



City of
LAUNCESTON

COUNCIL MINUTES

COUNCIL MEETING
THURSDAY 5 MAY 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: 5 May 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 A M van Zetten (Mayor)
Councillor D C Gibson (Deputy Mayor)
Councillor R I Soward
Councillor D H McKenzie
Councillor K P Stojansek
Councillor A E Dawkins
Councillor N D Daking
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)
Richard Jamieson (Manager City Development) (Agenda Items 9.1, 9.2 and 9.3)
Ashley Brook (Consultant Planner) (Agenda Item 9.1)
Duncan Payton (Town Planner) (Agenda Item 9.2)
Catherine Mainsbridge (Senior Town Planner) (Agenda Item 9.3)
Tricia De Leon-Hillier (Lease and Licencing Officer) (Agenda Item 16.1)
Kelsey Hartland (Team Leader Governance)
Anthea Rooney (Council and Committees Officer)

Apologies:

Councillor J G Cox

ORDER OF BUSINESS

| | |
|--|-----------|
| 1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES..... | 8 |
| 2. MAYORAL ACKNOWLEDGEMENTS | 8 |
| 3. DECLARATIONS OF INTEREST | 8 |
| 4. CONFIRMATION OF MINUTES..... | 8 |
| 5. COUNCIL WORKSHOPS | 9 |
| 5.1. Council Workshop Report - 5 May 2022..... | 9 |
| 6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS | 11 |
| 7. COMMUNITY REPORTS | 11 |
| 8. PUBLIC QUESTION TIME | 12 |
| 8.1. Public Questions on Notice..... | 12 |
| 8.1.1. Public Questions on Notice - Kirsten Ritchie - Homelessness in Launceston - 21 April 2022 | 12 |
| 8.2. Public Questions Without Notice..... | 15 |
| 8.2.2. Christopher Green - Duck Reach Power Station | 15 |
| 8.2.3. Jim Dickinson - Albert Hall Redevelopment | 16 |
| 9. PLANNING AUTHORITY | 18 |
| 9.1. DA0108/2022 - 45-55 Tamar Street, Launceston - Community Museum and Entertainment and Food Services - Redevelop the Eastern Wing of Albert Hall Involving Demolition, Construction of a New Building Extension to Provide Upgraded Facilities, Interior AI | 18 |
| 9.2. DA0093/2022 - 16 Clovis Court, St Leonards - Retrospective Application - Residential - Change of Use to a Respite Centre | 33 |
| 9.3. DA0098/2022 - 2A My Street, Launceston - Residential - Demolish Two Outbuildings and Construction of a Dwelling | 40 |
| 10. ANNOUNCEMENTS BY THE MAYOR..... | 51 |
| 11. COUNCILLORS' REPORTS | 52 |
| 12. QUESTIONS BY COUNCILLORS | 52 |

| | |
|--|-----------|
| 12.1. Councillors' Questions on Notice | 52 |
| 12.2. Councillors' Questions Without Notice | 52 |
| 13. NOTICES OF MOTION | 53 |
| 13.1. Notice of Motion - Councillor D G Gibson - Launceston Pump Track - 13 April 2022 | 53 |
| 13.2. Notice of Motion - Councillor A G Harris - Waiving of Development Application Fees for Public Art - 27 April 2022 | 55 |
| 13.3. Notice of Motion - Councillor T G Walker - Homelessness Action Plan - 27 April 2022 | 57 |
| 14. COMMITTEE REPORTS | 59 |
| 14.1. Cultural Advisory Committee Meeting - 6 April 2022 | 59 |
| 15. INFRASTRUCTURE AND ASSETS NETWORK..... | 60 |
| 15.1 Proposed New Street Name - Gudvar Street, Youngtown | 60 |
| 15.2. Proposed Traffic Safety Measures, Windermere and Swan Bay Areas | 62 |
| 16. ORGANISATIONAL SERVICES NETWORK | 65 |
| 16.1. Lease - Tasmanian Dog Training Club Inc..... | 65 |
| 17. CHIEF EXECUTIVE OFFICER NETWORK | 68 |
| 17.1. Local Government Board Review | 68 |
| 17.2. Launceston Chamber of Commerce - Greening Launceston Memorandum of Understanding | 70 |
| 18. MEETING CLOSURE | 71 |
| 19. NEXT COUNCIL MEETING DATE..... | 71 |

1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

The Mayor, Councillor A M van Zetten, opened the Meeting at 1.00pm and noted an apology from Councillor J G Cox.

2. MAYORAL ACKNOWLEDGEMENTS

No Mayoral Acknowledgements were identified as part of these Minutes

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 A E Dawkins declared an interest in Agenda Item 9.3 - DA0098/2022 - 2A My Street, Launceston - Retrospective Application - Demolish Two Outbuildings and Construction of a Dwelling.

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 21 April 2022 be confirmed as a true and correct record.

DECISION: 5 May 2022

MOTION

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

That the Minutes of the Meeting held on 21 April 2022 be accepted as a true and correct record.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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 - 5 May 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:

Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*

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 28 April 2022:

Veolia Australia

Veolia Australia provided Councillors with an update of current operations.

UTAS Stadium Redevelopment and AFL Taskforce Updates

Councillors were provided with updates on the redevelopment at UTAS Stadium and the AFL Taskforce.

Youth Advisory Group 2021 Annual Report

Councillors received the Youth Advisory Group's 2021 Annual Report.

Cityprom Futures Project

Councillors received an update on the progress of the Cityprom Futures Project.

Salary and Wages - Impacts on Long Term Financial Plan

Councillors discussed the impact of salary and wages on the Long Term Financial Plan.

Homelessness in Launceston Discussions

Councillors discussed the issues of homelessness in Launceston.

DECISION: 5 May 2022

MOTION

Moved Deputy Mayor Deputy Mayor D C Gibson, seconded Councillor R I Soward.

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 28 April 2022:

Veolia Australia

Veolia Australia provided Councillors with an update of current operations.

UTAS Stadium Redevelopment and AFL Taskforce Updates

Councillors were provided with updates on the redevelopment at UTAS Stadium and the AFL Taskforce.

Youth Advisory Group 2021 Annual Report

Councillors received the Youth Advisory Group's 2021 Annual Report.

Cityprom Futures Project

Councillors received an update on the progress of the Cityprom Futures Project.

Salary and Wages - Impacts on Long Term Financial Plan

Councillors discussed the impact of salary and wages on the Long Term Financial Plan.

Homelessness in Launceston Discussions

Councillors discussed the issues of homelessness in Launceston.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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 were identified as part of these Minutes.

7. COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on 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. Ben Clark (Volunteer Coordinator) and Julie Sanderson (Mobilisation Coordinator) - Australian Red Cross

Ben and Julie provided information to Council on the Australian Red Cross' 50 Ways to do More Good community action and the launch of this campaign at the *Hands up for Humanity* event on 17 May 2022. Ben reported that Red Cross is being called on more than ever for service and in Launceston help is offered in the form of delivered meals, wellbeing, transport, social inclusion and assistance with newly arrived migrants. Julie noted that the *50 Ways to do More Good* community action campaign should encourage community members to participate in the event in their own time and assist in their own areas of interest.

