



City of
LAUNCESTON

COUNCIL MINUTES

COUNCIL MEETING

THURSDAY 25 AUGUST 2022

1.00pm

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

Date: 25 August 2022

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 agenda item.



Michael Stretton
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.

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.

Present:

Councillor D C Gibson (Deputy Mayor)
Councillor R I Soward
Councillor D H McKenzie
Councillor A E Dawkins
Councillor N D Daking (retired from Meeting at 3.21pm)
Councillor P S Spencer
Councillor A G Harris
Councillor T G Walker
Councillor K M Preece

In Attendance:

Michael Stretton (Chief Executive Officer)
Dan Ryan (General Manager Community and Place Network)
Louise Foster (General Manager Organisational Services Network)
Shane Eberhardt (General Manager Infrastructure and Assets Network)
Paul Gimpl (Chief Financial Officer)
Richard Jamieson (Manager City Development) (Agenda Items 9.1 - 9.5, 13.1)
Anushka Gardiye (Town Planner) (Agenda Item 9.1)
Catherine Mainsbridge (Senior Town Planner (Agenda Items 9.2 and 9.4)
Iain More (Town Planner) (Agenda Item 9.3)
Nick Browne (Team Leader Roads and Traffic) (Agenda Item 9.2)
Michele Polley (Lease and Licencing Officer) (Agenda Item 17.1)
Duncan Campbell (Team Leader Legal Services) (Agenda Item 17.1)
James McKee (Manager Innovation and Performance) (Agenda Item 17.2)
Sarah McRobbie (City Deal Project Officer) (Agenda Item 17.2)
Kelsey Hartland (Team Leader Governance)
Anthea Rooney (Council and Committees Officer)

Apologies:

Councillor A M van Zetten (Mayor)
Councillor J G Cox
Councillor K P Stojansek

ORDER OF BUSINESS

1.	OPENING OF MEETING - ATTENDANCE AND APOLOGIES.....	1
2.	MAYORAL ACKNOWLEDGEMENTS.....	1
3.	DECLARATIONS OF INTEREST	1
4.	CONFIRMATION OF MINUTES	2
5.	COUNCIL WORKSHOPS.....	3
5.1	Council Workshop Report - 18 August 2022.....	3
6.	COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS	5
7.	COMMUNITY REPORTS.....	5
7.1	Caitlin Comerford (Artistic Director) - <i>Stompin'</i>	5
8.	PUBLIC QUESTION TIME.....	5
8.1	Public Questions on Notice.....	5
8.2	Public Questions Without Notice.....	6
8.2.1	Public Questions Without Notice - Ron Baines - Citizens' Assembly, Parklets and Section 65 Advice	6
8.2.2	Public Questions Without Notice - Robin Smith - COVID-19 Preparedness and CCTV Coverage	7
9.	PLANNING AUTHORITY.....	9
9.1	DA0356/2022 - 5 Penicola Place, Newnham - Residential - Construction of Three Dwellings	9
9.2	DA0123/2022 - 108 Elphin Road, Newstead - Business and Professional Services - Change of Use to a Medical Centre and Construction of a New Carpark.....	21
9.3	DA0326/2022 - 6 Meadowbank Road, Newnham - Residential - Construction of Four Dwellings	27
9.4	DA0396/2022 - 7 Burns Street, Invermay - Residential - Construction of Additions to an Existing Dwelling and Construction of an Additional Dwelling	41

9.5	DA0330/2022 - 6 Spencer Street, East Launceston - Residential - Demolish Existing Dwelling and Construction of a New Dwelling.....	50
10.	ANNOUNCEMENTS BY THE MAYOR.....	62
10.1	Mayor's Announcements.....	62
11.	COUNCILLORS' REPORTS.....	63
12.	QUESTIONS BY COUNCILLORS.....	63
12.1	Councillors' Questions on Notice.....	63
12.2	Councillors' Questions Without Notice.....	64
12.2.1	Councillors' Questions Without Notice - QVMAG Building Maintenance System - Councillor P S Spencer.....	64
12.2.2	Councillors' Questions Without Notice - IFE Tender - City of Launceton.....	64
13.	NOTICES OF MOTION.....	65
13.1	Notice of Motion - Short Term Rental Accommodation Review - Councillor A G Harris.....	65
13.2	Notice of Motion - Renaming of Batman Bridge - Councillor T G Walker.....	68
13.3	Notice of Motion - N95 Masks - Councillor T G Walker.....	70
14.	COMMITTEE REPORTS.....	73
14.1	Transport Committee Meeting - 7 July 2022.....	73
14.2	Tender Review Committee Report - 4 August 2022.....	73
15.	COMMUNITY AND PLACE NETWORK.....	76
15.1	Special Events Sponsorship - 2022/2023.....	76
15.2	Small Event Sponsorship Round 2 2022/2023.....	77
15.3	Major Event Sponsorship Round 2 2022/2023.....	83
16.	INFRASTRUCTURE AND ASSETS NETWORK.....	87
16.1	Infrastructure Delivery Expectations.....	87
16.2	Petition - North Esk Memorial Hall.....	88

17.	ORGANISATIONAL SERVICES NETWORK	91
17.1	Lease - Launceston Racing Pigeon Society Inc.	91
17.2	Economic Development Strategy	93
17.3	Long Term Financial Plan 2022 - 2032.....	95
18.	CLOSED COUNCIL	97
18.1	Confirmation of the Minutes.....	97
18.2	Chief Executive Officer's Performance Review Process	97
18.3	End of Closed Session	98
19.	MEETING CLOSURE	98
20.	NEXT COUNCIL MEETING DATE	98

1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

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

The Deputy Mayor, Councillor D G Gibson, provided an Acknowledgement of Country.

2. MAYORAL ACKNOWLEDGEMENTS

There were no Mayoral Acknowledgements for this Meeting

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).

Councillor D C Gibson declared an interest in Agenda Item 15.2 - Small Events Sponsorship Round 2 2022/2023 (St Andrews Caledonian Pipe Band)

Councillor A E Dawkins declared an interest in Agenda Item 15.2 - Small Events Sponsorship Round 2 2022/2023 (RSPCA)

Councillor D C Gibson declared an interest in Agenda Item 15.3 - Major Event Sponsorship Round 2 2022/2023 (Encore Theatre Company Inc., Australian Music Theatre Festival Inc. and Launceston Competitions)

Councillor D H McKenzie declared an interest in Agenda Item 15.2 - Small Events Sponsorship Round 2 2022/2023 (Cancer Council of Tasmania)

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 11 August 2022 be confirmed as a true and correct record.

DECISION: 25 August 2022

MOTION

Moved Councillor A G Harris, seconded Councillor N D Daking.

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 11 August 2022 be confirmed as a true and correct record.

CARRIED 9:0

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

5. COUNCIL WORKSHOPS

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

5.1 Council Workshop Report - 18 August 2022

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That, pursuant to Regulation 8(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 18 August 2022:

TasWater Update

Councillors received a presentation from TasWater.

Greater Launceston Plan Review - Update

Councillors received an update on the Greater Launceston Plan Review project.

Annual State Emergency Service Presentation

The Tasmania State Emergency Service provided Councillors with an annual overview of the past 12 months, including the volunteer unit and municipal activities.

Levee Protected Areas Project

Councillors received a briefing on the community consultation findings.

Infrastructure Delivery Challenges and Expectations

Councillors received an overview of the infrastructure challenges that the Council is currently managing, together with an update on the delivery of the capital works program.

Draft Public Art Strategy

Councillors were provided with an update on the Draft Public Art Strategy prior to community consultation and feedback.

Councillors' Code of Conduct Draft Legislation

Councillors were provided with an opportunity to comment on a Draft Bill to enact improvements to the Councillors' Code of Conduct framework.

DECISION: 25 August 2022

MOTION

Moved Councillor P S Spencer, seconded Councillor A E Dawkins.

That, pursuant to Regulation 8(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:

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Councillors were provided with an opportunity to comment on a Draft Bill to enact improvements to the Councillors' Code of Conduct framework.

CARRIED 9:0

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

AGAINST VOTE: Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

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

No Councillors' Leave of Absence Applications have been 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 Agenda Items; that opportunity exists when that Agenda 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 Caitlin Comerford (Artistic Director) - *Stompin'*

Caitlin introduced Rachel Moore (the newly appointed General Manager of *Stompin'*) provided Council with an overview of the organisation which is in its thirtieth year of operation. This milestone has been marked with the production of a short film featuring 30 young stompers. Caitlin also provided Council with an indication of upcoming events, including travelling performances, commissioned works by previous *Stompin'* members and a production to be displayed at the *Junction Arts Festival*.

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)

No Public Questions on Notice have been identified as part of this Agenda

8.2 Public Questions Without Notice

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

8.2.1 Public Questions Without Notice - Ron Baines - Citizens' Assembly, Parklets and Section 65 Advice

1. Why is this Council so against a Citizens' Assembly?

The Deputy Mayor, Councillor D C Gibson, responded by saying that Council will consider the issue of a citizens' assembly as part of a Notice of Motion later in the Agenda. The Chief Executive Officer has identified that a citizens' assembly is costly and in terms of community engagement, it is just one form of community engagement. The Deputy Mayor noted that Council is not against a citizens' assembly, just that the cost is a prohibitive factor.

