



City of
LAUNCESTON

COUNCIL MINUTES

**COUNCIL MEETING
THURSDAY 5 FEBRUARY 2026
1:00 PM**

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

Date: 5 February 2026

Time: 1:00 pm

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.



Sam Johnson OAM
Chief Executive Officer

VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

The video and audio of open sessions of ordinary Council meetings and special Council meetings that are held in the Council Chambers at Town Hall, will be streamed live via the Council's meeting stream channel on YouTube.

Video audio streaming and recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Video and Audio Streaming of Meetings Policy - 17-Plx-017.

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

The audio-visual recording equipment will be configured in a way which avoids coverage of the public gallery area and Council will endeavour to ensure images in this area are not streamed. However, Council expressly provides no assurances to this effect and by entering or exiting the Council Chamber or by remaining in the public gallery area, it is assumed that consent has been given to the Council to broadcast images and audio recordings.

The Mayor or their representative will provide notice that the meeting will be recorded through live streaming. By attending a Council meeting, attendees will be taken to have consented to their image, speech or statements being live streamed.

For further information, please refer to our Video and Audio Streaming of Meetings Policy and our Privacy Policy available at:
<https://www.launceston.tas.gov.au/Council-Region/Legislation-and-Policy/Policy>

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

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 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:

Mayor Councillor M K Garwood
Deputy Mayor Councillor D H McKenzie
Councillor D C Gibson
Councillor A G Harris
Councillor T G Walker
Councillor J J Pentridge (attended from 2:23 pm)
Councillor A J Palmer
Councillor L M McMahon
Councillor A J Britton
Councillor K M Preece
Councillor R A I Marsden

In Attendance:

Sam Johnson OAM (Chief Executive Officer)
Chelsea van Riet (Executive Leader Community Assets and Design)
Ali Kemp (Executive Leader Connections and Liveability)
Nathan Williams (Executive Leader Delivery and Performance)
Jane Lewis (Executive Leader Strategy and Innovation)
Zara Dawtrey (Senior Communications Officer)
Esther Counsel (Acting Senior Leader Governance)
Emily Causley (Acting Team Leader Governance)
Taylor Murphy (Procurement and Contracts Officer)
Richard Jamieson (Senior Leader City Development) (Agenda Item 11.1 and 11.2)
Dileep Karna (Town Planner) (Agenda Item 11.1)
Catherine Mainsbridge (Agenda Item 11.2)
Sharin Imlach (Lease Officer) (Agenda Item 20.4 and 20.5)
Lynda Robins (Senior Leader Infrastructure Engineering) (Agenda Item 19.1)
Natasha Tempest (Senior Leader Health and Compliance) (Agenda Item 20.5)

Apologies:

Councillor S Cai

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1. OPENING OF MEETING - STATEMENT, ATTENDANCE AND APOLOGIES
Local Government (Meeting Procedures) Regulations 2025 - regulation 8

The Mayor, Councillor M K Garwood, opened the meeting at 1:01pm and provided the following statement:

An audio visual recording is being made of the meeting.

All persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting.

Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

Following the statement the Mayor noted apologies from Councillor S Cai and Councillor J J Pentridge who will attend later in the meeting.

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

Local Government (Meeting Procedures) Regulations 2025 – regulation 39(1)(f)

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

Councillor L M McMahon and Councillor A J Palmer have declared an interest in Item 11.1. DA0385/2025 - 2/30 Innocent Street Kings Meadows - Sports and Recreation - Partial change of use to indoor recreation facility.

4. CONFIRMATION OF MINUTES

4.1. Confirmation of Minutes

Local Government (Meeting Procedures) Regulations 2025 - regulation 41(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 22 January 2026 be confirmed as a true and correct record.

DECISION: 5 February 2026

MOTION

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

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 22 January 2026 be confirmed as a true and correct record.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

5. COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2025 - regulation 10(3)(c)

5.1. Council Workshop Report - 29 January 2026

FILE NO: SF4401

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2025 - Regulation 10(3)(c)

RECOMMENDATION:

That Council, pursuant to Regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. Workshop conducted on 29 January 2026:

RSL Tasmania Veteran Acute Housing

This Workshop was for Councillors' information and to support future decision-making regarding RSL Tasmania's request for Council owned residential land at 1 Connaught Crescent, West Launceston to enable the delivery of a Veteran Acute Housing facility. The Workshop will include RSL Tasmania representatives, who will provide further background and be available to respond to Councillor questions.

Northern Tasmanian Development Corporation (NTDC) Membership

Councillors received a high-level review of the Northern Tasmania Development Corporation (NTDC) to inform future decision making.

DA0385/2025 - 2/30 Innocent Street Kings Meadows - Sports and Recreation - Partial change of use to indoor recreation facility

Councillors undertook a site visit to 2/30 Innocent Street Kings Meadows to discuss DA0385/2025 - Sports and Recreation - Partial change of use to indoor recreation facility.

PSA-LLP0033/ DA0340/2025 - 18-20 Ellison St, Newstead - Rezoning from Community Purpose to General Residential and Construction of 10 residential dwellings

Councillors undertook a site visit to 18-20 Ellison St, Newstead to discuss rezoning from Community Purpose to General Residential and construction of 10 residential dwellings.

Executive Leader Updates and General Business

Councillors and Executive Leaders had the opportunity to engage in discussion about current and planned projects.

TasWater Launceston Sewer Transformation Project - Prospect Vale Improvement

Councillors received a presentation on the Launceston Sewer Transformation (LST) Project, a once-in-a-generation investment that will see the decommissioning of seven ageing sewage treatment plants in the Launceston area. Work is moving forward on the Prospect Vale Improvement as a priority.

Launceston Airport Agreement

Katie Cooper (Chief Executive Officer, Launceston Airport) provided an update on the Launceston Airport Agreement and Councillors will have the opportunity to discuss the agreement and ask questions.

Launceston CBD Bus Interchange

A presentation was provided outlining the outcomes of Pitt & Sherry's assessment of potential locations for the Launceston CBD Bus Interchange, completed in late 2025. The assessment resulted in a recommended location, which was presented along with an overview of the proposed site and the next steps required to progress the project.