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)

8.1.1 Public Questions on Notice - Kirsten Ritchie - Homelessness in Launceston - 21 April 2022

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Communities Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following question, asked at the Council Meeting on 21 April 2022 by Kirsten Ritchie, has been answered by Dan Ryan (General Manager Community and Place Network).

Questions:

1. When is action going to start to happen - what is the date and how long is this going to take?

Response:

The City of Launceston (CoL) sincerely thanks the various community members who took the opportunity to speak at the most recent Council Meeting held on 21 April 2022. Those who spoke brought a very wide range of issues relating to homelessness to the attention of Councillors and the general public.

Many of these issues lie outside the standard remit of local councils, however, the CoL has committed to exploring actions to ease the burden of those sleeping rough in Launceston.

Currently support service organisations like St Vincent de Paul, the Salvation Army, Launceston City Mission, the Launceston Benevolent Society, Strike it Out, Headspace, and others provide a wide range of assistance to the homeless community in Northern Tasmania, including food parcels, financial assistance, employment assistance, family and domestic violence support, clothing, outreach trailers, emergency transport and advocacy.

Whilst the responsibility for the provision of public housing and mental health services rests with the State Government, the CoL is actively seeking to partner with the State Government and crisis and support service providers to:

- *develop an evidence base for the scale and causes of homelessness in Northern Tasmania;*
- *better understand which demands are not currently being met by crisis and community support services or the State Government; and*
- *assist in the development of a strategic multi-agency approach to support those sleeping rough in our community.*

Homelessness is a complex issue and there are many factors which need to be considered when determining potential solutions.

The CoL believes that the best outcomes will be achieved through a collaborative approach which includes leveraging the skills, experience and knowledge of service providers that are currently working so passionately within this area, and importantly seeking the input of those who are most directly impacted - Launceston's homeless community. The CoL understands and appreciates the need for timely action.

A range of short term solutions are currently being instigated. This includes the provision of fully serviced, portable toilets, portable shower units, bins and waste management at designated locations across the City.

The CoL will seek to formalise the existing Homelessness Response Committee, on which City of Launceston is represented, by transitioning into a formal Council Committee. It is intended that this approach will support an increased level of visibility, accountability and collaboration between the various stakeholders in its continued efforts to address the issue of homelessness in Launceston.

The CoL has also commenced an audit of the Council's-owned infrastructure across the municipality which may identify potential spaces for service providers to utilise in the provision of support initiatives.

Through an educated, collaborative and needs focussed approach, the CoL is eager to play a constructive role in the provision of short-, medium- and long-term solutions for the homeless community.

Housing Connect is the key point of contact for Tasmanians requiring a range of housing assistance. Housing Connect provides immediate assistance, assessment and referral for Tasmanians in need. Housing Connect identifies and prioritises peoples' housing needs, provides information about their housing options and choices and connects them to additional services as required.

Housing Connect can help with:

- *applying for social housing and other housing assistance.*
- *support and advice with private rental, including bond and rent arrears.*
- *finding a bed for the night.*
- *support and advice on how to stay in your home.*
- *seeking assistance following family violence.*
- *information and advice on housing options.*

Housing Connect operates 24 hours a day, seven days a week, and can be contacted on 1800 800 588. More information can be found at:

<https://www.communities.tas.gov.au/housing/housing-connect>

8.2 Public Questions Without Notice

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

8.2.1 Christopher Green - Energy Concerns

1. **Could we be provided with an audit on how the performance of the solar panels at the Launceston Aquatic Centre are affecting the Council's budget?**

The Mayor, Councillor A M van Zetten, advised that this question would be Taken on Notice and a response provided in the Council Agenda of 19 May 2022.

2. **Have we heard any more from the proponents of the new generation for Duck Reach?**

The Chief Executive Officer, Michael Stretton, responded by saying that the Council has not heard from the proponents for some time and efforts will be made to reach out and see where the project is at.

8.2.2 Christopher Green - Albert Hall Development Proposal

- 1. The Agenda Item relating to the Albert Hall redevelopment in today's Agenda indicates that there are 30 solar panels on the roof line as part of the plan. Has there been an estimate of how much power will be generated?**

The Mayor, Councillor A M van Zetten, noted that a planner could discuss the matter with Christopher prior to debate on the item in the Agenda.

8.2.3 Jim Dickenson - Albert Hall Development Proposal

1. From the third clause - 3. Perforated Metal Screens - in today's Agenda, why has that item in particular been picked out for special attention? Why does it need to be presented to the Manager City Development prior to approval?

The Mayor, Councillor A M van Zetten, responded by saying that Councillors had heard the question and any discussion would be conducted during the debate on the item, however, Jim indicated that was not acceptable. The Mayor, responded by saying that the question would be Taken on Notice and a response provided in the Council Agenda of 19 May 2022.

2. On the north-eastern aspect of the development, there appears to be an issue with downpipes coming from the huge triangular roof of approximately 400m². In this proposal there appears to be only one downpipe collecting into one area. Can someone guarantee that this will not be a problem?

The General Manager of Infrastructure and Assets Network, Shane Eberhardt, responded by saying that the building has been designed by engineers and architects, however, in order to check the issue has been appropriately considered, the question will be Taken on Notice and a response provided in the Council Agenda of 19 May 2022.

9. PLANNING AUTHORITY

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 DA0108/2022 - 45-55 Tamar Street, Launceston - Community Museum and Entertainment and Food Services - Redevelop the Eastern Wing of Albert Hall Involving Demolition, Construction of a New Building Extension to Provide Upgraded Facilities, Interior Alterations to the Hall, Vegetation Removal and Alterations to Car Parking and Pedestrian Access at 45-55 Tamar Street, Launceston

FILE NO: DA0108/2022

AUTHOR: Ashley Brook (Planning Consultant)

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: | Commercial Project Delivery |
| Property: | 45-55 Tamar Street, Launceston |
| Zoning: | Recreation |
| Receipt Date: | 4/03/2022 |
| Validity Date: | 8/03/2022 |
| Further Information Request: | 17/03/2022 |
| Further Information Received: | 23/03/2022 |
| Deemed Approval (extension granted): | 5/05/2022 |
| Representations: | Six |

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015
Food Act 2003
Environment Protection and Biodiversity Conservation Act 1999
Historic Cultural Heritage Act 1995

STANDARDS REQUIRING PLANNING DISCRETION:

Standard

- 18.3.1 Hours of operation P1
- 18.4.1 Building height, setback and siting P1
- 18.4.2 Landscaping P1
- E6.5.1 Car parking numbers P1.1
- E6.6.5 Bicycle facilities P1
- E7.6.2 Scenic management areas P1
- E13.6.1 Demolition P1
- E13.6.4 Site coverage P1
- E13.6.5 Height and bulk of buildings P1
- E13.6.6 Site of buildings and structure P1
- E13.6.8 Roof form and materials P1
- E13.6.9 Wall materials P1
- E13.6.10 Outbuildings and Structures P1
- E13.6.11 Driveways and parking P1
- E13.6.12 Tree and vegetation removal P1

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 DA0108/2022 - Community Museum and Entertainment and Food Services - Redevelop the Eastern Wing of Albert Hall involving Demolition, Construction of a New Building Extension to Provide Upgraded Facilities, Interior Alterations to the Hall, Vegetation Removal and Alterations to Car Parking and Pedestrian Access at 45-55 Tamar Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Development Application submission, Prepared by Commercial Project Delivery, Project Name: Albert Hall Renewal Project, Dated March 2022.
- b. Heritage Impact Assessment, Prepared by Purcell, Project Ref. Albert Hall HIA, Dated 22/03/2022.
- c. Proposal Plans, Prepared by TERROIR, Project No. 20336, Revision A, Dated 3/03/2022, including:
 - i. Cover Sheet, Drawing No. 00-00;
 - ii. Context Plan - Existing, Drawing No. 00-01;
 - iii. Context Plan - Proposed, Drawing No. 00-02;
 - iv. Site Plan - Existing, Drawing No. 00-05
 - v. Site Plan - Demolition, Drawing No. 00-06;
 - vi. Site Plan - Proposed, Drawing No. 00-07;
 - vii. Basement Plan - Existing, Drawing No. 00-10;
 - viii. Ground Floor Plan - Existing, Drawing No. 00-11;
 - ix. First Floor Plan - Existing, Drawing No. DD-00-12;
 - x. Roof Plan - Existing, Drawing No. DD-00-13;
 - xi. Basement Plan - Demolition, Drawing No. 00-20;
 - xii. Ground Floor Plan - Demolition, Drawing No. 00-21;

- xiii. First Floor Plan - Demolition, Drawing No. 00-22;
 - xiv. Roof Plan - Demolition, Drawing No. DD-00-23;
 - xv. Basement Plan - Proposed, Drawing No. 00-30;
 - xvi. Ground Floor Plan - Proposed, Drawing No. 00-31;
 - xvii. First Floor Plan - Proposed, Drawing No. 00-32;
 - xviii. Roof Plan - Proposed, Drawing No. DD-00-33;
 - xix. External Elevations 01, Drawing No. 10-01;
 - xx. External Elevations 02, Drawing No. 10-02;
 - xxi. Building Sections 01, Drawing No. 10-20;
 - xxii. Building Sections 02, Drawing No. 10-21;
 - xxiii. Photomontage View 01, Drawing No. 40-01;
 - xxiv. Photomontage View 02, Drawing No. 40-02;
 - xxv. Materials Schedule, Drawing No. SCH-01, Pages 1 to 3.
- d. Development Application - Architectural Statement, Prepared by TERROIR, Project Name: Albert Hall Renewal, Dated 21/03/2022.
 - e. Landscape Design Report, Prepared by rush\white associates, Project Name; Albert Hall Renewal Project, Dated 3/03/2022.
 - f. Albert Hall Redevelopment - Traffic Impact Statement, Prepared by GHD, Project No. 12554315, Revision 2, Dated 17/03/2022.
 - g. Albert Hall Site Services Sketch, Prepared by JMG, Drawing No. SK-H01, Dated 1/09/2021.

2. HERITAGE

The development must be carried out in accordance with the conditions included on the Tasmanian Heritage Council's *Notice of Heritage Decision* for THC Works Ref. 6839, dated 22 April 2022 and attached to the permit, and specifically:

- a. (i) *Construction documentation must be developed with input of a suitably qualified heritage consultant to regard for the recommendations on page 19 of the Heritage Impact Assessment (Purcell, March 2022), and must include a methodology for dealing with the unanticipated discovery of archaeological material in the construction process.*
 - (ii) *This documentation must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before construction work commences.*
Reason for Condition
To address details as yet insufficiently resolved that may otherwise result in detrimental impacts on the place's historic cultural heritage significance.
- b. (i) *Photo-voltaic panels installed on areas of roof that are visible from public vantage points must be laid parallel with the roof plane and be configured to complement the architectural composition; and,*
 - (ii) *Details showing how this work is to be achieved must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before installation of the photo-voltaic panels commences.*
Reason for Condition
To ensure that the placement of photo-voltaic panels does not detract from the architectural quality of the proposed new addition and visually intrude on the heritage place.

3. PERFORATED METAL SCREENS

Prior to the issuing of any Building Approval, the specification of the final design of the perforated metal screens including aperture and patterning must be submitted to the Manager City Development for approval.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00354-LCC, Dated 21/03/2022 and attached to the permit.

5. LEGAL TITLE

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

6. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am and 6pm

Saturday - 8am to 5pm

No works on Sundays and Public Holidays

7. HOURS OF OPERATION

Operating hours for the use, except for office and administrative tasks, must be between 6am and midnight; and

Operating hours for delivery vehicles must be between 8am and 10pm.

8. EXTERIOR AND SECURITY LIGHTING PLANNING

Exterior lighting and security lighting to comply with the Australian Standard AS4282 *Control of the obtrusive effects of outdoor lighting* or any subsequent versions of the document.

9. PARKING AREAS

The areas set aside for parking vehicles and access aisle as shown on the endorsed plans must be designed to be consistent with the following:

- a. AS/NZS 2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities, for the type of vehicles likely to use the site;
- b. AS/NZS 2890.3 - 1993 Parking facilities - Bicycle parking facilities;
- c. AS/NZ 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities; and
- d. Table 2.3 of AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.

10. PARKING AREA CONSTRUCTION

Prior to the commencement of the use, the areas set aside for parking vehicles and access aisle 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 aisles must be kept available for these purposes at all times.

11. 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.

12. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

13. 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.

14. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No.

15. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager Infrastructure and Assets Network for approval. Such plans and specifications must:

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

16. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager Infrastructure and Assets Network. The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Cimitiere Street
 - i. provision of a two raised accessible parking spaces located on the southern side of Cimitiere Street adjacent to the entrance to City Park complete with all necessary signage and linemarking in accordance with AS2890.6.
 - ii. relocation of the inbound Metro bus stop on the southern side of Cimitiere Street to the east.
 - iii. all necessary alterations of the existing on street parking bays and associated signage to facilitate the above provision.
- b. City Park
 - i. all public open space lots must be landscaped, provided with works to restrict traffic, provided with a 25mm water connection, connecting footpaths and all necessary drainage.

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

- a. construction requirements;
- b. appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange the Council's Audit inspections and other responsibilities;
- c. construction audit inspections; and

- d. practical completion and after a 12 months defects liability period the final inspection and hand-over.