2. Why were the parklets [dining decks] made in Victoria?

Dan Ryan (General Manager Community and Place Network), responded by saying that a local provider could not be located in Tasmania due to being a unique product in this market niche. There was no success in locating a local provider. Subsequently, five quotations were sourced from other providers in Victoria and New South Wales who have delivered similar products to the market. The successful provider, *Events 720*, was ultimately selected for to undertake the work.

3. How does the Council get architectural advice under section 65?

The Deputy Mayor, Councillor D C Gibson, responded by saying that the Council has architects on staff and, when required, will also engage consultant architects when required to provide expert advice.

8.2.2 Public Questions Without Notice - Robin Smith - COVID-19 Preparedness and CCTV Coverage

- 1. Back on 5 March 2020, I asked a question about the Council's preparedness for an infectious outbreak and what role the Council and the Council's staff have in the future for the level of preparedness in place for the protection of the public and the Council's staff. Council at that time replied that masks and hand sanitisers were not being purchased and the Council was awaiting a directive from the State Government. Looking back, would it have been expeditious to have acquired some of that very early stage equipment at that time and would the Council do the same again today?**

The Deputy Mayor, Councillor D C Gibson prefaced the Chief Executive Officer's response by saying that he, and other Councillors, were particularly proud of the way that the Council responded to the COVID-19 situation by not only preparing our community for the considerable nature of the pandemic, but importantly looking out for the Council's staff and one another.

With regards specifically to the question of masks and hand sanitiser, the Chief Executive Officer, Michael Stretton added that staff were provided with masks and hand sanitiser, as were others associated with the Council. Still today, there remain controls regarding social distancing along with a variety of other different levels of intervention acted upon throughout the pandemic. Clearly, the Council has worked closely with the State Government around community concerns and will continue to do that.

- 2. I raised a Notice of Motion at the Council's Annual General Meeting in 2011 regarding CCTV where it was identified that there was a number of blackspots in the Brisbane Street Mall. There have been a number of crimes recently where there has been no coverage in the Brisbane Street Mall (11 September 2021, 30 July and 31 July 2022 and last night) - these were all police matters. A second motion was raised at the last Annual General Meeting regarding CCTV coverage, specifically looking at blackspots. Is it a funding issue that this has not been addressed? Is it that the police have not requested information and would it have more gravitas if it came from police or is it perhaps there is not enough crime to have the matter addressed?**

Shane Eberhardt (General Manager Infrastructure and Assets Network) responded by saying that in terms of access to the footage, the Council is guided by TasPolice as to where cameras are placed and how they are used. The Council works with TasPolice on a regular basis regarding the coverage of the cameras which are there from a public safety perspective. As issues arise and circumstances change, TasPolice provide updated information.

There is a significant cost to the community of having these cameras and it is impossible to provide coverage everywhere in the City, but the Council works with police who identify where the greatest needs and threats are and where the cameras should be placed.

The Deputy Mayor, Councillor D C Gibson, also noted that the Council is willing to have conversations with individual businesses about their requirements to ensure their own footage and their own technical devices are at the standard required.

- 3. I am particularly asking about the Brisbane Street Mall, not the whole of Brisbane Street. So, in light of the mountain of crime, would the Council put more energy and effort into addressing the issue if police requested additional assistance? Would it have a different effect?**

Shane Eberhardt (General Manager Infrastructure and Assets Network) replied by saying that it issue would need to be weighed up with where other services are being provided and how the services are provided. It was also noted that the Council was not aware of TasPolice raising an issue or making a request with specific reference to the Brisbane Street Mall.

9. PLANNING AUTHORITY

The Deputy Mayor, Councillor D C Gibson, noted 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.

9.1 DA0356/2022 - 5 Penicola Place, Newnham - Residential - Construction of Three Dwellings

FILE NO: DA0356/2022

AUTHOR: Anushka Gardiye (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	S Group
Property:	5 Penicola Place, Newnham
Zoning:	General Residential
Receipt Date:	16/06/2022
Validity Date:	20/06/2022
Further Information Request:	28/06/2022
Further Information Received:	08/07/2022
Deemed Approval (extension granted):	31/08/2022
Representations:	19

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.2 Setbacks and building envelope for all dwellings
10.4.6 Privacy for all dwellings
E6.6.2 Design and layout of parking areas

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 DA0356/2022 - Residential - Construction of three dwellings at 5 Penicola Place, Newnham, 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 Manager City Development unless modified by a condition of the Permit:

- a. Cover Page, Prepared by S. Group, Drawing No. A0-001, Dated 28/06/2022.
- b. Site Plan, Prepared by S. Group, Drawing No. A1-001, Rev. A, Dated 28/06/2022.
- c. Site Plan - first, Prepared by S. Group , Drawing No. A1-002, Rev. A, Dated 28/06/2022.
- d. Floor Plan 01, Prepared by S. Group, Drawing No. A2-001, Rev. A, Dated 28/06/2022.
- e. Floor Plan 02, Prepared by S. Group, Drawing No. A2-002, Rev. A, Dated 28/06/2022.
- f. Floor Plan 03, Prepared by S.Group, Drawing No. A2-003, Rev. A, Dated 28/06/2022.
- g. South Elevations, Prepared by S.Group, Drawing No. A3-001, Rev. A, Dated 28/06/2022.
- h. North Elevations, Prepared by S.Group, Drawing No. A3-002, Rev. A, Dated 28/06/2022.
- l East and West Elevations, Prepared by S.Group, Drawing No. A3-003, Rev. A, Dated 28/06/2022.
- j. Shadow Diagrams, Prepared by S.Group, Drawing No. A3-004, Rev. A, Dated 28/06/2022.

2. AMENDED PLANS REQUIRED

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

- a. a screen planting located along the north- eastern side of the lot including the species information.
- b. waste storage area of 1.5m² per dwelling located in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling.
- c. the retaining walls located no less than 1m from any registered easement.

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. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00996-LCC, dated 29/06/2022 and attached to the permit.

5. 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

6. 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.

7. 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.

8. 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 and maintained for the life of the development.

9. 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.

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of General Manager Infrastructure and Assets Network 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.

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and the Council's policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

14. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

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

All new works must be constructed to the Council's 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). Where applicable, any redundant crossovers and driveways must be removed once the new driveway and/or crossover works have been completed and use has commenced.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 1m, 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.

17. PROTECTION OF PIPELINES

The existing underground pipes of the Council are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe,
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

18. 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.

19. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0356/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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.

Erinn Johnson spoke against the Recommendation
Rowan Johnson spoke against the Recommendation

DECISION: 25 August 2022

MOTION

Moved Councillor D H McKenzie, 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 DA0356/2022 - Residential - Construction of three dwellings at 5 Penicola Place, Newnham, 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 Manager City Development unless modified by a condition of the Permit:

- a. Cover Page, Prepared by S. Group, Drawing No. A0-001, Dated 28/06/2022.
- b. Site Plan, Prepared by S. Group, Drawing No. A1-001, Rev. A, Dated 28/06/2022.
- c. Site Plan - first, Prepared by S. Group, Drawing No. A1-002, Rev. A, Dated 28/06/2022.
- d. Floor Plan 01, Prepared by S. Group, Drawing No. A2-001, Rev. A, Dated 28/06/2022.
- e. Floor Plan 02, Prepared by S. Group, Drawing No. A2-002, Rev. A, Dated 28/06/2022.
- f. Floor Plan 03, Prepared by S.Group, Drawing No. A2-003, Rev. A, Dated 28/06/2022.
- g. South Elevations, Prepared by S.Group, Drawing No. A3-001, Rev. A, Dated 28/06/2022.
- h. North Elevations, Prepared by S.Group, Drawing No. A3-002, Rev. A, Dated 28/06/2022.
- i. East and West Elevations, Prepared by S.Group, Drawing No. A3-003, Rev. A, Dated 28/06/2022.
- j. Shadow Diagrams, Prepared by S.Group, Drawing No. A3-004, Rev. A, Dated 28/06/2022.

2. AMENDED PLANS REQUIRED

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

- a. a screen planting located along the north- eastern side of the lot including the species information.
- b. waste storage area of 1.5m² per dwelling located in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling.
- c. the retaining walls located no less than 1m from any registered easement.

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. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00996-LCC, dated 29/06/2022 and attached to the permit.

5. 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

6. 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.

7. 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.

8. 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 and maintained for the life of the development.

9. 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.

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of General Manager Infrastructure and Assets Network 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.

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and the Council's policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

14. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

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

All new works must be constructed to the Council's 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). Where applicable, any redundant crossovers and driveways must be removed once the new driveway and/or crossover works have been completed and use has commenced.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

15. SOIL AND WATER MANAGEMENT PLAN

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

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

16. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 1m, 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.

17. PROTECTION OF PIPELINES

The existing underground pipes of the Council are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe,
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

18. 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.

19. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0356/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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.