Local Government Electoral Reforms

Councillors were provided with an overview of the proposed Local Government Electoral Reforms and the process for submitting feedback, which will inform a draft submission to be tabled at a Council Meeting and submitted before the consultation period closes.

Call for Motions: 2026 Australian Local Government Association National General Assembly

Councillors received information about the process for submitting a notice of motion to be tabled at the Australian Local Government Association's (ALGA) National General Assembly and have the opportunity to discuss ideas for motions.

Councillors Connect

Councillors were provided the opportunity to raise and discuss matters of concern, share perspectives, and collectively work through issues that may benefit from group discussion.

Feedback Session

Councillors had the opportunity to discuss and provide feedback on the draft CEO Personal Performance Plan 2025–26.

In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden.

Apologies: Councillor S Cai

DECISION: 5 February 2026

MOTION

Moved Councillor R A I Marsden, seconded Councillor K M Preece.

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In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden.
Apologies: Councillor S Cai

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS AND PARENTAL LEAVE NOTIFICATIONS

Councillors' Leave of Absence Applications and Parental Leave Notifications will be considered in Closed Council at Agenda Items 24.7 and 24.8 Councillor Leave of Absence Applications.

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.)

No Community Reports were registered with Council as part of these Minutes.

8. QUESTIONS BY MEMBERS OF THE PUBLIC

Local Government (Meeting Procedures) Regulations 2025 - regulations 36 to 38

8.1. Questions on Notice by Members of the Public

Local Government (Meeting Procedures) Regulations 2025 - regulation 38

**8.1.1. Questions on Notice by Members of the Public - Robin Smith - Permits for
Protesting and Number of Permits Issued - 14 January 2026**

FILE NO: SF6381, SF5511, SF2544

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 14 January 2026 by Robin Smith, have been answered by the Acting Executive Leader Connections and Liveability (Question 1) and the Senior Leader Stakeholder Engagement (Question 2).

Question 1:

Council was asked about the permits it issues for the Authorisation to Conduct an Activity in a Mall, Park or Public Reserve under the Guidelines for Activities in Malls, Parks and Public Reserves on the following two occasions:

- (a) At the City of Launceston Council Meeting Agenda Thursday 25 July 2024 item 8.1.4. Public Questions on Notice - Permitted Use for Activities in Civic Areas concerning the concept of refraining from issuing permits for boycotting, protesting, divesting or sanctioning.
- (b) At the City of Launceston Annual General Meeting Agenda Thursday (12 December 2024) item 6.6. Notice of Motion - Activity Permit Conditions, to consider:
list the activities of boycotting, protesting, divesting or sanctioning of a legal product, business or industry as a 'not permitted' activity in malls.

Council Officers noted that in order to do so, that "careful consideration will need to be given to ensure any modifications are lawful and appropriate." because it may "have the potential to affect legal rights."

Given the event in the days following that response, would council now consider seeking that advice?

Response:

Council are comfortable with the current process. Should any issues or complaints arise, they will be assessed on a case by case basis.

Question 2:

How many such activities permits has council issued for Saturdays between the events of 7th October 2023 and 14th December 2025?

Response:

A total of 86 permits were issued for Saturdays between the 7th October 2023 and 14th December 2025.

8.1.2. Questions on Notice by Members of the Public - Robin Smith - Permits for the Provision of Social Services - 14 January 2026

FILE NO: SF6381, SF5511, SF0598

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 14 January 2026 by Robin Smith, have been answered by the Senior Leader Stakeholder Experience (Question 1) and the Acting Senior Leader People and Culture (Question 2).

Question 1:

How many such permits has council issued for the provision of social services in Royal Park, Brisbane Street Mall and Civic Square, Launceston in the last, say, 10 years?

This question arises from the council's response to the agenda item as follows:

"OFFICER COMMENTS: The identification and provision of locations for on-street charitable services is not a role or responsibility of Council. While we acknowledge the importance of these services to the community, decisions regarding their placement and operation fall outside Council's remit."

Response:

City Mission has applied for one (1) Road Occupancy Permit (ROP) at Brisbane Street Mall, which accounts for the single permit currently on record across the three locations.

Question 2:

How much has council directly expended in the last six months on static security officers in the Civic Square please?

Response:

Roaming security patrols were engaged on weekdays from June to September 2025 (non-daylight savings months) to provide monitoring between 4:30 pm and 6:00 pm. This initiative was implemented to support the safety of Town Hall employees when leaving work, with ancillary benefits to others who work and travel through this area. Council directly expended \$7,845 plus GST for security services during this period.

8.1.3. Questions on Notice by Members of the Public - Rocelyn Ives - Gorge Restaurant - 22 January 2026

FILE NO: SF6381, SF0840

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 22 January 2026 by Rocelyn Ives, has been answered by the Team Leader Building Asset Management.

Question 1:

Will Council commit to opening up the Gorge Restaurant for ventilation and care?

Response:

The City of Launceston is committed to best-practice management of all Council-owned assets. A tender process has been completed to appoint a contractor for the refurbishment works at the Gorge Restaurant.

It is anticipated that works will commence in the coming weeks. Throughout the refurbishment, appropriate ventilation will be maintained to ensure the site is managed safely and effectively, with the aim of delivering a refreshed and revitalised facility.

A recommendation will be presented to Council on 5 February 2026 regarding a preferred lessee for the Gorge Restaurant, following an Expression of Interest campaign conducted by an agent late last year. If Council endorses the recommendation the facility will be leased upon completion of the works noted above.

We note the community's active interest in seeing the Gorge Restaurant return to use. In the meantime, there is another food and beverage outlet available within Cataract Gorge.

8.1.4. Questions on Notice by Members of the Public - Robin Smith - Recording of Parking Officer Incidents - 22 January 2026

FILE NO: SF6381, SF6931

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following questions, submitted to Council on 22 January 2026 by Robin Smith, have been answered by the Senior Leader Health and Compliance.

Question 1:

Previously I'd asked about abuse of parking officers. It was something you recorded and you responded in the period back in February 2025 there had 127 cases reported of abuse of parking officers in the line of their duty. The number for the next period comparable to that was 10 and you explained that you don't seem to record them in the same way. Because of the nature of the categories. Are you still recording verbal harassment category, threats of violence, physical assaults, and damage to council property?