17. AS CONSTRUCTED PLANS

An *as constructed* plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0108/2022. 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. Food Premises

Design and fit-out of food premises must comply with the National Construction Code TAS Part H102 and be approved by council as part of the Building Application process. All food businesses must also be registered with the Council in accordance with the Food Act 2003 prior to commencing operations.

**Christopher Green spoke to the Recommendation
Jim Dickenson spoke against the Recommendation**

DECISION: 5 May 2022

MOTION 1

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

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0108/2022 - Community Museum and Entertainment and Food Services - Redevelop the Eastern Wing of Albert Hall involving Demolition, Construction of a New Building Extension to Provide Upgraded Facilities, Interior Alterations to the Hall, Vegetation Removal and Alterations to Car Parking and Pedestrian Access at 45-55 Tamar Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Development Application submission, Prepared by Commercial Project Delivery, Project Name: Albert Hall Renewal Project, Dated March 2022.**
- b. Heritage Impact Assessment, Prepared by Purcell, Project Ref. Albert Hall HIA, Dated 22/03/2022.**
- c. Proposal Plans, Prepared by TERROIR, Project No. 20336, Revision A, Dated 3/03/2022, including:**
 - i. Cover Sheet, Drawing No. 00-00;**
 - ii. Context Plan - Existing, Drawing No. 00-01;**
 - iii. Context Plan - Proposed, Drawing No. 00-02;**
 - iv. Site Plan - Existing, Drawing No. 00-05**
 - v. Site Plan - Demolition, Drawing No. 00-06;**
 - vi. Site Plan - Proposed, Drawing No. 00-07;**
 - vii. Basement Plan - Existing, Drawing No. 00-10;**

- viii. Ground Floor Plan - Existing, Drawing No. 00-11;
 - ix. First Floor Plan - Existing, Drawing No. DD-00-12;
 - x. Roof Plan - Existing, Drawing No. DD-00-13;
 - xi. Basement Plan - Demolition, Drawing No. 00-20;
 - xii. Ground Floor Plan - Demolition, Drawing No. 00-21;
 - xiii. First Floor Plan - Demolition, Drawing No. 00-22;
 - xiv. Roof Plan - Demolition, Drawing No. DD-00-23;
 - xv. Basement Plan - Proposed, Drawing No. 00-30;
 - xvi. Ground Floor Plan - Proposed, Drawing No. 00-31;
 - xvii. First Floor Plan - Proposed, Drawing No. 00-32;
 - xviii. Roof Plan - Proposed, Drawing No. DD-00-33;
 - xix. External Elevations 01, Drawing No. 10-01;
 - xx. External Elevations 02, Drawing No. 10-02;
 - xxi. Building Sections 01, Drawing No. 10-20;
 - xxii. Building Sections 02, Drawing No. 10-21;
 - xxiii. Photomontage View 01, Drawing No. 40-01;
 - xxiv. Photomontage View 02, Drawing No. 40-02;
 - xxv. Materials Schedule, Drawing No. SCH-01, Pages 1 to 3.
- d. Development Application - Architectural Statement, Prepared by TERROIR, Project Name: Albert Hall Renewal, Dated 21/03/2022.
 - e. Landscape Design Report, Prepared by rushwhite associates, Project Name; Albert Hall Renewal Project, Dated 3/03/2022.
 - f. Albert Hall Redevelopment - Traffic Impact Statement, Prepared by GHD, Project No. 12554315, Revision 2, Dated 17/03/2022.
 - g. Albert Hall Site Services Sketch, Prepared by JMG, Drawing No. SK-H01, Dated 1/09/2021.

2. HERITAGE

The development must be carried out in accordance with the conditions included on the Tasmanian Heritage Council's *Notice of Heritage Decision* for THC Works Ref. 6839, dated 22 April 2022 and attached to the permit, and specifically:

- a. (i) *Construction documentation must be developed with input of a suitably qualified heritage consultant to regard for the recommendations on page 19 of the Heritage Impact Assessment (Purcell, March 2022), and must include a methodology for dealing with the unanticipated discovery of archaeological material in the construction process.*
- (ii) *This documentation must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before construction work commences.*

Reason for Condition

To address details as yet insufficiently resolved that may otherwise result in detrimental impacts on the place's historic cultural heritage significance.

- b. (i) *Photo-voltaic panels installed on areas of roof that are visible from public vantage points must be laid parallel with the roof plane and be configured to complement the architectural composition; and*
- (ii) *Details showing how this work is to be achieved must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before installation of the photo-voltaic panels commences.*

Reason for Condition

To ensure that the placement of photo-voltaic panels does not detract from the architectural quality of the proposed new addition and visually intrude on the heritage place.

3. PERFORATED METAL SCREENS

Prior to the issuing of any Building Approval, the specification of the final design of the perforated metal screens including aperture and patterning must be submitted to the Manager City Development for approval.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00354-LCC, Dated 21/03/2022 and attached to the permit.

5. LEGAL TITLE

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

6. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am and 6pm

Saturday - 8am to 5pm

No works on Sundays and Public Holidays

7. HOURS OF OPERATION

Operating hours for the use, except for office and administrative tasks, must be between 6am and midnight; and

Operating hours for delivery vehicles must be between 8am and 10pm.

8. EXTERIOR AND SECURITY LIGHTING PLANNING

Exterior lighting and security lighting to comply with the Australian Standard AS4282 *Control of the obtrusive effects of outdoor lighting* or any subsequent versions of the document.

9. PARKING AREAS

The areas set aside for parking vehicles and access aisle as shown on the endorsed plans must be designed to be consistent with the following:

- a. AS/NZS 2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities, for the type of vehicles likely to use the site;
- b. AS/NZS 2890.3 - 1993 Parking facilities - Bicycle parking facilities;

- c. **AS/NZ 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities; and**
- d. **Table 2.3 of AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.**

10. PARKING AREA CONSTRUCTION

Prior to the commencement of the use, the areas set aside for parking vehicles and access aisle 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 aisles must be kept available for these purposes at all times.

11. 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.

12. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

13. 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.

14. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit 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.

15. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager Infrastructure and Assets Network for approval. Such plans and specifications must:

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

16. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager Infrastructure and Assets Network. The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Cimitiere Street
 - i. provision of a two raised accessible parking spaces located on the southern side of Cimitiere Street adjacent to the entrance to City Park complete with all necessary signage and linemarking in accordance with AS2890.6.
 - ii. relocation of the inbound Metro bus stop on the southern side of Cimitiere Street to the east.
 - iii. all necessary alterations of the existing on street parking bays and associated signage to facilitate the above provision.
- b. City Park
 - i. all public open space lots must be landscaped, provided with works to restrict traffic, provided with a 25mm water connection, connecting footpaths and all necessary drainage.

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

- a. construction requirements;
- b. appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange the Council's Audit inspections and other responsibilities;
- c. construction audit inspections; and
- d. practical completion and after a 12 months defects liability period the final inspection and hand-over.