CARRIED 7:2

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

9.2 DA0123/2022 - 108 Elphin Road, Newstead - Business and Professional Services - Change of Use to a Medical Centre and Construction of a New Carpark

FILE NO: DA0123/2022

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	108 Elphin Road, Newstead
Zoning:	General Residential
Receipt Date:	9/03/2022
Validity Date:	15/03/2022
Further Information Request:	17/03/2022
Further Information Received:	13/07/2022
Deemed Approval (extension granted):	26/08/2022
Representations:	Eight

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

PREVIOUS COUNCIL CONSIDERATION:

Council - 15 July 2002 - Agenda Item 8.1 - 108 Elphin Road, East Launceston - Change of Use - Communal Dwelling - Refused

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.13 Location of car parking
10.4.14 Development for discretionary uses
E4.5.1 Existing road accesses and junctions

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 DA0123/2022 Business and professional services - Change of use to a medical centre and construction of a new carpark at 108 Elphin Road, Newstead, 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. Location Plan, Prepared by Cumulus, Drawing No. J21094-A002, Rev 01, Scale 1:500, Dated 21/6/2022.
- b. Site Plan, Prepared by Cumulus, Drawing No. J21094-A002, Rev 01, Scale 1:200, Dated 21/6/2022.
- c. Existing Plan, Prepared by Cumulus, Drawing No. J21094-A003, Rev 01, Scale 1:100, Dated 21/6/2022.
- d. Demolition Floor Plan, Prepared by Cumulus, Drawing No. J21094-A004, Rev 01, Scale 1:100, Dated 21/6/2022.
- e. Proposed Floor Plan, Prepared by Cumulus, Drawing No. J21094-A005, Rev 01, Scale 1:100, Dated 21/6/2022.
- f. Proposed Elevation, Prepared by Cumulus, Drawing No. J21094-A006, Rev 01, Scale 1:100, Dated 21/6/2022.
- g. Proposed Section, Prepared by Cumulus, Drawing No. J21094-A006, Rev 01, Scale 1:100, Dated 21/6/2022.
- h. Response to further information request, Prepared by 6ty°, Ref: 22.040, Dated 7 July 2022.

2. HOURS OF OPERATION

The use must only operate between the following hours:

Monday to Friday - 8.30am - 5.30pm

Saturday - 9am - 1pm

3. CAR PARKING

Prior to the commencement of the use, areas set aside for car parking for at least eight vehicles, must be provided.

4. NUMBER OF PRACTITIONERS

Not more than two practitioners may undertake appointments from the premises at any one time.

5. LEGAL TITLE

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

6. EXTERIOR AND SECURITY LIGHTING

Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

7. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am to 6pm

Saturday - 8am to 5pm

No works on Sunday or Public Holidays

8. PROTECTION OF EXISTING TREES AND GARDENS

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

9. SCREEN PLANTING

A screen of trees or shrubs must be planted/retained to ensure reasonable privacy for the adjoining property to maintain a minimum growth height of at least 3m along the southern side boundary.

10. FENCING

Prior to the commencement of the use, the southern side boundary must be provided with a solid (ie. no gaps) fence to provide full privacy between the site 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 boundary.

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 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 and maintained for the life of the development.

12. 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.

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

14. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. 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.

17. 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.

18. 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 DA0123/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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. Signage

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

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 - Facilities and Highways By-law (No. 1 of 2021).

Prior to the placement of any skip bin, security fencing, hoarding, shipping container, site office or amenity within a local highway, a permit must be issued pursuant to the Facilities and Highways By-Law (No. 1 of 2021). No such items are to be placed within the road reserve without approval.

Failure to comply with the Facilities and Highways By-law (No. 1 of 2021) or any permit issued pursuant to the by-law may result in enforcement action including the issuing of infringement notices and penalties in accordance with Schedule 1 of the by-law.

Maureen Gillard spoke against the Recommendation
Peter Gillard spoke against the Recommendation
George Walker (6ty° Pty Ltd on behalf of the applicant) spoke for the Recommendation

DECISION: 25 August 2022

MOTION

Moved Councillor T G Walker, seconded Councillor P S Spencer.

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 refused for DA0123/2022 - Business and professional services - Change of use to a medical centre and construction of a new carpark at 108 Elphin Road, Newstead, on the following grounds:

- 1. The loss of the established garden and construction of a car park within the primary front setback is considered to have a negative visual impact on the established residential streetscape character of the surrounding area and does not comply with Clause 10.4.13 and Clause 10.4.14.**
- 2. The number of vehicles generated by the specialist medical centre is considered too great for the established residential area and does not comply with Clause E4.5.1.**

CARRIED 5:4

FOR VOTE: Deputy Mayor Councillor D C Gibson, Councillor A E Dawkins, Councillor P S Spencer, Councillor A G Harris and Councillor T G Walker

AGAINST VOTE: Councillor R I Soward, Councillor D H McKenzie and Councillor K M Preece

ABSTAINED FROM VOTING: Councillor N D Daking

9.3 DA0326/2022 - 6 Meadowbank Road, Newnham - Residential - Construction of Four Dwellings

FILE NO: DA0326/2022

AUTHOR: Iain More (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Oramatis Studios
Property:	6 Meadowbank Road, Newnham
Zoning:	General Residential
Receipt Date:	7/06/2022
Validity Date:	9/06/2022
Further Information Request:	22/06/2022
Further Information Received:	23/06/2022
Deemed Approval (extension granted):	25/08/2022
Representations:	Four

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.12 Earthworks and retaining walls
10.4.2 Setbacks and building envelope for all dwellings
10.4.3 Site coverage and private open space for all dwellings
10.4.8 Waste storage for multiple dwellings
E6.5.1 Car parking numbers

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 DA0326/2022 - Residential - Construction of four dwellings at 6 Meadowbank Road, Newnham, 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 Manager City Development unless modified by a condition of the Permit:

- a. Cover Page, prepared by Oramatis Studio, Project no. 21100, Drawing No. A01, dated 23/06/2022.
- b. Site Location plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A02, dated 23/06/2022.
- c. Site Plan - Ground Floor Footprint, prepared by Oramatis Studio, Project no. 21100, Drawing No. A03, dated 23/06/2022.
- d. Site Plan - first Floor Footprint, prepared by Oramatis Studio, Project no. 21100, Drawing No. A04, dated 23/06/2022.
- e. Floor Plans (Unit 1), prepared by Oramatis Studio, Project no. 21100, Drawing No. A05, dated 23/06/2022.
- f. Floor Plans (Unit 2), prepared by Oramatis Studio, Project no. 21100, Drawing No. A06, dated 23/06/2022.
- g. Floor Plans (Unit 3), prepared by Oramatis Studio, Project no. 21100, Drawing No. A07, dated 23/06/2022.
- h. Floor Plans (Unit 4), prepared by Oramatis Studio, Project no. 21100, Drawing No. A08, dated 23/06/2022.
- i. Floor Plans in Site 01, prepared by Oramatis Studio, Project no. 21100, Drawing No. A09, dated 23/06/2022.
- j. Floor Plans in Site 02, prepared by Oramatis Studio, Project no. 21100, Drawing No. A10, dated 23/06/2022.
- k. Privacy Screen Details, prepared by Oramatis Studio, Project no. 21100, Drawing No. A11, dated 23/06/2022.
- l. Unit 2- Parking turning circles, prepared by Oramatis Studio, Project no. 21100, Drawing No. A12, dated 23/06/2022.
- m. Unit 3 - Parking Turning Circles, prepared by Oramatis Studio, Project no. 21100, Drawing No. A13, dated 23/06/2022.
- n. Elevations 01 (Unit 1), prepared by Oramatis Studio, Project no. 21100, Drawing No. A14, dated 23/06/2022;
- o. Elevations 02 (Unit 1), prepared by Oramatis Studio, Project no. 21100, Drawing No. A15, dated 23/06/2022;
- p. Elevations 01 (Unit 2), prepared by Oramatis Studio, Project no. 21100, Drawing No. A16, dated 23/06/2022.
- q. Elevations 02 (Unit 2), prepared by Oramatis Studio, Project no. 21100, Drawing No. A17, dated 23/06/2022.
- r. Elevations 01 (Unit 3), prepared by Oramatis Studio, Project no. 21100, Drawing No. A18, dated 23/06/2022.
- s. Elevations 02 (unit 3), prepared by Oramatis Studio, Project no. 21100, Drawing No. A19, dated 23/06/2022.
- t. Elevations 01 (Unit 4), prepared by Oramatis Studio, Project no. 21100, Drawing No. A20, dated 23/06/2022.
- u. Elevations 02 (Unit 4), prepared by Oramatis Studio, Project no. 21100, Drawing No. A21, dated 23/06/2022.
- v. Landscape Site Plan - GF Footprint, prepared by Oramatis Studio, Project no. 21100, Drawing No. A22, dated 23/06/2022.
- w. Strata Boundary - Site Plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A23, dated 23/06/2022.
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- dd. U1 POS - 21 June - Plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A30, dated 23/06/2022.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00949-LCC, dated 28/07/2022 and attached to the permit.