Response:

Incidents continue to be reported across a range of categories, including threats or abuse, witnessing a traumatic event, employee injury, and property damage. Incident reporting requirements are outlined in the Incident Management High-Level Procedure and are communicated to employees through inductions and Workplace Health and Safety updates.

Question 2:

Would you not have an obligation to record those in some form and have a duty and have a duty of care to staff?

Response:

Council has a duty of care to its employees and an obligation under the Work Health and Safety Act 2012 (Tas) to ensure, so far as is reasonably practicable, their health and safety. This includes taking reasonable steps to identify, assess and manage risks arising from abusive, threatening or aggressive behaviour toward Council officers. As part of meeting this obligation, Council records instances of threats or abuse in an appropriate form to ensure risks are understood and managed.

8.2. Questions Without Notice by Members of the Public

Local Government (Meeting Procedures) Regulations 2025 - regulation 37

8.2.1. Questions Without Notice by Members of the Public - Kyle Barrett - 4-day Work Week - 5 February 2026

- 1. Who represented rate payers in the enterprise negotiations?**
- 2. How long have elected members known about the proposal?**
- 3. How do we seek to withdraw the proposal as a matter of urgency, if it is able to be done?**

The Mayor, Councillor M K Garwood, responded by saying that negotiations are currently ongoing and the information is still limited, however, confirmed that this is an organisational decision.

The Chief Executive Officer (CEO), Sam Johnson OAM, responded by saying that the questions would be Taken on Notice and responses will be provided in the Council Agenda of 19 February 2026, however made the following statement:

"This is quite a complex topic, I can appreciate that. There is a number of studies that have been done around the world. I think it is very important we clarify that this is not some sort of new, weird concept that has been created through a negotiation process with myself and the ASU.

I will also publicly reiterate, that when this was initially proposed, I did not support it. The reason I support it now is because I made the effort to have an open, independent mind that created a decision based on evidence - not fear, not emotion. That is where I have reached the position I have reached today. Equally, I have made that decision based on supporting our community and our 600 plus strong people who are equally committed to making this work.

For someone who has been in local government for 20 years, I take a lot of pride in this sector. I also know that local government is grappling with sustainability around finance. We keep going back to our rate payers each and every year asking them to pay more and more for service delivery. That is not sustainable. It does not take a rocket scientist to look at our balance sheet and know that we have some significant costs in our profit and loss each and every year. One of those is people costs.

Our people cost is about \$60 million per year. Throwing 3%, 5%, 7%, or 9% at that each and every year and expecting a different outcome, knowing that the workforce is changing through the generations, is not working. It is not going to drive a culture of innovation and long-term sustainability.

I consider and count many studies that have been done on this topic. One significant one being the Australian Parliament Select Senate Committee in 2023 that recommended to the government that the Australian Commonwealth Public Service go to a 4-day work week over 32 hours per week.

Our own Federal Government Committee recommended we go to a 32-hour work week. Why? Because of productivity, because of efficiency, because of attraction, because of retention and because of burnout that currently exists - and the growing costs around employees. Every business in Australia is facing growing staffing costs. Every public sector agency is facing growing staffing costs.

Our proposal, talks to a 1% pay rise - not 5%, not 7%, or 15% as one Council's just negotiated here in Tasmania. It also takes 3.25% off the additional superannuation. Our staff have come to the table saying we are prepared to give up something in this negotiation to give this a go and try and make it work. It is a two-year agreement specifically for that reason, so we can do our very best in conjunction with the internal systems that we are putting in place around performance reporting and accountability to make sure that this is a success. And again, I do not want to bore everyone here with all of those examples, but we do have those examples.

It is complex. It is new. But what is critically important, is that we use evidence to form an opinion. Some people will form an opinion that they do not like it. Some people will form an opinion that they do like it. If we allow fear to drive that decision making, it will fail regardless of our opinion. We can also go back in history and look at countless times when this has been done before us. Be it 1926 with Ford who introduced the 5-day work week. Be it in the 1930's when we introduced personal leave. Be it in 1906 when in this very country we introduced annual leave and everyone said, 'how could we possibly take 10 days off a year and still get our job done?' The conversations we are having now is very relevant to conversations we have had consistently in this country, and around this world, for 125 years."

**8.2.2. Questions Without Notice by Members of the Public - Ezra Davidson -
Australia Day Event - 5 February 2026**

- 1. Would Launceston City Council get behind and support an Australia Day Event in the future?**

The Mayor, Councillor M K Garwood, responded by noting that in 2019 the Launceston City Council made some decisions regarding the celebration of Australia Day. This is a conversation that we will continue to have with the community but it is not something that I will be able to provide an answer to today.

8.2.3. Questions Without Notice by Members of the Public - Jim Dickenson - Albert Hall and Cataract Gorge Cafe - 5 February 2026

- 1. I have written to Council multiple times regarding the fact that the coffee shop at the Gorge and the new one in the Albert Hall are shut. It is peak tourist season, why can't you immediately put in a coffee van or something portable?**

The Mayor, Councillor M K Garwood, responded by noting that the lease of the Gorge Restaurant is an item on today's Council Agenda. It is also noted that Council did have a successful applicant for the lease in the first instance, however, due to unforeseen circumstances, that lease did fall through. Council has used this time to do some refurbishment and are not just sitting there idling. As for Albert Hall, Council have been to market for the cafe in there. Council has advertised for temporary ways that food trucks can provide a service there. Unfortunately, as a Council, it is impossible to dictate to the private sector that they have to work in the Albert Hall. Council is working within the Strategy and Innovation team to explore opportunities for growth in this area.

- 2. You have known for 3 years that there is not a coffee shop in City Park, and you are only saying now that you are looking into it?**

The Mayor, Councillor M K Garwood, responded by reiterating that Council is not just now looking into these vacancies. Council had a tenant that was going to take up the residency in the Gorge, and that fell through. Council now has a tenant that is going to take on the lease following discussions today.

- 3. Surely, we can get a food truck or mobile coffee van there now?**

The Mayor, Councillor M K Garwood, responded by saying that there is a push to make food trucks more accessible, ensuring a more mobile way of people being able to access things like coffee and lollies.