17. AS CONSTRUCTED PLANS

An *as constructed* plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0108/2022. 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. Food Premises

Design and fit-out of food premises must comply with the National Construction Code TAS Part H102 and be approved by council as part of the Building Application process. All food businesses must also be registered with the Council in accordance with the Food Act 2003 prior to commencing operations.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

DECISION: 5 May 2022

MOTION 2

Moved Councillor R I Soward, seconded Councillor N D Daking.

That Councillor D H McKenzie be granted and additional three minutes speaking time.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

DECISION: 5 May 2022

MOTION 3

Moved Councillor R I Soward, seconded Councillor N D Daking.

That Councillor T G Walker be granted and additional three minutes speaking time.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

9.2 DA0093/2022 - 16 Clovis Court, St Leonards - Retrospective Application - Residential - Change of Use to a Respite Centre

FILE NO: DA0093/2022

AUTHOR: Duncan Payton (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: | 16 Clovis Court, St Leonards |
| Zoning: | General Residential |
| Receipt Date: | 24/02/2022 |
| Validity Date: | 21/03/2022 |
| Further Information Request: | N/A |
| Further Information Received: | N/A |
| Deemed Approval: | 9/05/2022 |
| Representations: | Three |

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.13 Location of car parking

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 DA0093/2022 - Residential - Change of use to a respite centre at 16 Clovis Court, St. Leonards, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Sheet, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D00.00, revision 00, dated 15/12/2021.
- b. Site Plan, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.01, revision 00, dated 15/12/2021.

- c. Existing Ground Floor Plan House, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.02, revision 00, dated 15/12/2021.
- d. Existing First Floor Plan House, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.03, revision 00, dated 15/12/2021.
- e. Existing Ground and First Floor Plans Garage, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.04, revision 00, dated 15/12/2021.

2. PARKING PROHIBITION

Parking or storage of vehicles is prohibited in the area north of the driveway and east of the garage without the further written approval of the Manager City Development.

3. BICYCLE PARKING

Within one month of the permit taking effect, secure parking for two bicycles must be provided within or adjacent to the garage or residential building.

4. LEGAL TITLE

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

5. DRIVEWAY AND PARKING AREA CONSTRUCTION

Within one month of the permit taking effect, 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.

6. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0093/2022. 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.

Ashley Brook spoke for the Recommendation

DECISION: 5 May 2022

AMENDED 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 DA0093/2022 - Residential - Change of use to a respite centre at 16 Clovis Court, St Leonards, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Sheet, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D00.00, revision 00, dated 15/12/2021.**
- b. Site Plan, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.01, revision 00, dated 15/12/2021.**
- c. Existing Ground Floor Plan House, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.02, revision 00, dated 15/12/2021.**
- d. Existing First Floor Plan House, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.03, revision 00, dated 15/12/2021.**
- e. Existing Ground and First Floor Plans Garage, prepared by MJ Architecture, project no. 2117, change if use at 16 Clovis Court, St Leonards, page D01.04, revision 00, dated 15/12/2021.**

2. BICYCLE PARKING

Within one month of the permit taking effect, secure parking for two bicycles must be provided within or adjacent to the garage or residential building.

3. LEGAL TITLE

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

4. DRIVEWAY AND PARKING AREA CONSTRUCTION

Within one month of the permit taking effect, 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.

5. 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.

6. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0093/2022. 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.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

9.3 DA0098/2022 - 2A My Street, Launceston - Residential - Demolish Two Outbuildings and Construction of a Dwelling

FILE NO: DA0098/2022

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: | Natalie Jayne Castle and Milan Paul Zizek |
| Property: | 2A My Street, Launceston |
| Zoning: | Inner Residential |
| Receipt Date: | 1/03/2022 |
| Validity Date: | 2/03/2022 |
| Further Information Request: | 04/03/2022 |
| Further Information Received: | 07/03/2022 |
| Deemed Approval: | 5/05/2022 |
| Representations: | Six |

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

11.4.22 Earthworks and retaining walls
11.4.3 Building envelope 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 DA0098/2022 Residential - Demolish two outbuildings and construction of a dwelling at 2A My Street, Launceston subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, Prepared by Building Designs and Drafting, Drawing No. P01, Sheet 1 of 12, Rev P2, Date: Feb 2022.

- b. Existing Site Plan, Prepared by Building Designs and Drafting, Drawing No. P02, Sheet 2 of 12, Scale 1:300@A3, Rev P2, Date: Feb 2022.
- c. Proposed Site Plan, Prepared by Building Designs and Drafting, Drawing No. P03, Sheet 3 of 12, Scale 1:200@A3, Rev P2, Date: Feb 2022.
- d. Ground Floor Plan, Prepared by Building Designs and Drafting, Drawing No. P04, Sheet 4 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- e. First Floor Plan, Prepared by Building Designs and Drafting, Drawing No. P05, Sheet 5 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- f. Second Floor Plan, Prepared by Building Designs and Drafting, Drawing No. P06, Sheet 6 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- g. Typical Section, Prepared by Building Designs and Drafting, Drawing No. P07, Sheet 7 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- h. Elevations, Prepared by Building Designs and Drafting, Drawing No. P08, Sheet 8 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- i. Heights and Building Envelope, Prepared by Building Designs and Drafting, Drawing No. P09, Sheet 9 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- j. Landscaping Plan, Prepared by Building Designs and Drafting, Drawing No. P10, Sheet 10 of 12, Scale NTS, Rev P2, Date: Feb 2022.
- k. Earthworks/Retaining Walls Plan, Prepared by Building Designs and Drafting, Drawing No. P12, Sheet 12 of 12, Scale 1:150 and 1:100@A3, Rev P2, Date: Feb 2022.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Council to delete the roof off the upper level deck and to replace the balustrading along the southern side of the decks with glass. Once approved, the amended plans will be endorsed by the Council and will then form part of the Permit.

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 2022/00290-LCC, dated 18/03/2022 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. SITE LANDSCAPING

The hedge along the rear boundary is to remain intact and be maintained (and replaced when necessary) as part of the residential development.

7. OVERLOOKING

Prior to the lodgement of the building plans the W5 and W15 on the eastern elevation must be shown to be non-openable.

8. 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.

9. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

10. 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.

11. 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.

12. 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.

13. 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.

14. NO BURNING OF WASTE

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

15. DEMOLITION

The developer must:

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0098/2022. 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.

Due to a Conflict of Interest in Agenda Item 9.3 - DA0098/2022 - 2A My Street, Launceston - Residential - Demolish Two Outbuildings and Construction of a Dwelling, Councillor A E Dawkins withdrew from the Meeting at 2.07pm.