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. SITE LANDSCAPING

The landscaping must be:

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

6. 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.

7. 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. 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 and maintained for the life of the development.

9. 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.

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Assets 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.

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and the Council's policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

14. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

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

All new works must be constructed to the Council's 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). All redundant crossovers and driveways must be removed prior to the occupation of the development.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. PROTECTION OF PIPELINES

The existing underground Council pipes are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe,
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

17. 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:

Dwelling No	Strata Lot No.	Street Address
Unit 1	1	1/6 Meadowbank Road
Unit 2	2	2/6 Meadowbank Road
Unit 3	3	3/6 Meadowbank Road
Unit 4	4	4/6 Meadowbank Road

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

18. 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.

19. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0326/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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. Heat Pump Use

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

Craig Digney spoke against the Recommendation

DECISION: 25 August 2022

MOTION

Moved Councillor D H McKenzie, seconded Councillor A G Harris.

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 DA0326/2022 - Residential - Construction of four dwellings at 6 Meadowbank Road, Newnham, subject to the following conditions:

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No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

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The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. PROTECTION OF PIPELINES

The existing underground Council pipes are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe,
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

17. 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:

Dwelling No	Strata Lot No.	Street Address
Unit 1	1	1/6 Meadowbank Road
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Unit 4	4	4/6 Meadowbank Road

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

18. 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.

19. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0326/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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. Heat Pump Use

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

CARRIED 9:0

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

9.4 DA0396/2022 - 7 Burns Street, Invermay - Residential - Construction of Additions to an Existing Dwelling and Construction of an Additional Dwelling

FILE NO: DA0396/2022

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	S Group
Property:	7 Burns Street, Invermay
Zoning:	General Residential
Receipt Date:	5/07/2022
Validity Date:	7/07/2022
Further Information Request:	12/07/2022
Further Information Received:	13/07/2022
Deemed Approval (extension granted):	26/08/2022
Representations:	Four

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.2 Setbacks and building envelope for all dwellings
E6.5.1 Car parking numbers

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 DA0396/2022 Residential - Construction of additions to an existing dwelling and construction of an additional dwelling at 7 Burns Street, Invermay, 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. Site Plan, Prepared by S Group, Project name J006683, Drawing A101, Rev D, Scale @ ISO A3 1:200, Dated 7/6/2022.

- b. Proposed Townhouse Floor Plan, Prepared by S Group, Project name J006683, Drawing A201, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- c. Proposed Elevations Townhouse, Prepared by S Group, Project name J006683, Drawing A202, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- d. Floor Plan Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A301, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- e. Elevations Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A302, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- f. Elevations Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A401, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/01107-LCC, dated 19/07/2022 and attached to the permit.

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. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing/completed within three months of the use commencing; and
- c. maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. 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.

7. MULTIPLE DWELLINGS - SERVICE FACILITIES

Prior to the commencement of the use each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.

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

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be sufficient to accommodate the difference in flows 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 General Manager Infrastructure and Assets Network 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.

9. 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.

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of General Manager Infrastructure and Assets Network 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.

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and Council policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

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. 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.

16. NO BURNING OF WASTE

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

17. 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 DA0396/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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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.

Peta Frost (on behalf of herself, Elizabeth Varden and Sonia Newman) spoke against the Recommendation
Sue Milner spoke against the Recommendation
Sam Haberle spoke for the Recommendation

DECISION: 25 August 2022

MOTION

Moved Councillor A E Dawkins, seconded Councillor D H McKenzie.

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0396/2022 Residential - Construction of additions to an existing dwelling and construction of an additional dwelling at 7 Burns Street, Invermay, 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. Site Plan, Prepared by S Group, Project name J006683, Drawing A101, Rev D, Scale @ ISO A3 1:200, Dated 7/6/2022.
- b. Proposed Townhouse Floor Plan, Prepared by S Group, Project name J006683, Drawing A201, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- c. Proposed Elevations Townhouse, Prepared by S Group, Project name J006683, Drawing A202, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- d. Floor Plan Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A301, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- e. Elevations Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A302, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
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2. LEGAL TITLE

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3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/01107-LCC, dated 19/07/2022 and attached to the permit.

4. HOURS OF CONSTRUCTION

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- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing/completed within three months of the use commencing; and
- c. maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. 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.

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Prior to the commencement of the use each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.

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On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be sufficient to accommodate the difference in flows 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 General Manager Infrastructure and Assets Network 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.

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10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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The explicit permission of General Manager Infrastructure and Assets Network is required prior to undertaking works where the works:

- a. require a road or lane closure;
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- 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.

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and Council policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

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15. 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.

16. NO BURNING OF WASTE

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

17. 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 DA0396/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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.

CARRIED 8:1

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

9.5 DA0330/2022 - 6 Spencer Street, East Launceston - Residential - Demolish Existing Dwelling and Construction of a New Dwelling

FILE NO: DA0330/2022

AUTHOR: Iain More (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	CBM Sustainable Design
Property:	6 Spencer Street, East Launceston
Zoning:	Inner Residential
Receipt Date:	8/06/2022
Validity Date:	20/07/2022
Further Information Request:	22/06/2022
Further Information Received:	20/07/2022
Deemed Approval:	31/08/2022
Representations:	Four

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

STANDARDS REQUIRING PLANNING DISCRETION:

- 11.4.1 Setback from a frontage for single dwellings
- 11.4.2 Site coverage and rear setback for single dwellings
- 11.4.3 Building envelope for single dwellings
- 11.4.4 Frontage setback and width of garages and carports for single dwellings
- 11.4.5 Privacy for single dwellings

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 DA0330/2022 - Residential - Demolish existing dwelling and construction of a new dwelling at 6 Spencer Street, East Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, prepared by CBM, Project No. P21045, Drawing No. A000, Revision 01, dated 08/06/2022.
- b. Survey with Image, prepared by CBM, Project No. P21045, Drawing No. A101, Revision 01, dated 08/06/2022.
- c. Proposed Site Plan, prepared by CBM, Project No. P21045, Drawing No. A102, Revision 03, dated 30/06/2022; (to be amended).
- d. Ground Floor Plan, prepared by CBM, Project No. P21045, Drawing No. A201, Revision 05, dated 30/06/2022; (to be amended).
- e. First Floor Plan, prepared by CBM, Project No. P21045, Drawing No. A202, Revision 03, dated 08/06/2022; (to be amended).
- f. Elevations, prepared by CBM, Project No. P21045, Drawing No. A301, Revision 02, dated 30/06/2022; (to be amended).
- g. Elevations, prepared by CBM, Project No. P21045, Drawing No. A302, Revision 01, dated 08/06/2022; (to be amended).
- h. Perspective Views, prepared by CBM, Project No. P21045, Drawing No. A701, Revision 01, dated 08/06/2022.
- i. Sun Shadow Diagrams, prepared by CBM, Project No. P21045, Drawing No. A702, Revision 01, dated 08/06/2022.
- j. Sunlight June 21, prepared by CBM, Project No. P21045, Drawing No. A703, Revision 01, dated 08/06/2022.

2. AMENDED PLANS REQUIRED

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

- a. the wall of the garage above the garage door be reduced by 500mm; and
- b. the garage is to be setback in line with the western adjoining properties garage.

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 except construction of access from the street.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00927-LCC, dated 21/06/2022 and attached to the permit.

5. 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

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 General Manager Infrastructure and Assets Network 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.

8. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

9. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and the Council's policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

10. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

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

All new works must be constructed to the Council's 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). All redundant crossovers and driveways must be removed prior to the occupation of the development.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

11. SOIL AND WATER MANAGEMENT PLAN

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

12. 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.

13. NO BURNING OF WASTE

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

14. DEMOLITION

The developer must:

- (a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- (b) not undertake any burning of waste materials or removed vegetation;
- (c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- (d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos: Code of Practice, July 2020*, or any subsequent versions of the document.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0330/2022. 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 Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.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.

George Walker (6ty° Pty Ltd on behalf of owner) spoke for the Recommendation

DECISION: 25 August 2022

MOTION

Moved Councillor D H McKenzie, seconded Councillor A G Harris.

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 DA0330/2022 - Residential - Demolish existing dwelling and construction of a new dwelling at 6 Spencer Street, East Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, prepared by CBM, Project No. P21045, Drawing No. A000, Revision 01, dated 08/06/2022.
- b. Survey with Image, prepared by CBM, Project No. P21045, Drawing No. A101, Revision 01, dated 08/06/2022.
- c. Proposed Site Plan, prepared by CBM, Project No. P21045, Drawing No. A102, Revision 03, dated 30/06/2022 (to be amended).
- d. Ground Floor Plan, prepared by CBM, Project No. P21045, Drawing No. A201, Revision 05, dated 30/06/2022 (to be amended).
- e. First Floor Plan, prepared by CBM, Project No. P21045, Drawing No. A202, Revision 03, dated 08/06/2022 (to be amended).
- f. Elevations, prepared by CBM, Project No. P21045, Drawing No. A301, Revision 02, dated 30/06/2022 (to be amended).
- g. Elevations, prepared by CBM, Project No. P21045, Drawing No. A302, Revision 01, dated 08/06/2022 (to be amended).
- h. Perspective Views, prepared by CBM, Project No. P21045, Drawing No. A701, Revision 01, dated 08/06/2022.
- i. Sun Shadow Diagrams, prepared by CBM, Project No. P21045, Drawing No. A702, Revision 01, dated 08/06/2022.
- j. Sunlight June 21, prepared by CBM, Project No. P21045, Drawing No. A703, Revision 01, dated 08/06/2022.