- 4. I have been writing to Council about these issues for months now and I have not got a reply?**

The Mayor, Councillor M K Garwood, responded by saying that he will look into Councils systems. However, regarding the assumption that remediation work is still happening, Council is very excited to be talking about a lease at the Gorge and that Council is looking forward to people being able to enjoy that space. The same goes for the Albert Hall, and other venues around the city, whether it is via mobile vendors or through brick and mortar.

8.2.4. Questions Without Notice by Members of the Public - Kirsten Ritchie - WWVP Card - 5 February 2026

The Mayor, Councillor M K Garwood, advised that this question would not be answered due to the personal nature of the enquiry.

9. PETITIONS

No Petitions were identified as part of these Minutes.

10. DEPUTATIONS

No Deputations were identified as part of these Minutes.

11. PLANNING AUTHORITY

The Mayor, Councillor M K Garwood, announced that under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 11 - Planning Authority.

11.1. DA0385/2025 - 2/30 Innocent Street Kings Meadows - Sports and Recreation - Partial change of use to indoor recreation facility

FILE NO: DA0385/2025

AUTHOR: Dileep Karna (Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant	The Racquet Collective
Site	2/30 Innocent Street Kings Meadows
Proposal	Partial change of use to indoor recreation facility
Zoning	Light Industrial
Codes	Signs Code, Parking and Sustainable Transport Code, Road and Railway Assets Code and Safeguarding of Airports Code
Use Class	Sports and Recreation
Standards Requiring Planning Discretion	18.3.1 (P1) All uses 18.3.2 (P1) Discretionary uses C2.6.2 (P1) Design and layout of parking areas C2.6.5 (P1) Pedestrian access C3.5.1 (P1) Traffic generation at a vehicle crossing, level crossing or new junction
Public Notification	13 December 2025 to 07 January 2026
Representations	3
Deemed Approval	06/02/2026

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Launceston*, a permit be granted for DA0385/2025 - Sports and Recreation - Partial change of use to indoor recreation facility at 2/30 Innocent Street, Kings Meadows subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Page, Prepared by Plans To Build, Drawing No. A00, Revision No. 0, Dated 18/11/2025
- b. Overall Site Plan, Prepared by Plans To Build, Drawing No. A01, Revision No. 0, Dated 18/11/2025
- c. Part Site Plan, Prepared by Plans To Build, Drawing No. A02, Revision No. 0, Dated 18/11/2025
- d. Existing Floor Plan, Prepared by Plans To Build, Drawing No. A03, Revision No. 0, Dated 18/11/2025
- e. Floor Plan, Prepared by Plans To Build, Drawing No. A04, Revision No. 0, Dated 18/11/2025
- f. Amenities Floor Plan, Prepared by Plans To Build, Drawing No. A05, Revision No. 0, Dated 18/11/2025
- g. Signs Elevation Plan, Prepared by Flying Colours, Revision No. A, Page No 7, Dated 28/10/2025
- h. Sign Plan, Prepared by Flying Colours, Revision No. A, Page No 8, Dated 28/10/2025

2. LEGAL TITLE

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

3. CAR PARKING

Prior to the commencement of the use, areas set aside for parking vehicles must be constructed as shown on the endorsed plans.

The submitted plans include two parking spaces that do not meet the minimum length requirements: one existing space located along the main entrance on the eastern side and one space at the southwestern end of the office and amenities building. An amended plan must be submitted to the satisfaction of the Senior Leader City Development, adjusting the parking dimensions to ensure safe and efficient parking in accordance with the relevant Australian Standards. Alternatively, any non-compliant spaces must be removed.

4. BUSINESS HOURS

The operation of the indoor recreation facility must be confined to:

- a. 6:00am and 11:00pm Monday to Saturday; and
- b. 6:00am and 11:00pm Sunday and Public Holidays.

5. COMMERCIAL VEHICLES

Commercial vehicle movements and the loading and unloading of delivery goods and merchandise and the like must be confined to:

- a. 7:00am and 6:00pm Monday to Saturday; and
- b. 8:00am and 9:00pm Sunday and public holidays.

6. EXTERIOR AND SECURITY LIGHTING

External lighting must not operate between 11.00pm and 6.00am. If for security lighting purposes, lighting must be baffled and positioned so that no direct light is emitted outside the property boundaries. All external lighting must comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

7. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/01117-LCC dated 9/12/2025 and attached to the permit.

8. HOURS OF CONSTRUCTION

a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:

- i. Monday to Friday - 7 am to 6 pm; and
- ii. Saturday - 8 am to 6 pm.

b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

9. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets 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 Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections.

Any implementation of temporary traffic controls will also require written approval.

11. SINGLE STORMWATER CONNECTIONS

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

12. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes

carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

13. NO BURNING OF WASTE

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

Notes

General

This permit was issued based on the proposal documents submitted for DA0385/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Tasmanian Civil & 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 (2) 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 Council.

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.

Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & 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 & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

Permit Commencement.

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

Signage

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

Food Businesses

All food businesses must be registered with council in accordance with the Food Act 2003 prior to commencing. Food premises fit out must comply with the National Construction Code TAS Part I4 or any subsequent versions of this document.

Building Act 2016 Requirements

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

Councillor L M McMahon withdrew from the Meeting at 1:22 pm
Councillor A J Palmer withdrew from the Meeting at 1:22 pm

Peter Lockett spoke against the Recommendation.
Charles Eastoe spoke for the Recommendation.

Richard Jamieson (Senior Leader City Development) and Dileep Karna (Town Planner) were in attendance to answer questions in respect of the item. A table of questions asked by Councillors during debate is provided after the decision.

DECISION: 5 February 2026

MOTION

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

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Launceston*, a permit be granted for DA0385/2025 - Sports and Recreation - Partial change of use to indoor recreation facility at 2/30 Innocent Street, Kings Meadows subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Page, Prepared by Plans To Build, Drawing No. A00, Revision No. 0, Dated 18/11/2025
- b. Overall Site Plan, Prepared by Plans To Build, Drawing No. A01, Revision No. 0, Dated 18/11/2025
- c. Part Site Plan, Prepared by Plans To Build, Drawing No. A02, Revision No. 0, Dated 18/11/2025
- d. Existing Floor Plan, Prepared by Plans To Build, Drawing No. A03, Revision No. 0, Dated 18/11/2025
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- g. Signs Elevation Plan, Prepared by Flying Colours, Revision No. A, Page No 7, Dated 28/10/2025
- h. Sign Plan, Prepared by Flying Colours, Revision No. A, Page No 8, Dated 28/10/2025

2. LEGAL TITLE

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

3. CAR PARKING

Prior to the commencement of the use, areas set aside for parking vehicles must be constructed as shown on the endorsed plans.

