.4 Mr Robin Smith - CBD Cleaning and Traffic Concerns

1. Previously the Council advised that the use of petrol powered leaf blowing occurred in the CBD only where fallen leaf litter was to be kept away from the gutters. Public complaints are growing that current use exceeds this with unacceptable levels of dust, noise and petrol fumes. Will the Council reconsider this practice?

The Mayor, Councillor A M van Zetten, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 21 October 2021.

2. With regard to Launceston CBD's four centre blocks, is the best information on the proposal available (City Heart Stage 2) that Paterson Street will be two-way from Charles Street to St John Street and then one-way down to George Street. Turning right, George Street becomes two-way to Brisbane Street and then from Brisbane Street to York Street one-way. York Street is one-way turning into Charles Street which would be two-way as far as Brisbane Street. Charles Street from Brisbane to Paterson Streets would be one-way?

The Mayor, Councillor A M van Zetten, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 21 October 2021.

3. Is my understanding correct that the Launceston Central Bus Interchange Options Technical Feasibility Assessment only looks at moving one bus stop known as B1 (formerly two bus stops known as bus stop E and F) on St John Street between York Street and Brisbane Street to Dechaineux Way and not those on the other side of the street outside *Cotton On*?

The Acting Chief Executive Officer, Mrs Leanne Hurst, responded by saying that the original intent of the report was to investigate options for relocating in St John Street Central to facilitate street upgrades in line with the City Heart Project.

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 9 - Planning Authority.

9 PLANNING AUTHORITY

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling

FILE NO: DA0422/2021

AUTHOR: Duncan Payton (Town Planner)

ACTING GENERAL MANAGER: David Mullenger (Community and Place Network)

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 DA0422/2021 - Residential - construction of alterations and additions to a heritage dwelling at 5 Welman Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Sheet, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page A00, dated 17/06/2021.
 - b. Proposed Site Plan, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page A01, dated 17/06/2021.
 - c. Proposed Basement and Ground Floor Plans, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision C, page A02, dated 20/08/2021.
 - d. Proposed First Floor Plan, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page A03, dated 17/06/2021.
 - e. Proposed Roof Plan, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page A04, dated 17/06/2021.
 - f. Proposed Elevations 01, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page A05, dated 17/06/2021.
-

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling ...(Cont'd)

- g. Proposed Elevations 02, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page A06, dated 17/06/2021.
- h. Proposed Interior Elevation 01, prepared by David Denman + Associates, upgrade of existing residence for visitor accommodation at 643 Glen Esk Road, Conara, revision B, page A07, dated 17/06/2021 - Amended plan required.
- i. Proposed Interior Elevation 02, prepared by David Denman + Associates, upgrade of existing residence for visitor accommodation at 643 Glen Esk Road, Conara, revision B, page A08, dated 17/06/2021 - Amended plan required.
- j. Proposed Interior Elevation 03, prepared by David Denman + Associates, upgrade of existing residence for visitor accommodation at 643 Glen Esk Road, Conara, revision B, page A09, dated 17/06/2021 - Amended plan required.
- k. Proposed Interior Elevation 04, prepared by David Denman + Associates, upgrade of existing residence for visitor accommodation at 643 Glen Esk Road, Conara, revision B, page A10, dated 17/06/2021 - Amended plan required.
- l. Existing Site Plan, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page EC01, dated 17/06/2021.
- m. Existing Basement Plan, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page EC02, dated 17/06/2021.
- n. Existing First Floor Plan, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page EC03, dated 17/06/2021.
- o. Existing Elevations, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page EC04, dated 17/06/2021.
- p. Existing Elevations, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision B, page EC05, dated 17/06/2021.
- q. Proposed Elevation 01, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision C, page A05, dated 20/08/2021.
- r. Proposed Elevation 02, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision C, page A06, dated 20/08/2021.
- s. Proposed Elevation 03, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision A, page A07, dated 20/08/2021.
- t. Demolition Basement and Ground Floor, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision A, page A12, dated 20/08/2021.
- u. Demolition First Floor and Roof, prepared by David Denman + Associates, alterations and additions at 5 Welman Street, Launceston, revision A, page A13, dated 20/08/2021.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as *Amended Plan 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 corrected title blocks.

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling ...(Cont'd)

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the Planning Officer.

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 to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

5. HERITAGE

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council's *Notice of Heritage Decision* for THC Works Reference No. 6659, dated 24 September 2021 and attached to the permit.

6. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's 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. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. 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.

7. 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 Infrastructure and Engineering 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.
-

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling ...(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.

8. 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.

9. 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.

10. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

11. 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.
-

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling ...(Cont'd)

12. PROTECTION OF STREET TREES

Existing street trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970: Protection of Trees on Development Sites*. The protection works are to be installed prior to the commencement of any other works on the site and are to remain in place until the completion of all other works.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0422/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The 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.*

The permit lapses after a period of two years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to the 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 enquiries 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.

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling ...(Cont'd)

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

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

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 the Council's Notice to Waive Right of Appeal is attached.

E. Heat Pump Use

Use of the heat pump will be subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or as amended.

F. No Approval for Alterations to Driveway Crossover

No approval to install a new, or alter an existing, driveway crossover in any way has been granted or is implied by the issue of this Planning Permit.