2. AMENDED PLANS REQUIRED

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

- a. the wall of the garage above the garage door be reduced by 500mm; and
- b. the garage is to be setback in line with the western adjoining properties garage.

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 except construction of access from the street.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00927-LCC, dated 21/06/2022 and attached to the permit.

5. 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

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 General Manager Infrastructure and Assets Network 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.

8. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

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Notes

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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.

CARRIED 9:0

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

Council adjourned for a break at 3.21pm

Councillor N D Daking retired from the Meeting at 3.21pm

Council resumed following the break at 3.29pm with no quorum

Councillor R I Soward re-attended the Meeting at 3.30pm

Councillor T G Walker re-attended the Meeting at 3.30pm

10. ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Saturday 13 August 2022

- Officiated at the *7 Tasmania Open DanceSport Championship* held at the Silverdome

Sunday 14 August 2022

- Attended the *Launceston Tornadoes* end of season awards function

Tuesday 16 August 2022

- Attended *The Lion King (Junior Version)* Stage Right Youth Theatre Production

Wednesday 17 August 2022

- Attended the *Work Ready Tour* for the University of Tasmania's International Master Accounting Students
- Joined in the *Future Seekers Program* with the Smith Family and East Tamar Primary School students

Thursday 18 August 2022

- Officiated at *Vietnam Veterans Day* at the Launceston Cenotaph

Wednesday 24 August 2022

- Attended the official opening of the *40th Agfest* at Quercus Park
-

The Deputy Mayor, Councillor D C Gibson noted changes to the Mayor's Announcements were:

- **The Mayor officiated at the Vietnam Veteran's Day event which was held at the Launceston RSL due to inclement weather**
- **The Mayor did not attend the official opening of Agfest at Quercus Park**
- **The Mayor met with Consul General of the United States of America - Kathleen Lively on Wednesday, 24 August 2022**
- **The Mayor attended The Agency - Team Bushby VIP event on Wednesday, 24 August 2022**

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

- **Attended the Tasmanian DanceSport Championships at the Velodrome and noted the number of interstate visitors**
- **Attended St Patricks College event featuring James Morrison**
- **Attended the AFL Hawthorn versus Western Bulldogs match at UTAS Stadium**

11.2 Councillor P S Spencer

- **Attended the Tasmanian DanceSport Championships at the Velodrome**

12. QUESTIONS BY COUNCILLORS

12.1 Councillors' 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 Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).

No Councillors' Questions on Notice have been identified as part of this Agenda

12.2 Councillors' 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 P S Spencer - QVMAG Building Maintenance System

- 1. Was the consultancy to specify the requirements for the QVMAG Building Management System separately tendered? If not, why not and what was the cost of the consultancy?**
- 2. Can we be provided with warranty details on the system to be installed?**

The Deputy Mayor, Councillor D C Gibson, responded by saying that these questions would be Taken on Notice and responses provided in the Council Agenda of 8 September 2022.

12.2.2 Councillor P S Spencer - IFE Tender - City of Launceston Electrical Services Asset Maintenance

- 1. In the last 12 months, what was the total spend on electrical services within the Council?**

The Deputy Mayor, Councillor D C Gibson, responded by saying that this question would be Taken on Notice and a response provided in the Council Agenda of 8 September 2022.

13. NOTICES OF MOTION

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

**13.1 Notice of Motion - Short Term Rental Accommodation Review -
Councillor A G Harris**

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a notice of motion submitted by Councillor A G Harris regarding a short term rental accommodation review.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council requests the Chief Executive Officer to investigate and review the growth of short-term accommodation rental properties in the City of Launceston area and report back to Council in a timely manner after the election has been completed.

The report should consider, but not be limited to, the following:

1. undertake a baseline analysis of 2011 and 2016 census data to establish the number of dwellings in the City of Launceston that are owner occupied and the number that are rented long term, in both actual numbers and as a percentage of the market, for each of these two census periods.
 2. compare this data with similar data from the 2021 census, including identifying the number of new dwellings built and occupied between 2016 and 2021.
 3. identify the number of *whole of property* short-term accommodation licences that have been issued by the Council since October 2019 after the declaration of the *Short-Term Accommodation Act of 2019* by the Tasmanian State Government.
 4. review the actual number of whole of properties and short term rental properties that currently exist in the short-term rental marketplace in the City of Launceston Council area on the various short term rental platforms.
 5. investigate and, if it is found to be warranted, make recommendations on what options exist for the City of Launceston Council to help slow, stop or even reverse the trend of existing long-term rental properties being migrated to short-term rental accommodation properties.
-

DECISION: 25 August 2022

MOTION 1

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

That Council requests the Chief Executive Officer to investigate and review the growth of short-term accommodation rental properties in the City of Launceston area and report back to Council in a timely manner after the election has been completed.

The report should consider, but not be limited to, the following:

- 1. undertake a baseline analysis of 2011 and 2016 census data to establish the number of dwellings in the City of Launceston that are owner occupied and the number that are rented long term, in both actual numbers and as a percentage of the market, for each of these two census periods.**
- 2. compare this data with similar data from the 2021 census, including identifying the number of new dwellings built and occupied between 2016 and 2021.**
- 3. identify the number of *whole of property* short-term accommodation licences that have been issued by the Council since October 2019 after the declaration of the *Short-Term Accommodation Act of 2019* by the Tasmanian State Government.**
- 4. review the actual number of whole of properties and short term rental properties that currently exist in the short-term rental marketplace in the City of Launceston Council area on the various short term rental platforms.**
- 5. investigate and, if it is found to be warranted, make recommendations on what options exist for the City of Launceston Council to help slow, stop or even reverse the trend of existing long-term rental properties being migrated to short-term rental accommodation properties.**

CARRIED 8:0

FOR VOTE: 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

AGAINST VOTE: Nil

DECISION: 25 August 2022

MOTION 2

Moved Councillor R I Soward, seconded Councillor A E Dawkins.

That Council grants Councillor A G Harris an additional three minutes speaking time.

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

DECISION: 25 August 2022

MOTION 3

Moved Councillor D H McKenzie, seconded Councillor A E Dawkins.

That Council grants Councillor R I Soward an additional three minutes speaking time.

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

Deputy Mayor, Councillor D C Gibson, handed the Chair to Councillor R I Soward at 4.06pm

Deputy Mayor, Councillor D C Gibson, resumed the Chair at 4.08pm

13.2 Notice of Motion - Renaming of Batman Bridge - Councillor T G Walker

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a notice of motion submitted by Councillor T G Walker regarding renaming of the Batman Bridge.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

1. That Council:
 - (i) notes in 2021 both the West Tamar Council and the George Town Council wrote to the Premier of Tasmania to request the use of the name Batman be researched as to its continued appropriateness.
 - (ii) the Launceston Council wrote to the Premier requesting that the name of Batman Bridge be changed to no longer celebrate the colonial murderer.
 - (iii) the Gutwein Government at the time replied that as no proposal for a change of name has been suggested, there is no decision to be made.
 2. in response to Recommendation 1. above, agrees to write to the George Town and the West Tamar Councils to invite them to partner in a Tamar Valley wide community consultation that will provide educational historical context, community feedback and a citizen assembly or jury in each of the municipalities to agree on a recommended name to be submitted to the Nomenclature Board.
-

DECISION: 25 August 2022

MOTION 1

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

1. That Council:
 - (i) notes in 2021 both the West Tamar Council and the George Town Council wrote to the Premier of Tasmania to request the use of the name Batman be researched as to its continued appropriateness.
 - (ii) the Launceston Council wrote to the Premier requesting that the name of Batman Bridge be changed to no longer celebrate the colonial murderer.
 - (iii) the Gutwein Government at the time replied that as no proposal for a change of name has been suggested, there is no decision to be made.
-

2. in response to Recommendation 1. above, agrees to write to the George Town and the West Tamar Councils to invite them to partner in a Tamar Valley wide community consultation that will provide educational historical context, community feedback and a citizen assembly or jury in each of the municipalities to agree on a recommended name to be submitted to the Nomenclature Board.

NO VOTE WAS TAKEN AS AN AMENDMENT WAS PUT

DECISION: 25 August 2022

MOTION 2

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

That Council grants Councillor T G Walker an additional three minutes speaking time.

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

During debate an amended motion was foreshadowed.

DECISION: 25 August 2022

MOTION 3

Moved Councillor A G Harris, seconded Councillor D H McKenzie.