The submitted plans include two parking spaces that do not meet the minimum length requirements: one existing space located along the main entrance on the eastern side and one space at the southwestern end of the office and amenities building. An amended plan must be submitted to the satisfaction of the Senior Leader City Development, adjusting the parking dimensions to ensure safe and efficient parking in accordance with the relevant Australian Standards. Alternatively, any non-compliant spaces must be removed.

4. BUSINESS HOURS

The operation of the indoor recreation facility must be confined to:

- a. 6:00am and 11:00pm Monday to Saturday; and
- b. 6:00am and 11:00pm Sunday and Public Holidays.

5. COMMERCIAL VEHICLES

Commercial vehicle movements and the loading and unloading of delivery goods and merchandise and the like must be confined to:

- a. 7:00am and 6:00pm Monday to Saturday; and
- b. 8:00am and 9:00pm Sunday and public holidays.

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External lighting must not operate between 11.00pm and 6.00am. If for security lighting purposes, lighting must be baffled and positioned so that no direct light is emitted outside the property boundaries. All external lighting must comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

7. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/01117-LCC dated 9/12/2025 and attached to the permit.

8. HOURS OF CONSTRUCTION

a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:

- i. Monday to Friday - 7 am to 6 pm; and
- ii. Saturday - 8 am to 6 pm.

b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

9. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets 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 Council 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.

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Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections.

Any implementation of temporary traffic controls will also require written approval.

11. SINGLE STORMWATER CONNECTIONS

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

12. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

13. NO BURNING OF WASTE

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

Notes

General

This permit was issued based on the proposal documents submitted for DA0385/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or***
- b. Any appeal to the Tasmanian Civil & 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 (2) 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 Council.

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.

Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & 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 & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

Permit Commencement.

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

Signage

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

Food Businesses

All food businesses must be registered with council in accordance with the Food Act 2003 prior to commencing. Food premises fit out must comply with the National Construction Code TAS Part I4 or any subsequent versions of this document.

Building Act 2016 Requirements

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

CARRIED 8:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

ABSENT DUE TO A DECLARATION OF INTEREST: Councillor A J Palmer and Councillor L M McMahon

COUNCILLOR	QUESTION	RESPONSE
Councillor A G Harris	I just wondered about the legalities of who can park in certain areas and what else has been done as far as the parking of this particular development application to make sure that it does meet the requirements?	<i>Town Planner</i> <i>The proposed plan does show 15 parking spaces in which two of them do not meet the requirement. However, the development is within a strata title of 14 different lots. Each has its own title with a specific owner. They have their own parking spaces on their sites. There are no shared parking spaces that can be used for this proposed development. In order to ensure those dimensions for a couple of parking spaces that do not meet the requirements we added the condition that they can either meet the Australian Standards or they can be removed - noting that the required parking spaces meet the acceptable solution for the proposed sport and recreation development.</i>
	Has the double up of cars at game change over times been considered or is the 15 spaces just the number of courts and people playing at one time?	<i>Senior Leader City Development</i> <i>Planning scheme requires an acceptable solution, which this meets.</i>

Councillor T G Walker	Are all parking spaces on separate strata titles, or are there some car parking spaces that are on 'the balance of the lot' or shared?	Town Planner <i>The issued title documents for each strata lot indicates the boundary lines for each title. Where there is a shared access, it clearly shows which part of it belongs to each title, but it does depend on the physical conditions of the site as to how it is constructed.</i>
	Would it be true to say that if there was a discrepancy or a disagreement about where people park that would be an issue for the body corporate?	Senior Leader City Development <i>The Council does not get involved with disputes within strata schemes, so there would be no role for Council in that.</i>

11.2. PSA-LLP0033/ DA0340/2025 - 18-20 Ellison St, Newstead - Rezoning from Community Purpose to General Residential and Construction of 10 residential dwellings

FILE NO: PSA-LLP0033/ DA0340/2025

AUTHOR: Catherine Mainsbridge (Senior Town Planner - Development)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

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
Site	Lot 3, 18-20 Ellison Street, Newstead
Proposal	Residential - Construction of 10 dwellings
Zoning	Residential
Codes	Parking and Sustainable Transport Road and Railway Assets Landslip Hazard Safeguarding of Airports
Use Class	Residential
Standards assessed through performance criteria	<p>Clause 8.4.1 Residential density for multiple dwellings - Performance Criteria P1.</p> <p>Clause 8.4.2 Setbacks and building envelope for all dwellings - Performance Criteria P3.</p> <p>Clause 8.4.3 Site coverage and private open space for all dwellings - Performance Criteria P1.</p> <p>Clause 8.4.6 Privacy for all dwellings - Performance Criteria P1, P2 and P3.</p> <p>Clause 8.4.7 Frontage fences for all dwellings - Performance Criteria P1.</p> <p>Clause C2.5.1 Car parking numbers - Performance Criteria P1.2.</p> <p>Clause C2.6.2 Design and layout of parking areas - Performance Criteria P1.</p> <p>Clause C2.6.5 Pedestrian access - Performance Criteria P1</p>

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy
Launceston Housing Plan 2025-2040

RECOMMENDATION:

That Council, pursuant to:

1. Sections 37, 38 and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Scheme Amendment PSA-LLP0033 to the Launceston Local Provisions Schedule to:
 - a. Change the zoning from Community Purpose Zone to the General Residential Zone at Lot 3 of Certificate of Title 188758, 18-20 Ellison Street Newstead.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0033 identified in Attachment 3 below.