James Stewart (Woolcott Surveyors on behalf of 92 Arthur Street, Launceston) spoke against the Recommendation

Natalie Castle spoke for the Recommendation

Mark Evans (Architect for the Proposal) spoke for the Recommendation

DECISION: 5 May 2022

MOTION 1

Moved Councillor D H McKenzie, 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 granted for DA0098/2022 Residential - Demolish two outbuildings and construction of a dwelling at 2A My Street, Launceston subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, Prepared by Building Designs and Drafting, Drawing No. P01, Sheet 1 of 12, Rev P2, Date: Feb 2022.
- b. Existing Site Plan, Prepared by Building Designs and Drafting, Drawing No. P02, Sheet 2 of 12, Scale 1:300@A3, Rev P2, Date: Feb 2022.
- c. Proposed Site Plan, Prepared by Building Designs and Drafting, Drawing No. P03, Sheet 3 of 12, Scale 1:200@A3, Rev P2, Date: Feb 2022.
- d. Ground Floor Plan, Prepared by Building Designs and Drafting, Drawing No. P04, Sheet 4 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- e. First Floor Plan, Prepared by Building Designs and Drafting, Drawing No. P05, Sheet 5 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- f. Second Floor Plan, Prepared by Building Designs and Drafting, Drawing No. P06, Sheet 6 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- g. Typical Section, Prepared by Building Designs and Drafting, Drawing No. P07, Sheet 7 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- h. Elevations, Prepared by Building Designs and Drafting, Drawing No. P08, Sheet 8 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- i. Heights and Building Envelope, Prepared by Building Designs and Drafting, Drawing No. P09, Sheet 9 of 12, Scale 1:100@A3, Rev P2, Date: Feb 2022.
- j. Landscaping Plan, Prepared by Building Designs and Drafting, Drawing No. P10, Sheet 10 of 12, Scale NTS, Rev P2, Date: Feb 2022.
- k. Earthworks/Retaining Walls Plan, Prepared by Building Designs and Drafting, Drawing No. P12, Sheet 12 of 12, Scale 1:150 and 1:100@A3, Rev P2, Date: Feb 2022.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Council to delete the roof off the upper level deck and to replace the balustrading along the southern side of the decks with glass. Once approved, the amended plans will be endorsed by the Council and will then form part of the Permit.

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 2022/00290-LCC, dated 18/03/2022 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. SITE LANDSCAPING

The hedge along the rear boundary is to remain intact and be maintained (and replaced when necessary) as part of the residential development.

7. OVERLOOKING

Prior to the lodgement of the building plans the W5 and W15 on the eastern elevation must be shown to be non-openable.

8. 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.

9. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

10. 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.

11. 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.

12. 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.

13. 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.

14. NO BURNING OF WASTE

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

15. DEMOLITION

The developer must:

- a. carry out all demolition work in accordance with *Safe Work Australia Demolition Work Code of Practice* or any subsequent versions of the document;
- b. protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- c. not undertake any burning of waste materials on site;
- d. remove all rubbish from the site for disposal at a licensed refuse disposal site;

- e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos* Code of Practice or any subsequent versions of the document

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0098/2022. 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 9:1

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

AGAINST VOTE: Councillor T G Walker

ABSENT DUE to DECLARATION of INTEREST: Councillor A E Dawkins

DECISION: 5 May 2022

MOTION 2

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

That Councillor R I Soward be granted and additional three minutes speaking time.

CARRIED 10:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, Councillor N D Daking, 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 2.45pm.

The Council adjourned for a break at 2.45pm

The Council resumed following the break at 2.55pm

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

DECISION: 5 May 2022

MOTION

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

That Agenda Item 13.1 - Notice of Motion - Launceston Pump Tracks be brought forward in the Agenda.

CARRIED BY ABSOLUTE MAJORITY 9:0

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

AGAINST VOTE: Nil

ABSENT at TIME of VOTING: Councillor N D Daking and Councillor T G Walker

Discussion on Agenda Item 13.1 - Notice of Motion - Launceston Pump Tracks is located on page 53.

10. ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Sunday 24 April 2022

- Attended *Brixhibition* at the Launceston Conference Centre

Monday 25 April 2022

- Officiated at the *ANZAC Day Service* at the Launceston Cenotaph
- Attended the *ANZAC Service* at the Nunamara Memorial Hall
- Officiated at *Targa Tasmania's 30th Anniversary* welcome party

Tuesday 26 April 2022

- Attended the *Targa Tasmania* ceremonial start in Cimitiere Street

Wednesday 27 April 2022

- Attended *Leonard's Beautiful Pictures* at the Princess Theatre

Thursday 28 April 2022

- Attended the *International Workers Memorial Day 2022* at Elizabeth Gardens
- Attended *Bums on Seats* at the Earl Art Centre

Friday 29 April 2022

- Attended the *Breath of Fresh Air's* opening night event at the Stone Building, Inveresk Precinct

Saturday 30 April 2022

- Attended the *International Jazz Day* at the Boathouse
- Attended *Josef Chromy's* retirement event at Josef Chromy Wines

Wednesday 4 May 2022

- Attended the *International Firefighters Day - St Florian's Day* at Launceston Fire Station
-

The Mayor, Councillor A M van Zetten, also advised that he had attended the *Remembrance of Family Violence* candlelight vigil on Wednesday, 4 May 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 P S Spencer

- **Attended ANZAC Day services**
- **Attended the opening of Targa Tasmania**

11.2 Councillor D H McKenzie

- **Attended the General Meeting of the Launceston Airport and noted travelers through the Launceston Airport are increasing and returning to pre-pandemic levels and announced that Lyell Strambi (Chief Executive Officer Melbourne Airport and Board Member of the Launceston Airport) is stepping down from the role and will be replaced by Lorie Argus**

11.3 Councillor D C Gibson

- **Attended the opening night of the Breath of Fresh Air festival**

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 were identified as part of these Minutes

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).

No Councillors' Questions Without Notice were identified a part of these Minutes

13. NOTICES OF MOTION

13.1 Notice of Motion - Councillor D G Gibson - Launceston Pump Track - 13 April 2022

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 D C Gibson regarding the establishment of a Launceston Pump Track.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council requests the Chief Executive Officer to investigate the options for the provision of a pump track or pump tracks within Launceston and report back to Council within the next three months.

Kate and Lachlan Reed spoke for the Recommendation

Councillor T G Walker re-attended the Meeting at 3.00pm

Councillor N D Daking re-attended the Meeting at 3.00pm

DECISION: 5 May 2022

MOTION

Moved Deputy Mayor Councillor D C Gibson, seconded Councillor R I Soward.

That Council requests the Chief Executive Officer to investigate the options for the provision of a pump track or pump tracks within Launceston and report back to Council within the next three months.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

DECISION: 5 May 2022

MOTION

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

That Agenda Item 15.2 - Proposed Traffic Safety Measures, Windermere and Swan Bay Areas and Agenda Item 17.2 - Launceston Chamber of Commerce - Greening Launceston Memorandum of Understanding be brought forward in the Agenda.

CARRIED BY ABSOLUTE MAJORITY 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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 moved to discuss Agenda Item - 15.2 - Proposed Traffic Safety Measures, Windermere and Swan Bay Areas

Discussion on Agenda Item 15.2 - Proposed Traffic Safety Measures, Windermere and Swan Bay Areas is located on page 62.