That the Motion be amended as follows:

1. That Council:
 - (i) notes in 2021 both the West Tamar Council and the George Town Council wrote to the Premier of Tasmania to request the use of the name Batman be researched as to its continued appropriateness.
 - (ii) the Launceston Council wrote to the Premier requesting that the name of Batman Bridge be changed to no longer celebrate the colonial murderer.
 - (iii) the Gutwein Government at the time replied that as no proposal for a change of name has been suggested, there is no decision to be made.

2. in response to Recommendation 1. above, requests the Chief Executive Officer to engage with the Tasmanian Aboriginal communities, the George Town and West Tamar Councils, together with the State Government, to identify an agreed approach for the development and submission of a change of name proposal for the Batman Bridge.

CARRIED 6:2

FOR VOTE: Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris and Councillor K M Preece

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

THE MOTION AS AMENDED IS THE SUBSTANTIVE MOTION

Deputy Mayor, Councillor D C Gibson, handed the Chair to Councillor R I Soward at 4.40pm

Deputy Mayor, Councillor D C Gibson, resumed the Chair at 4.43pm

DECISION: 25 August 2022

MOTION 4

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

1. That Council:
 - (i) notes in 2021 both the West Tamar Council and the George Town Council wrote to the Premier of Tasmania to request the use of the name Batman be researched as to its continued appropriateness.
 - (ii) the Launceston Council wrote to the Premier requesting that the name of Batman Bridge be changed to no longer celebrate the colonial murderer.
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2. in response to Recommendation 1. above, requests the Chief Executive Officer to engage with the Tasmanian Aboriginal communities, the George Town and West Tamar Councils, together with the State Government, to identify an agreed approach for the development and submission of a change of name proposal for the Batman Bridge.

CARRIED 6:2

FOR VOTE: Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris and Councillor K M Preece

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

13.3 Notice of Motion - N95 Masks - Councillor T G Walker

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a notice of motion submitted by Councillor T G Walker regarding N95 masks.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council, in respect of our functions and powers requirements under the *Local Government Act 1993* (Tas) to provide for the health, safety and welfare of the community, agrees to:

1. write to the Premier and Health Minister to request the State Government provide free N95 facial masks to vulnerable Tasmanians, especially those over 65.
 2. remind the Premier that we are waiting for a reply for a request in January 2022 for the State Government to create a voluntary vulnerable peoples' register, that will offer support and assist in managing the health emergency we continue to face with the spread of COVID-19 variants.
-

DECISION: 25 August 2022

MOTION 1

Moved Councillor T G Walker, seconded Councillor R I Soward.

That Council, in respect of our functions and powers requirements under the *Local Government Act 1993* (Tas) to provide for the health, safety and welfare of the community, agrees to:

1. **write to the Premier and Health Minister to request the State Government provide free N95 facial masks to vulnerable Tasmanians, especially those over 65.**
-

2. remind the Premier that we are waiting for a reply for a request in January 2022 for the State Government to create a voluntary vulnerable peoples' register, that will offer support and assist in managing the health emergency we continue to face with the spread of COVID-19 variants.

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

DECISION: 25 August 2022

MOTION 2

Moved Councillor R I Soward, seconded Councillor A G Harris.

That Council grant Councillor T G Walker an additional three minutes speaking time.

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

14. COMMITTEE REPORTS

14.1 Transport Committee Meeting - 7 July 2022

FILE NO: SF7429

AUTHOR: Cathy Williams (Built Environment Officer)

GENERAL MANAGER APPROVAL: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To receive a report from the Transport Committee.

RECOMMENDATION:

That Council receives the report from the Transport Committee Meeting held on 7 July 2022.

DECISION: 25 August 2022

MOTION

Moved Councillor A G Harris, seconded Councillor D H McKenzie.

That Council receives the report from the Transport Committee Meeting held on 7 July 2022.

CARRIED 8:0

FOR VOTE: 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

AGAINST VOTE: Nil

14.2 Tender Review Committee Report - 4 August 2022

FILE NO: SF0100/CD.016/2022/CD.019/2022/CD.011/2022

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Tender Review Committee.

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tenders submitted by:

1. Fulton Hogan and Crossroads Civil Engineering for the Spray Seal Periodic Contract July 2022 - June 2025, Contract Number CD.016/2022.
 2. Building Automation Controls (BAC) for the Queen Victoria Museum and Art Gallery Building Management System Upgrade, Contract Number CD.019/2022 be accepted for a cost to Council of \$322,848 (exclusive of GST).
 3. Industrial Fire and Electrical Pty Ltd. (IFE) for the City of Launceston Fire and Electrical Services Asset Maintenance, Contract Number CD.011/2022 be accepted for a cost to Council of \$83,604 (exclusive of GST).
-

DECISION: 25 August 2022

MOTION

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

That Council notes the decision of the Tender Review Committee to accept the tenders submitted by:

1. **Fulton Hogan and Crossroads Civil Engineering for the Spray Seal Periodic Contract July 2022 - June 2025, Contract Number CD.016/2022.**
 2. **Building Automation Controls (BAC) for the Queen Victoria Museum and Art Gallery Building Management System Upgrade, Contract Number CD.019/2022 be accepted for a cost to Council of \$322,848 (exclusive of GST).**
-

3. **Industrial Fire and Electrical Pty Ltd. (IFE) for the City of Launceston Fire and Electrical Services Asset Maintenance, Contract Number CD.011/2022 be accepted for a cost to Council of \$83,604 (exclusive of GST).**

CARRIED 8:0

FOR VOTE: 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

AGAINST VOTE: Nil

15. COMMUNITY AND PLACE NETWORK

15.1 Special Events Sponsorship - 2022/2023

FILE NO: SF5892

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider Special Event Sponsorship for Longford GPX Cruise Night.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council approves the following Special Event Sponsorship application to receive the recommended sponsorship amount as detailed below:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
DX Industries Pty Ltd	Longford GPX Cruise Night	67%	\$30,000	\$20,000	\$15,000
Total			\$30,000	\$20,000	\$15,000

DECISION: 25 August 2022

MOTION

Moved Councillor R I Soward, seconded Councillor A G Harris.

That Council approves the following Special Event Sponsorship application to receive the recommended sponsorship amount as detailed below:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
DX Industries Pty Ltd	Longford GPX Cruise Night	67%	\$30,000	\$20,000	\$15,000
Total			\$30,000	\$20,000	\$15,000

CARRIED 8:0

FOR VOTE: 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

AGAINST VOTE: Nil

15.2 Small Event Sponsorship Round 2 2022/2023

FILE NO: SF7403

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider pre-committing event sponsorship support for Small Events (Round 2) 2022/2023.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council approves the following Small Event Sponsorship Applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Rotary Club of Youngtown	<i>Soggy Bottom Card Board Box Boat Regatta and Family Fun Day</i>	90%	\$5,000	\$5,000	\$5,000
Tasmanian Brick Enthusiasts Inc.	Brixhibition Launceston 2023	88%	\$5,000	\$5,000	\$5,000
Northern Tasmanian Croquet Centre Inc.	NTCC Easter Croquet Tournament	83%	\$1,000	\$1,000	\$1,000
Cancer Council Tasmania	<i>Relay For Life</i> Launceston	82%	\$5,000	\$5,000	\$5,000
Tamar Bicycle Users Group Inc.	Bike Week 2023	82%	\$2,500	\$2,500	\$2,500
IO Performance	Launceston Summer Series [^]	82%	\$12,000	\$5,000	\$5,000
Launceston Chin Community Inc.	Chin National Day	81%	\$5,000	\$5,000	\$5,000
RSPCA Tasmania	<i>Millions Paws Walk 2023</i>	81%	\$5,000	\$5,000	\$5,000

Organisation	Event	Score	\$Request	\$Assess	\$Recom
St Andrews Caledonian Pipe Band	SACPB 90th Birthday Celebration	81%	\$5,000	\$5,000	\$5,000
Community of St Patricks River District (Tas) Inc.	St Patricks River Valley Day	81%	\$5,000	\$5,000	\$5,000
Swimrun Wild	<i>Swimrun Wild Cataract Gorge 2023</i>	71%	\$2,000	\$2,000	\$1,500
David Dobson	<i>Riverbend Blues 2023</i>	69%	\$5,000	\$5,000	\$3,750
Total			\$57,500	\$50,500	\$48,750
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 2					\$65,400
Balance					\$16,650

^ Application assessed as a Small Event, not a Major Event Level 1 (\$12,500) as the Panel deemed the event to be a Small Event.

Councillor A E Dawkins withdrew from the Meeting at 5.05pm

DECISION: 25 August 2022

MOTION 1

Moved Councillor R I Soward, seconded Councillor T G Walker.

That Council approves the following Small Event Sponsorship Application to receive the recommended sponsorship amount:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
RSPCA Tasmania	<i>Millions Paws Walk 2023</i>	81%	\$5,000	\$5,000	\$5,000
Total			\$5,000	\$5,000	\$5,000
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 2					\$65,400

CARRIED 7:0

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

AGAINST VOTE: Nil

ABSENT DUE to DECLARATION of INTEREST: Councillor A E Dawkins

Councillor A E Dawkins re-attended the Meeting at 5.06pm

Deputy Mayor Councillor D C Gibson withdrew from the Meeting at 5.06pm

Councillor R I Soward assumed the Chair at 5.06pm

DECISION: 25 August 2022

MOTION 2

Moved Councillor A G Harris, seconded Councillor D H McKenzie.