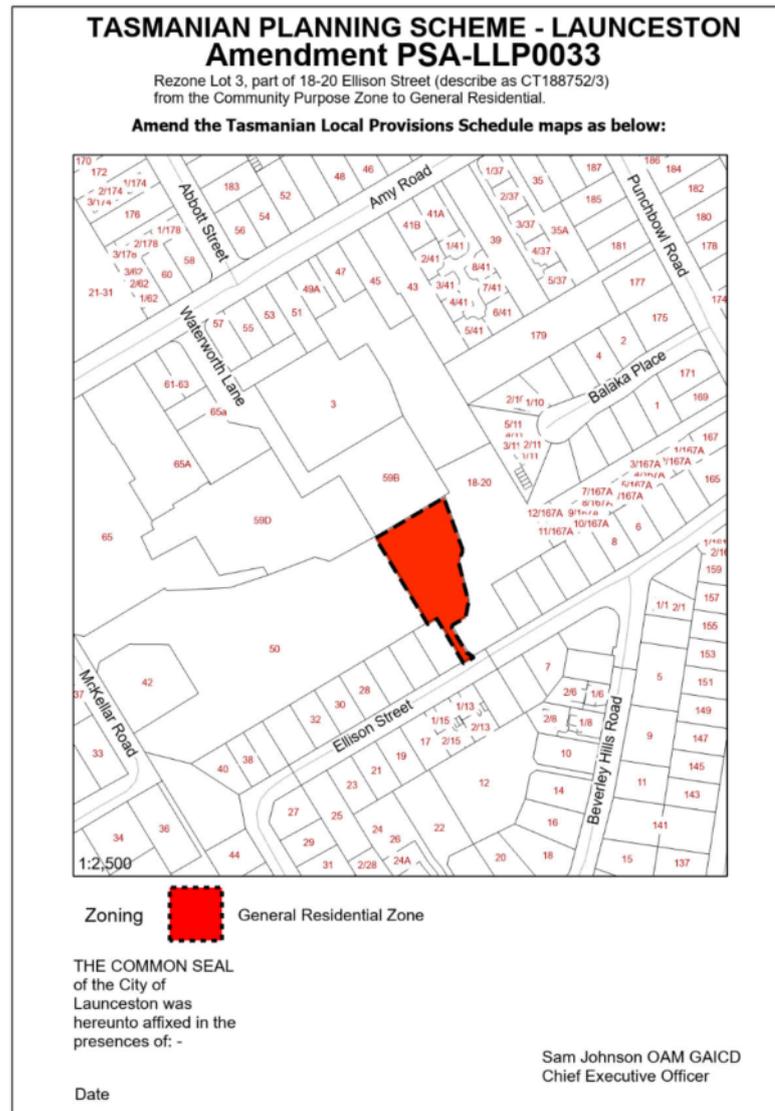


Figure 1: Draft Rezoning

3. Sections 40G, 40H and 40Z of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.
4. Section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0340/2022 - Residential - Construction of 10 dwellings, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Location Plan, Prepared by 6ty°, Project No 24.182, Drawing No Ap001, Rev 004, Scale 1:2000 @ A1, Dated 25.09.25.
- b. Site Plan Demolition, Prepared by 6ty°, Project No 24.182, Drawing No Ap002, Rev 004, Scale 1:200 @ A1, Dated 25.09.25.
- c. Site Plan, Prepared by 6ty°, Project No 24.182, Drawing No Ap003, Rev 007, Scale 1:200 & 1:50 @ A1, Dated 13.01.26.
- d. Private Open Plan Areas, Prepared by 6ty°, Project No 24.182, Drawing No Ap003, Rev 004, Scale 1:200 @ A1, Dated 25.09.25.
- e. Site Sections, Prepared by 6ty°, Project No 24.182, Drawing No Ap005, Rev 003, Scale 1:200 @ A1, Dated 13.01.26.
- f. Unit 5-6 Elevations, Prepared by 6ty°, Project No 24.182, Drawing No Ap007, Scale 1:50 @ A1.
- g. Building 1 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 1Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
- h. Building 2 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 2Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
- i. Building 3 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 3Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
- j. Building 4 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 4Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
- k. Building 5 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 5Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
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2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/00990-LCC dated 29/09/2025 and attached to the permit.

4. HOURS OF CONSTRUCTION

a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:

- i. Monday to Friday - 7 am to 6 pm; and
- ii. Saturday - 8 am to 6 pm.

b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

5. FOOTPATH WIDTH

The section of the footpath within the site must have a minimum width of at least 1.1m.

6. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

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

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

7. ON-SITE STORMWATER MANAGEMENT

The development must ensure that 20% AEP (Annual Exceedance Probability) peak flow is maintained at the pre-development level for post-development flows of up to a 10% AEP. This can be achieved either by implementation of a detention system and/or the application of Water Sensitive Urban Design (WSUD) treatments for the development. Design of the detention system or WSUD treatment must be undertaken by a civil engineer eligible for membership of IE Aust or equivalent.

Prior to the commencement of works, appropriate plans and calculations must be submitted to the General Manager, Infrastructure & Assets Network for approval.

On completion, an "as constructed" plan must be submitted, complete with levels, a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

Note: Water Sensitive Urban Design (WSUD) treatments measures are encouraged and can be applied to meet the above requirements.

8. REFUSE & RECYCLING COLLECTION ARRANGEMENT

Prior to the commencement of works, the applicant must provide written evidence of an agreement between the owner and a relevant contractor for the collection of refuse and recycling from the site. The relevant contractor may be the Council appointed contractor for refuse and recycling collection or other contractor engaged in the collection of refuse and/or recycling.

Collection will not be permitted to occur directly from Ellison Street and bins must be located within the property boundary in the areas set aside for collection.

9. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets 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 Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections.

Any implementation of temporary traffic controls will also require written approval.

11. SINGLE STORMWATER CONNECTIONS

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

12. APPLICATION TO ALTER A STORMWATER SERVICE

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

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

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

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

All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading non trafficable trenches to a trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra and TasNetworks, etc.). Where applicable, any redundant crossovers and driveways must be removed once the new driveway and/or crossover works have been completed and use has commenced.

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

14. SOIL AND WATER MANAGEMENT PLAN

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

15. CAPPING OF SERVICES

Unused service connections must be capped for possible future use, or permanently sealed with concrete plugs and the disused portion of pipe filled with an approved medium. The location of any capped services must be located on a site plan and provided to Council.

16. PROTECTION OF PIPELINES

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

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

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

17. 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). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

18. 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 & Assets Network for approval. Such plans and specifications must:

- a. Include all public infrastructure works required by the permit or shown in the endorsed plans and specifications.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

19. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Executive Leader - Community Assets and Design.