13.2 Notice of Motion - Councillor A G Harris - Waiving of Development Application Fees for Public Art - 27 April 2022

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 the waiving of Development Application fees for public art.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council amend its Fees and Charges to set a \$0 fee for Development Applications for public art.

DECISION: 5 May 2022

MOTION

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

That Council amend its Fees and Charges to set a \$0 fee for Development Applications for public art.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

During debate an amendment was foreshadowed.

DECISION: 5 May 2022

AMENDED MOTION

Moved Councillor D H McKenzie, seconded Councillor T G Walker.

That Council amend its Fees and Charges to set a \$0 fee for Development Applications for public art strategy until the Public Art Strategy has been endorsed by Council.

LOST: 3:8

FOR VOTE: Councillor D H McKenzie, Councillor N D Daking and Councillor T G Walker

AGAINST VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor K P Stojansek, Councillor A E Dawkins, Councillor P S Spencer, Councillor A G Harris and Councillor K M Preece

13.3 Notice of Motion - Councillor T G Walker - Homelessness Action Plan - 27 April 2022

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 a homelessness action plan.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council:

1. within the next 30 days:
 - (a) immediately identify Council sites appropriate for the provision of access to basic facilities for people who are homeless.
 - (b) identify any appropriate Council owned sites suitable for the provision of space for camping within access to facilities and service provider supervision.
 - (c) provide preliminary estimates for costings for all opportunities identified, and suggested amendments to the draft 2022/2023 budget if required.
 2. directly engage Governments, service providers, police and charities via the establishment of a Committee of Council, with at least two Councillor members, for the drafting of a *Homelessness Action Plan* for Launceston.
-

Councillor K M Preece withdrew from the Meeting at 4:07pm

Councillor K M Preece re-attended the Meeting at 4:09pm

DECISION: 5 May 2022

MOTION

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

That Council:

- 1. within the next 30 days:**
 - (a) immediately identify Council sites appropriate for the provision of access to basic facilities for people who are homeless.**
 - (b) identify any appropriate Council owned sites suitable for the provision of space for camping within access to facilities and service provider supervision.**
 - (c) provide preliminary estimates for costings for all opportunities identified and suggested amendments to the draft 2022/2023 budget if required.**
- 2. directly engage Governments, service providers, police and charities via the establishment of a Committee of Council, with at least two Councillor members, for the drafting of a *Homelessness Action Plan* for Launceston.**

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

14. COMMITTEE REPORTS

14.1 Cultural Advisory Committee Meeting - 6 April 2022

FILE NO: SF7357

AUTHOR: Mengda Liu (Cultural Development Officer)

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

DECISION STATEMENT:

To receive a report from the Cultural Advisory Committee Meeting held on 6 April 2022.

RECOMMENDATION:

That Council receives the report from the Cultural Advisory Committee Meeting held on 6 April 2022.

DECISION: 5 May 2022

MOTION

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

That Council receives the report from the Cultural Advisory Committee Meeting held on 6 April 2022.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

15. INFRASTRUCTURE AND ASSETS NETWORK

15.1 Proposed New Street Name - Gudvar Street, Youngtown

FILE NO: DA0222/2016/SF0621

AUTHOR: Jaclyn Galea (Infrastructure Development Officer)

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

DECISION STATEMENT:

To consider approval for the street names, Gudvar Street and Carson Court, Youngtown for the new residential streets constructed off Enterprize Drive, Youngtown

RELEVANT LEGISLATION:

Local Government (Highways) Act 1982
Survey Co-ordination Act 1944

RECOMMENDATION:

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and Section 20E of the *Survey Co-ordination Act 1994*, approves the name:

1. Gudvar Street, Youngtown for the street between the roundabout at Enterprize Drive and roundabout at Raglan Street.
2. Carson Court, Youngtown for the court constructed off (proposed) Gudvar Street, Youngtown.



DECISION: 5 May 2022

MOTION

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

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and Section 20E of the *Survey Co-ordination Act 1994*, approves the name:

1. Gudvar Street, Youngtown for the street between the roundabout at Enterprize Drive and roundabout at Raglan Street.
2. Carson Court, Youngtown for the court constructed off (proposed) Gudvar Street, Youngtown.



CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

15.2 Proposed Traffic Safety Measures, Windermere and Swan Bay Areas

FILE NO: SF2169/SF1693/SF5715/SF6654

AUTHORS: Nigel Coates (Engineering Officer Traffic), and
Nick Browne (Team Leader Roads and Traffic)

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

DECISION STATEMENT:

To consider concerns from residents in the Windermere and Swan Bay areas regarding traffic safety and recommendations for addressing these concerns.

PREVIOUS COUNCIL CONSIDERATION:

Council - 10 March 2022 - Notice of Motion - Councillor D C Gibson - Windermere/Swan Bay Roads - Council acknowledged the concerns of the residents and requested the Chief Executive Officer to investigate the issues raised and provide a detailed report to Council for consideration

RECOMMENDATION:

That Council endorses the following to be actioned by the end of financial year 2022/2023:

- Ongoing operational maintenance of drains and road edges in the Windermere Road area.
 - Provide a Give Way sign and road markings at the Sanwae Drive/Windermere Road junction.
 - Provide a Give Way sign and road markings at the Los Angeles Road/Windermere Road junction.
 - Provide positive priority signage on the Windermere Road bridge.
 - Provide Entry/Gateway signage to give warning advice to drivers upon entry to the Windermere area.
 - Provide select, targeted geometric and pedestrian warning signage on Windermere Road.
 - Produce rural residential road design standards for new developments.
 - Introduce a right turn lane and side road island at the John Lees Drive/Windermere Road junction.
 - Undertake community consultation and further consideration to introduce a 60km/h speed limit in Sanwae Drive.
 - Undertake community consultation and further consideration to introduce a 60km/h speed limit in Sherborne Drive/Walford Rise area.
 - Undertake community consultation and further consideration to reduce the 70km/h speed limit on Windermere Road to 60km/h.
 - Collaborate with bus service operators to determine high-use formal bus stops for provision of bus stop infrastructure, including signage and hard stands.
 - Collaborate with Tasmania Police to target enforcement of poor driver behaviour.
-

Carolyn Gutteridge spoke to the Recommendation.

DECISION: 5 May 2022

MOTION

Moved Deputy Mayor Councillor D C Gibson, seconded Councillor T G Walker.