That Council approves the following Small Event Sponsorship Applications to receive the recommended sponsorship amount:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
St Andrews Caledonian Pipe Band	SACPB 90th Birthday Celebration	81%	\$5,000	\$5,000	\$5,000
Total			\$5,000	\$5,000	\$5,000
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 2					\$65,400

CARRIED 7:0

FOR VOTE: 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

AGAINST VOTE: Nil

ABSENT DUE to DECLARATION of INTEREST: Deputy Mayor Councillor D C Gibson

Deputy Mayor Councillor D C Gibson re-attended the Meeting at 5.07pm

Deputy Mayor Councillor D C Gibson, resumed the Chair at 5.07pm

Councillor D H McKenzie withdrew from the Meeting at 5.07pm

DECISION: 25 August 2022

MOTION 3

Moved Councillor R I Soward, seconded Councillor A G Harris.

That Council approves the following Small Event Sponsorship Application to receive the recommended sponsorship amount:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Cancer Council of Tasmania	<i>Relay for Life</i>	82%	\$5,000	\$5,000	\$5,000
Total			\$5,000	\$5,000	\$5,000
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 2					\$65,400

CARRIED 7:0

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

AGAINST VOTE: Nil

ABSENT DUE to DECLARATION of INTEREST: Councillor D H McKenzie

Councillor D H McKenzie re-attended the Meeting at 5.09pm

DECISION: 25 August 2022

MOTION 4

Moved Councillor A G Harris, seconded Councillor T G Walker.

That Council approves the following Small Event Sponsorship Applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Rotary Club of Youngtown	<i>Soggy Bottom Card Board Box Boat Regatta and Family Fun Day</i>	90%	\$5,000	\$5,000	\$5,000
Tasmanian Brick Enthusiasts Inc.	Brixhibition Launceston 2023	88%	\$5,000	\$5,000	\$5,000
Northern Tasmanian Croquet Centre Inc.	NTCC Easter Croquet Tournament	83%	\$1,000	\$1,000	\$1,000
Tamar Bicycle Users Group Inc.	Bike Week 2023	82%	\$2,500	\$2,500	\$2,500
IO Performance	Launceston Summer Series ^	82%	\$12,000	\$5,000	\$5,000
Launceston Chin Community Inc.	Chin National Day	81%	\$5,000	\$5,000	\$5,000
Community of St Patricks River District (Tas) Inc.	St Patricks River Valley Day	81%	\$5,000	\$5,000	\$5,000
Swimrun Wild	<i>Swimrun Wild Cataract Gorge 2023</i>	71%	\$2,000	\$2,000	\$1,500
David Dobson	<i>Riverbend Blues 2023</i>	69%	\$5,000	\$5,000	\$3,750
Total			\$57,500	\$50,500	\$33,750
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 2					\$65,400
Balance					\$16,650

^ Application assessed as a Small Event, not a Major Event Level 1 (\$12,500) as the Panel deemed the event to be a Small Event.

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

15.3 Major Event Sponsorship Round 2 2022/2023

FILE NO: SF7404

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider pre-committing event sponsorship support for Major Events (Round 2) 2022/2023.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council approves the following Major Event Sponsorship Applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Encore Theatre Company Inc.	Priscilla Queen of the Desert (Level 2)	92%	\$15,000	\$15,000	\$15,000
Australian Musical Theatre Festival Inc.	Australian Musical Theatre Festival (Level 2)	84%	\$20,000	\$20,000	\$20,000
Vibestown Productions Pty Ltd	The Basin Concert (Level 2)	83%	\$18,000	\$18,000	\$18,000
Launceston Competitions Association Inc.	Launceston Competitions (Level 1)	83%	\$10,000	\$10,000	\$10,000
Panama Productions	A Festival Called PANAMA 2023 (Level 1)	82%	\$12,500	\$12,500	\$12,500

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Jackie Anifandis	Launceston Ukulele Jamboree (Level 1)	68%	\$12,500	\$12,500	\$9,375
Multicultural Council of Tasmania	Harmony Week Launch (Level 1)	65%	\$12,000	\$12,000	\$9,000
Total			\$100,000	\$100,000	\$93,875
2022/2023 Major Event Sponsorship Budget - Round 2					\$126,000
Balance					\$32,125

Note - there are two levels in this category

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

Deputy Mayor Councillor D C Gibson withdrew from the Meeting at 5.11pm

Councillor R I Soward assumed the Chair at 5.11pm

DECISION: 25 August 2022

MOTION 1

Moved Councillor A G Harris, seconded Councillor D H McKenzie.

That Council approves the following Major Event Sponsorship Applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Encore Theatre Company Inc.	Priscilla Queen of the Desert (Level 2)	92%	\$15,000	\$15,000	\$15,000
Australian Musical Theatre Festival Inc.	Australian Musical Theatre Festival (Level 2)	84%	\$20,000	\$20,000	\$20,000
Launceston Competitions Association Inc.	Launceston Competitions (Level 1)	83%	\$10,000	\$10,000	\$10,000
Total			\$100,000	\$100,000	\$45,000
2022/2023 Major Event Sponsorship Budget - Round 2					\$126,000

Note - there are two levels in this category

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

CARRIED 7:0

FOR VOTE: 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

AGAINST VOTE: Nil

ABSENT DUE to CONFLICT of INTEREST: Deputy Mayor Councillor D C Gibson

Deputy Mayor Councillor D C Gibson re-attended the Meeting at 5.12pm
Deputy Mayor Councillor D C Gibson resumed the Chair at 5.12pm

DECISION: 25 August 2022

MOTION 2

Moved Councillor A G Harris, seconded Councillor R I Soward.

That Council approves the following Major Event Sponsorship Applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Vibestown Productions Pty Ltd	The Basin Concert (Level 2)	83%	\$18,000	\$18,000	\$18,000
Panama Productions	A Festival Called PANAMA 2023 (Level 1)	82%	\$12,500	\$12,500	\$12,500
Jackie Anifandis	Launceston Ukulele Jamboree (Level 1)	68%	\$12,500	\$12,500	\$9,375
Multicultural Council of Tasmania	Harmony Week Launch (Level 1)	65%	\$12,000	\$12,000	\$9,000
Total			\$100,000	\$100,000	\$48,875
2022/2023 Major Event Sponsorship Budget - Round 2					\$126,000
Balance					\$32,125

Note - there are two levels in this category

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

CARRIED 8:0

FOR VOTE: 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

AGAINST VOTE: Nil

16. INFRASTRUCTURE AND ASSETS NETWORK

16.1 Infrastructure Delivery Expectations

FILE NO: SF0472/SF4812

AUTHOR: Adrian Tanner (Senior Asset Management Advisor)

GENERAL MANAGER APPROVAL: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider principles for prioritising capital works.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 18 August 2022 - Infrastructure Delivery Expectations

RECOMMENDATION:

That Council endorses the following principles when prioritising capital projects:

1. The Council's capital program should be consistent with the Council's Strategic Asset Management Plan and Long Term Financial Plan.
 2. The Council will give priority to capital projects that address a high or extreme risk as determined by applying the Council's risk assessment methodology, are a renewal of an existing asset and/or are identified in an endorsed plan or strategy of the Council.
 3. Capital projects that are unlikely to have substantially commenced in the current financial year will be reassessed along with new project proposals when developing the forward capital program.
-

DECISION: 25 August 2022

MOTION

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

That Council endorses the following principles when prioritising capital projects:

1. **The Council's capital program should be consistent with the Council's Strategic Asset Management Plan and Long Term Financial Plan.**
 2. **The Council will give priority to capital projects that address a high or extreme risk as determined by applying the Council's risk assessment methodology, are a renewal of an existing asset and/or are identified in an endorsed plan or strategy of the Council.**
-

3. Capital projects that are unlikely to have substantially commenced in the current financial year will be reassessed along with new project proposals when developing the forward capital program.

CARRIED 8:0

FOR VOTE: 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

AGAINST VOTE: Nil

16.2 Petition - North Esk Memorial Hall

FILE NO: SF0097/SF0391/SF0390

AUTHOR: Kathryn Pugh (Acting Manager Building Assets and Investigations)

GENERAL MANAGER APPROVAL: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider a petition submitted by Mr Ronald Dennis regarding the North Esk Memorial Hall Committee.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas).

PREVIOUS COUNCIL CONSIDERATION:

Council - 28 July 2022 - Agenda Item Number 9.1 - Petition - North Esk Memorial Hall Committee - Ronald Dennis

Workshop - 4 August 2022 - North Esk Memorial Hall

RECOMMENDATION:

That Council recommends:

1. the North Esk Memorial Hall Committee is not reinstated to manage the North Esk Memorial Hall;
 2. the North Esk Memorial Hall remains on the public hall booking system; and
 3. to release the funds currently held by the Council when the Committee provides evidence to the satisfaction of the Chief Executive Officer, that the funds were acquired for purposes not related to the management and operation of the Hall.
-

Councillor T G Walker withdrew from the Meeting at 5:21pm

DECISION: 25 August 2022

MOTION

Moved Councillor R I Soward, seconded Councillor A G Harris.