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

- a. Stormwater
 - i. All necessary alterations to existing stormwater manhole levels to suit the design levels of the development,
 - ii. Provision of an overland flow path for flows up to a 100 year ARI storm event.
- b. Roads
 - i. Reinstatement of all new service trenches within the road pavement and footpath.

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

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

20. CONSTRUCTION DOCUMENTATION

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

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

21. 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.

22. NO BURNING OF WASTE

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

23. BUILDING ACT 2016 REQUIREMENTS

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

Notes

General

This permit was issued based on the proposal documents submitted for DA0340/2025. You should contact Council with any other use or developments, as

they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & 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 (2) 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 Council.

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.

Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & 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 & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

Permit Commencement

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

Fixed Equipment Use

Use of fixed equipment (e.g. heat pumps, water pumps, swimming pool pumps) is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

Councillor A J Palmer re-attended the Meeting at 1:38 pm
Councillor L M McMahon re-attended the Meeting at 1:38 pm

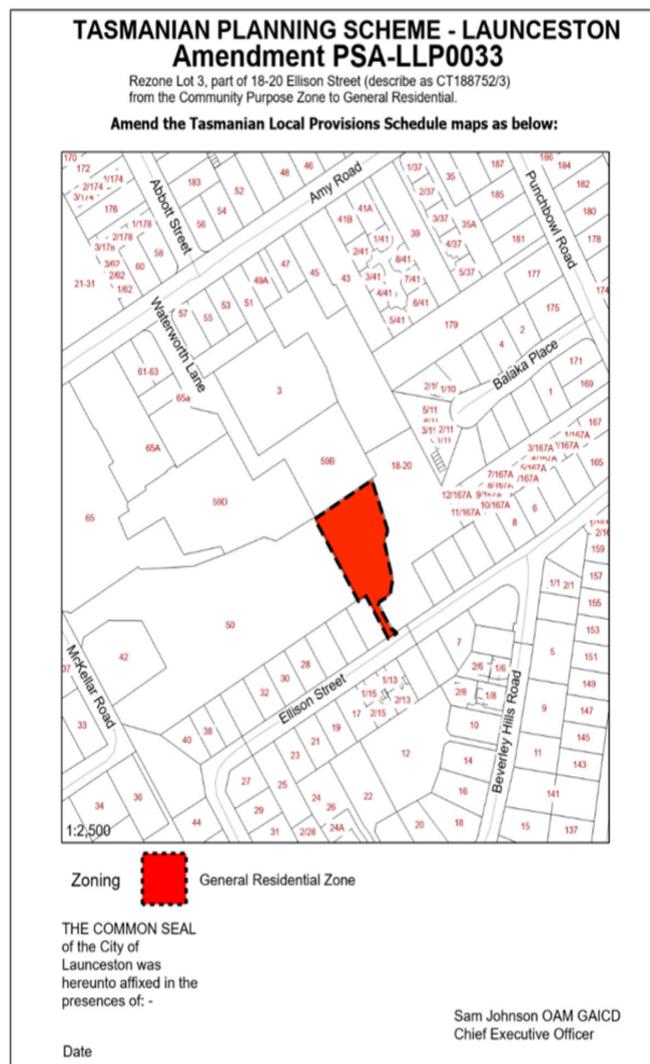
DECISION: 5 February 2026

MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor K M Preece.

That Council, pursuant to:

1. Sections 37, 38 and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Scheme Amendment PSA-LLP0033 to the Launceston Local Provisions Schedule to:
 - a. Change the zoning from Community Purpose Zone to the General Residential Zone at Lot 3 of Certificate of Title 188758, 18-20 Ellison Street Newstead.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0033 identified in Attachment 3 below.



3. Sections 40G, 40H and 40Z of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.
4. Section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0340/2022 - Residential - Construction of 10 dwellings, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Location Plan, Prepared by 6ty°, Project No 24.182, Drawing No Ap001, Rev 004, Scale 1:2000 @ A1, Dated 25.09.25.
- b. Site Plan Demolition, Prepared by 6ty°, Project No 24.182, Drawing No Ap002, Rev 004, Scale 1:200 @ A1, Dated 25.09.25.
- c. Site Plan, Prepared by 6ty°, Project No 24.182, Drawing No Ap003, Rev 007, Scale 1:200 & 1:50 @ A1, Dated 13.01.26.
- d. Private Open Plan Areas, Prepared by 6ty°, Project No 24.182, Drawing No Ap003, Rev 004, Scale 1:200 @ A1, Dated 25.09.25.
- e. Site Sections, Prepared by 6ty°, Project No 24.182, Drawing No Ap005, Rev 003, Scale 1:200 @ A1, Dated 13.01.26.
- f. Unit 5-6 Elevations, Prepared by 6ty°, Project No 24.182, Drawing No Ap007, Scale 1:50 @ A1.
- g. Building 1 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 1Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
- h. Building 2 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 2Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
- i. Building 3 - Plan & Elevs, Prepared by 6ty°, Project No 24.182, Drawing No 3Ap100, Rev 005, Scale 1:100 @ A1, Dated 25.09.25.
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2. LEGAL TITLE

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

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The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/00990-LCC dated 29/09/2025 and attached to the permit.

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5. FOOTPATH WIDTH

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

- a) Be properly constructed to such levels that they can be used in accordance with the plans;
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- a. Footings must be no closer than 1.5 metres from the outer edge of the pipe,
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- 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
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The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. **Stormwater**
 - i. All necessary alterations to existing stormwater manhole levels to suit the design levels of the development,
 - ii. Provision of an overland flow path for flows up to a 100 year ARI storm event.
- b. **Roads**
 - i. Reinstatement of all new service trenches within the road pavement and footpath.

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

1. Construction requirements,
2. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
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- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

20. 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.

21. NO BURNING OF WASTE

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

22. BUILDING ACT 2016 REQUIREMENTS

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

Notes

General

This permit was issued based on the proposal documents submitted for DA0340/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Tasmanian Civil & 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*
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The permit lapses after a period of two (2) 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 Council.