Mr D Mullenger (Acting General Manager Community and Place), Ms P Glover (Team Leader Planning Assessments) and Mr D Payton (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

Mr James Emmerson-Armstrong (on behalf of the proponent) spoke for the Recommendation

9.1 DA0422/2021 - 5 Welman Street, Launceston - Residential - Construction of Alterations and Additions to a Heritage Dwelling ...(Cont'd)

DECISION: 6 October 2021

MOTION

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

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

CARRIED 9:0

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

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

10 ANNOUNCEMENTS BY THE MAYOR**10.1 Mayor's Announcements****FILE NO:** SF2375

Thursday 23 September 2021

- Officiated at *Singfest*

Friday 24 September 2021

- Attended the 30th Anniversary event for *Tasmania Legal Aid*
- Attended the performance of *Midsummer Night's Dream*

Saturday 25 September 2021

- Attended the Northern Championships function for *Football Tasmania*

Tuesday 28 September 2021

- Attended the *Spirit Super Business Excellence Awards* launch

Wednesday 29 September 2021

- Attended *A Not So Traditional Story* by Terrapin Theatre

Thursday 30 September 2021

- Attended the official opening of 13 Dowling Street by *Multicap Tasmania*

Friday 1 October 2021

- Hosted a civic function to welcome delegates to the *Landcare Tasmania* Conference
- Hosted a civic function to celebrate 75th Anniversary of *Launceston Ionian Club*

Saturday 2 October 2021

- Attended the official start of the *Landcare Tasmania* Conference

Sunday 3 October 2021

- Officiated at the *Run and Walk for your Heart* event held in the UTAS Precinct
-

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

Wednesday 6 October 2021

- Attended the opening race meeting for the *Tasmanian Turf Club*
-
-

11 COUNCILLORS' 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.)

11.1 Councillor D C Gibson

- **Noted that the QVMAG Art Foundation has undergone a change of executive membership with Jennie Chapman resigning as Chair and Leigh Myers retiring as Treasurer**
- **QVMAG Governance Advisory Board change of Chair - James Riggall stepped down and was replaced by Kim Lehman**
- **Attended the five year anniversary of the Van Diemen Project fostering business innovation in Northern Tasmania**
- **Entries are now open for the 2022 Launceston Chamber of Commerce *Business Excellence Awards***

11.2 Councillor A E Dawkins

- **Attended the launch of the *24 Carat Ceramics* event at Design Tasmania**

11.3 Councillor A G Harris

- **Attended the Kings Meadows *ABCDE Builder* program Workshop**
- **Attended the opening of the UTAS pedestrian bridge in the Inveresk Precinct**
- **Attended the Chamber of Commerce business breakfast featuring the Fortescue Future Industries Hydrogen Project address**
- **Attended the *Landcare* civic reception**

11.4 Councillor T G Walker

- **Attended the *Not So Traditional Story* by Terrapin Theatre**

12 QUESTIONS BY COUNCILLORS

12.1 Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

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

12.2 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.)

12.2.1 Councillor D C Gibson - Civic Square Paver Replacement Program

- 1. Can we be provided with an update on the progress of the replacement of the pavers in Civic Square?**

The Mayor, Councillor A M van Zetten, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 21 October 2021.

13 COMMITTEE REPORTS

No Committee Reports were identified as part of these Minutes

14 COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshop conducted since the last Council Meeting, for the purposes described:

Workshop conducted on 30 September 2021:

Launceston City Heart - Stage 2 - Consultation

Councillors were provided with an update on the Launceston City Heart - Stage 2 project, in particular, the community consultation outcomes.

eSports Trial - Overview

Councillors were presented with, and discussed, an overview of the e-Sports trial.

Review of the Mobile Vendors Policy

Councillors were provided with an update on the proposed Mobile Vendors Policy.

Community Grants Revitalisation

Councillors provided input in the upcoming community grants program review.

Sale of Council Land

Councillors considered a request to purchase land owned by the Council.

Ms L Foster (General Manager Organisational Services Network) was in attendance to answer questions of Council in respect of this Agenda Item.

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

DECISION: 6 October 2021

MOTION

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

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

CARRIED 9:0

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

15 NOTICES OF MOTION

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

No Notices of Motion were identified as part of these Minutes

16 COMMUNITY AND PLACE NETWORK ITEMS**16.1 *Ten Days on the Island* - Agreement****FILE NO:** SF3347**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider a recommendation to enter into a partnership agreement with *Ten Days on the Island*.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 3 June 2021 - *Ten Days on the Island* Partnership Agreement

RECOMMENDATION:

That Council:

1. determines to enter into a multi-year agreement with *Ten Days on the Island* under the following terms:
 - a. A term of four years.
 - b. Sponsorship of \$25,000 per year of the agreement [subject to continued State Government funding for *Ten Days on the Island*].
 - c. Inclusion of a stand-alone weekend in Launceston as part of each *Ten Days on the Island* Festival program.
 - d. Collaboration with cultural institutions, arts and community organisations, artists and communities in Launceston to capitalise on the cultural and creative assets of the city and community.
 - d. Recognition of the contribution of the Council and promotion of Launceston in Festival marketing.
 - e. Provision of a report each year by *Ten Days on the Island* outlining the social, cultural and economic contribution made to Launceston and how the City of Launceston funding was used to support the *Ten Days on the Island* Festival's outcomes.
 2. authorises the Chief Executive Officer to prepare and execute the Agreement on behalf of the Council.
-

Mr D Mullenger (Acting General Manager Community and Place Network) was in attendance to answer questions of Council in respect of this Agenda Item.

16.1 *Ten Days on The Island* - Agreement ...(Cont'd)

DECISION: 6 October 2021

MOTION

Moved Councillor D C Gibson, seconded Councillor A E Dawkins.

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

CARRIED 9:0

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

17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS

No Items were identified as part of these Minutes

18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS

No Items were identified as part of these Minutes

19 ORGANISATIONAL SERVICES NETWORK ITEMS

No Items were identified as part of these Minutes

20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS

No Items were identified as part of these Minutes

21 CLOSED COUNCIL

No Closed Items were identified as part of these Minutes

22 MEETING CLOSURE

The Mayor, Councillor A M van Zetten, closed the Meeting at 1.49pm.