That Council endorses the following to be actioned by the end of financial year 2022/2023:

- **Ongoing operational maintenance of drains and road edges in the Windermere Road area.**
- **Provide a Give Way sign and road markings at the Sanwae Drive/Windermere Road junction.**
- **Provide a Give Way sign and road markings at the Los Angeles Road/Windermere Road junction.**
- **Provide positive priority signage on the Windermere Road bridge.**
- **Provide Entry/Gateway signage to give warning advice to drivers upon entry to the Windermere area.**
- **Provide select, targeted geometric and pedestrian warning signage on Windermere Road.**
- **Produce rural residential road design standards for new developments.**
- **Introduce a right turn lane and side road island at the John Lees Drive/Windermere Road junction.**
- **Undertake community consultation and further consideration to introduce a 60km/h speed limit in Sanwae Drive.**
- **Undertake community consultation and further consideration to introduce a 60km/h speed limit in Sherborne Drive/Walford Rise area.**
- **Undertake community consultation and further consideration to reduce the 70km/h speed limit on Windermere Road to 60km/h.**
- **Collaborate with bus service operators to determine high-use formal bus stops for provision of bus stop infrastructure, including signage and hard stands.**
- **Collaborate with Tasmania Police to target enforcement of poor driver behaviour.**

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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 moved to discuss Agenda Item 17.2 - Proposed Traffic Safety Measures, Windermere and Swan Bay Areas

Discussion on Agenda Item 17.2 - Proposed Traffic Safety Measures, Windermere and Swan Bay Areas is located on page 70.

16. ORGANISATIONAL SERVICES NETWORK

16.1 Lease - Tasmanian Dog Training Club Inc.

FILE NO: SF0830

AUTHOR: Tricia De Leon-Hillier (Lease and Licence Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing part of an area of land situated at Churchill Park, part of CT50435/1 to the Tasmanian Dog Training Club Inc.

This decision requires an absolute majority of Council.

STATUTORY REQUIREMENTS:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

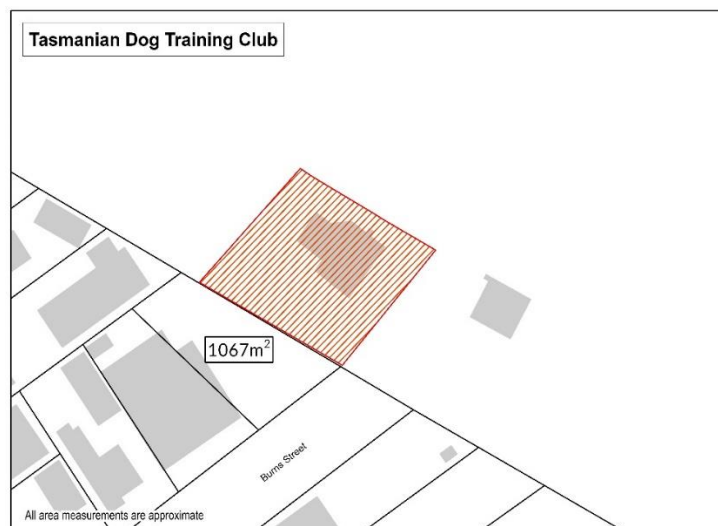
Council - 24 April 2017 - Agenda Item 18.1 - Lease Tasmanian Dog Training Club Inc.

Council - 30 January 2012 - Agenda Item 16.3 - Lease Tasmanian Dog Training Club Inc.

RECOMMENDATION:

That Council, by absolute majority, pursuant to section 178 of the *Local Government Act 1993 (Tas)*:

1. leases a parcel of land situated at Churchill Park part of CT50435/1 to the Tasmanian Dog Training Club Inc. as marked on the plan below:



2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
 - the term shall be five years commencing on 1 May 2022 or as determined by the Chief Executive Officer.
 - the lease amount shall be \$300.30 per annum (as per the Lease and Licence Policy);
 - tenant to be responsible for:
 - energy costs;
 - volumetric and connection charges for water;
 - contents insurance; and
 - other service charges if any.
 - tenant shall continuously maintain:
 - building in good and reasonable order;
 - and keep clear all noxious growth from premises;
 - public liability insurance of at least \$20 million.
 - 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: 5 May 2022

MOTION

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

That Council, by absolute majority, pursuant to section 178 of the *Local Government Act 1993* (Tas):

1. **leases a parcel of land situated at Churchill Park part of CT154196/1 to the Tasmanian Dog Training Club Inc. as marked on the plan below:**



2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
 - the term shall be five years commencing on 1 May 2022 or as determined by the Chief Executive Officer.
 - the lease amount shall be \$300.30 per annum (as per the Lease and Licence Policy);
 - tenant to be responsible for:
 - energy costs;
 - volumetric and connection charges for water;
 - contents insurance; and
 - other service charges if any.
 - tenant shall continuously maintain:
 - building in good and reasonable order;
 - and keep clear all noxious growth from premises;
 - public liability insurance of at least \$20 million.
 - 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 BY ABSOLUTE MAJORITY 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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

17. CHIEF EXECUTIVE OFFICER NETWORK

17.1 Local Government Board Review

FILE NO: SF3302/SF0327

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider Council's endorsement of a submission to the Local Government Board Review.

RECOMMENDATION:

That Council endorses the Local Government Board Review Submission (ECM Doc Set ID 4710666) as being appropriate to lodge for the Board's consideration.

DECISION: 5 May 2022

MOTION 1

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

That Council endorses the Local Government Board Review Submission (ECM Doc Set ID 4710666) as being appropriate to lodge for the Board's consideration.

CARRIED 8:3

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

DECISION: 5 May 2022

MOTION 2

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

That Councillor T G Walker be granted an additional three minutes speaking time.

CARRIED 8:3

FOR VOTE: Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, Councillor N D Daking, Councillor P S Spencer, Councillor A G Harris, Councillor T G Walker and Councillor K M Preece

AGAINST VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson and Councillor A E Dawkins

The Mayor, Councillor A M van Zetten, handed the Chair to the Deputy Mayor, Councillor D C Gibson at 5.00pm

The Mayor, Councillor A M van Zetten, resumed the Chair at 5.03pm

17.2 Launceston Chamber of Commerce - Greening Launceston Memorandum of Understanding

FILE NO: SF0806/SF0808/SF5830

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider entering into a Memorandum of Understanding with the Launceston Chamber of Commerce to accelerate the urban greening of the City.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 3 March 2022 - Draft Urban Greening Memorandum of Understanding

RECOMMENDATION:

That Council agrees to endorse the Urban Greening Memorandum of Understanding with the Launceston Chamber of Commerce (ECM Doc Set ID 4710473) and work together to agree on priorities, timeframes and actions for Launceston to achieve its vision of becoming a green City.

William Cassidy (on behalf of the Launceston Chamber of Commerce) spoke for the Recommendation

DECISION: 5 May 2022

MOTION

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

That Council agrees to endorse the Urban Greening Memorandum of Understanding with the Launceston Chamber of Commerce (ECM Doc Set ID 4710473) and work together to agree on priorities, timeframes and actions for Launceston to achieve its vision of becoming a green City.

CARRIED 11:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor D C Gibson, Councillor R I Soward, Councillor D H McKenzie, Councillor K P Stojansek, 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 returned to the published order of the Agenda at Agenda Item 10.1 - Mayor's Announcements.

18. MEETING CLOSURE

The Mayor, Councillor A M van Zetten, closed the Meeting at 5.03pm.

19. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 19 May 2022 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.