That Council recommends:

- 1. the North Esk Memorial Hall Committee is not reinstated to manage the North Esk Memorial Hall;**
- 2. the North Esk Memorial Hall remains on the public hall booking system; and**
- 3. to release the funds currently held by the Council when the Committee provides evidence to the satisfaction of the Chief Executive Officer, that the funds were acquired for purposes not related to the management and operation of the Hall.**

CARRIED 6:1

FOR VOTE: Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris and Councillor K M Preece

AGAINST VOTE: Councillor P S Spencer

ABSENT at TIME of VOTING: Councillor T G Walker

17. ORGANISATIONAL SERVICES NETWORK

17.1 Lease - Launceston Racing Pigeon Society Inc.

FILE NO: SF0901

AUTHOR: Michele Polley (Lease and Licensing Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing an area of land at St Leonards Picnic Ground to the Launceston Racing Pigeon Society Inc.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

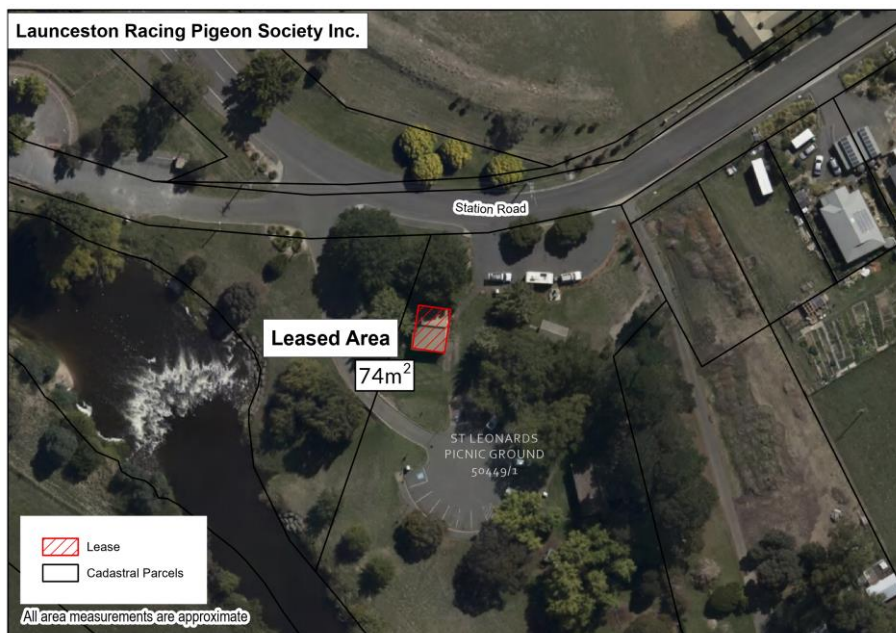
PREVIOUS COUNCIL CONSIDERATION:

Council - 26 June 2017 - Agenda Item Number 18.1 - Lease - Launceston Racing Pigeon Society Inc.

RECOMMENDATION:

That Council:

1. pursuant to section 179 of the *Local Government Act 1993 (Tas)*, disposes of by lease, part of the land at 77-79 St Leonards Road, St Leonards as identified in the plan below:



2. authorises the Chief Executive Officer to enter into the lease in accordance with the following requirements:
 - the term is to be five years commencing on 1 July 2022 or as determined by the Chief Executive Officer.
 - the annual rent is to be 182 fee units as determined under the *Fee Units Act 1997* (\$309.40 per annum in the 2022/2023 financial year):
 - tenant is to be responsible for:
 - energy costs;
 - volumetric and connection charges for water;
 - contents insurance; and
 - other service charges if any.
 - tenant is to:
 - keep clear all noxious growth from premises;
 - keep the premises clean at all times;
 - hold public liability insurance of at least \$20 million.
 - the Council is required to maintain the structure of the building
 - the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
 3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
 4. notes, for the avoidance of doubt, 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).
-

DECISION: 25 August 2022

MOTION

Moved Councillor R I Soward, seconded Councillor P S Spencer.

That Council:

1. **pursuant to section 179 of the *Local Government Act 1993* (Tas), disposes of by lease, part of the land at 77-79 St Leonards Road, St Leonards as identified in the plan below:**



2. authorises the Chief Executive Officer to enter into the lease in accordance with the following requirements:
 - the term is to be five years commencing on 1 July 2022 or as determined by the Chief Executive Officer.
 - the annual rent is to be 182 fee units as determined under the *Fee Units Act 1997* (\$309.40 per annum in the 2022/2023 financial year):
 - tenant is to be responsible for:
 - energy costs;
 - volumetric and connection charges for water;
 - contents insurance; and
 - other service charges if any.
 - tenant is to:
 - keep clear all noxious growth from premises;
 - keep the premises clean at all times;
 - hold public liability insurance of at least \$20 million.
 - the Council is required to maintain the structure of the building
 - the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
4. notes, for the avoidance of doubt, 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).

CARRIED 7:0

FOR VOTE: 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 and Councillor K M Preece

AGAINST VOTE: Nil

17.2 Economic Development Strategy

FILE NO: SF6469

AUTHOR: Sarah McRobbie (Acting Team Leader Strategy, Economic Development and Analytics)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the Economic Development Strategy 2022 - 2026 for endorsement and adoption.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 14 April 2022 - Draft City of Launceston Economic Development Strategy Update

Workshop - 3 June 2021 Draft Economic Development Strategy 2022 - 2026

Council - 29 October 2020 - Agenda Item 19.4 - City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023

Council - 20 March 2017 - Agenda Item 15.4 - City of Launceston Economic Profile and the Economic Development Strategy

RECOMMENDATION:

That Council:

1. endorses the *Economic Development Strategy 2022 - 2026* (Doc Set ID No 4766639).
 2. in the event Recommendation 1. is endorsed, makes *Horizon 2021* (Doc Set ID No 3482795), the former Economic Development Strategy will be superseded by the above Strategy.
-

DECISION: 25 August 2022

MOTION

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

That Council:

- 1. endorses the *Economic Development Strategy 2022 - 2026* (Doc Set ID No 4766639).**
- 2. in the event Recommendation 1. is endorsed, makes *Horizon 2021* (Doc Set ID No 3482795), the former Economic Development Strategy will be superseded by the above Strategy.**

CARRIED 7:0

FOR VOTE: 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 and Councillor K M Preece

AGAINST VOTE: Nil

17.3 Long Term Financial Plan 2022 - 2032

FILE NO: SF4812

AUTHOR: Nathan Williams (Manager Finance)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider adopting the Long Term Financial Plan for 2022-2032.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 4 August 2022- Long Term Financial Plan 2022-2032

Workshop - 12 May 2022- Long Term Financial Planning Implications

RECOMMENDATION:

That Council, pursuant to section 70 of the *Local Government Act 1993 (Tas)*, adopts the Long Term Financial Plan 2022-2032 (Doc Set ID Number 4765233).

DECISION: 25 August 2022

MOTION

Moved Councillor D H McKenzie, seconded Councillor A G Harris.

That Council, pursuant to section 70 of the *Local Government Act 1993 (Tas)*, adopts the Long Term Financial Plan 2022-2032 (Doc Set ID Number 4765233).

CARRIED 7:0

FOR VOTE: 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 and Councillor K M Preece

AGAINST VOTE: Nil

18. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

18.1 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.

18.2 Chief Executive Officer's Performance Review Process

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:

- (a) personnel matters, including complaints against an employee of the council and industrial relations matters.

DECISION: 25 August 2022

MOTION

Moved Councillor R I Soward, seconded Councillor A E Dawkins.

That Council moves into Closed Session.

CARRIED BY ABSOLUTE MAJORITY 7:0

FOR VOTE: 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 and Councillor K M Preece
AGAINST VOTE: Nil

Council moved into Closed Session at 5.26pm
Council returned to Open Session at 5.38pm

18.3 End of Closed Session

RECOMMENDATION:

That, pursuant to Regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, resolves to report in Open Session that it has considered the following matters in Closed Session.

Agenda Item	Matter	Brief Description
18.1	<i>Closed Council Minutes - 28 July 2022</i>	<i>Confirmation of the Minutes of the Closed Meeting of the City of Launceston Council held on 28 July 2022.</i>
18.2	<i>Chief Executive Officer's Performance Review</i>	<i>Councillors endorsed recommendations relating to the Chief Executive Officer's Performance Review.</i>

DECISION: 25 August 2022

MOTION

Moved Councillor R I Soward, seconded Councillor P S Spencer.

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

CARRIED 8:0

FOR VOTE: 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
AGAINST VOTE: Nil

19. **MEETING CLOSURE**

The Deputy Mayor, Councillor D C Gibson, closed the Meeting at 5.39pm.

20. **NEXT COUNCIL MEETING DATE**

The next Ordinary Meeting of Council will be held at 1.00pm on 8 September 2022 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.