Restrictive Covenants

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Fixed Equipment Use

Use of fixed equipment (e.g. heat pumps, water pumps, swimming pool pumps) is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor A G Harris	Can the officers please comment on why they think that this still meets the acceptable solution with a limited number of parking spots - for a development of 10 to only have 3 visitor parking spots?	<i>Senior Town Planner - Development</i> <i>The acceptable solution is 325m² per dwelling, and it does not quite meet that. However, the performance criteria allows for it if the development is compatible to the area and that it is of a benefit to the community.</i>

The Mayor, Councillor M K Garwood, announced that Council no longer sits as a Planning Authority.

12. ANNOUNCEMENTS BY THE MAYOR

No Items have been identified as part of these Minutes.

DECISION: 5 February 2026

MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Britton.

That Agenda Item 20.4 Intention to Lease - Gorge Restaurant be brought forward in the Agenda.

CARRIED BY ABSOLUTE MAJORITY 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

13. 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.)

Councillor A J Britton withdrew from the Meeting at 1:53 pm

Councillor A J Britton re-attended the Meeting at 1:56 pm

Councillor A G Harris

Wednesday 4 February 2026

- attended the launch of the Tamar Estuary Management Taskforce (TEMT) and their 10 Year Strategic Masterplan regarding the kalamaluka/Tamar River.
- attended 2 meetings of the Franklin House Committee.

30 January - 1 February 2026

- attended Festivale and commended the great work of the Festivale Chairperson, David Dunn, and the rest of the Festivale Committee, for putting on such a successful event.

Deputy Mayor, Councillor D H McKenzie

Saturday 24 January 2024

- attended the Foo Fighters concert at York Park and commended the work of everyone involved at putting on such a successful event.

Councillor A J Palmer

30 January - 1 February 2026

- attended Festivale and commended the great work of the Festivale Chairperson, David Dunn, the Festivale Committee, and the sponsors for putting on such a successful event.

Councillor T G Walker

Friday 23 January 2026

- attended the Citizenship Ceremony held at the Albert Hall.

14. QUESTIONS BY COUNCILLORS

Local Government (Meeting Procedures) Regulations 2025 - regulation 34 and 35

14.1. Questions on Notice by Councillors

Local Government (Meeting Procedures) Regulations 2025 - regulation 35

14.1.1. Questions on Notice by Councillors - Councillor A G Harris - Welcome to Launceston Artwork Update - 22 January 2026

FILE NO: SF2375, SF7887

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 22 January 2026 by Councillor A G Harris, has been answered by the Acting Team Leader Placemaking

Question 1:

What is the status of the 'Welcome to Launceston' artwork at the Southern Outlet?

Response:

The Northern Gateway Improvement project is on track for delivery in FY 26/27. Council and the Department of State Growth are currently reviewing a technical design package prior to construction beginning on Katie Stackhouse's, 'Sky Vessels'. Council officers are hopeful that installation will begin on site by late 2026

Councillors will continue to be updated through the 'Status Report on Council Decisions', as in Item 22.1 from the December 11 Council Meeting.

**14.1.2. Questions on Notice by Councillors - Councillor K M Preece - Park Street
Viewing Deck Fencing - 22 January 2026**

FILE NO: SF2375, SF1844

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 22 January 2026 by Councillor K M Preece, has been answered by the Senior Leader Open Spaces and Sustainability.

Question 1:

Are there plans to update the Park Street viewing deck and move the fencing to cover damaged pavers.

Response:

Yes, while the Royal Park 'Park Street' Viewing platform renewal project design is currently progressing, on Fri 23 January 2026 Council staff have adjusted the existing site exclusion fence to include the pavement hazard identified.

**14.1.3. Questions on Notice by Councillors - Councillor A G Harris - Budget
Amendment for Line Marking Program - 22 January 2026**

FILE NO: SF2375, SF0592

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 22 January 2026 by Councillor A G Harris, has been answered by the Team Leader Transport.

Question 1:

Is the \$100,000 line marking program for contractors or for in-house line marking?

Response:

The FY25/26 line marking maintenance program is utilising an external delivery model with local contractors; however, officers are exploring an internal delivery model for future years subject to funding and resource allocations.

**14.1.4. Questions on Notice by Councillors - Councillor K M Preece - Blue Cafe
Capital Project - 22 January 2026**

FILE NO: SF2375, SF3253

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

QUESTIONS AND RESPONSES:

The following question, submitted to Council on 22 January 2026 by Councillor K M Preece, has been answered by the Team Leader Building Asset Management.

Question 1:

Does the Blue Café capital project include reinstating the bitumen on the northern side of the building?

Response:

The current capital project does not include reinstating the bitumen on the northern side of the building.

14.2. Questions Without Notice by Councillors

Local Government (Meeting Procedures) Regulations 2025 - regulation 34

14.2.1. Questions Without Notice by Councillors - Councillor L M McMahon - Walking Floor at Waste Centre - 5 February 2026

- 1. The travelator at the refuge centre has been out of action for quite some time. Do we have a time when that is going to be working again?**

The Mayor, Councillor M K Garwood, advised that the question would be Taken on Notice and a response will be provided in the Council Agenda of 19 February 2026.

**14.2.2. Questions Without Notice by Councillors - Councillor T G Walker -
Councillors Role in Enterprise Agreement Discussions - 5 February 2026**

- 1. Could the CEO explain the Councillors role in any decisions that are made in relation to the Enterprise Agreement versus the role of the administration?**

The Chief Executive Officer (CEO), Sam Johnson OAM, advised that the question would be Taken on Notice and a response will be provided in the Council Agenda of 19 February 2026, however made the following statement:

"Broadly speaking, the Enterprise Agreement is a decision that does sit within my remit as the CEO, being the one and only employee of the Council who is responsible for the organisation. This means I am responsible for the budget, responsible for its resourcing, responsible for its service delivery, and responsible for key human resource decisions that are required across the organisation - one of those big decisions being the Enterprise Agreement.

This is common practice across local government for as long as I can recall, and it is not unique to Tasmania. It is a legislative requirement across, I believe, all States and equally across State and Commonwealth departments. It is the decision of the Chief Executive Officer, in conjunction with their key stakeholders - key stakeholders being Council. The signatory is between the respective union and in our case that is the Australian Services Union and the CEO.

It is important to preface though that the agreement can be reached between the parties but it does not actually become enshrined and approved until the Fair Work Commission actually sign off on it. The union and the CEO cannot come up with an idea that we think is good. It needs to be signed off by an independent arbitrator which in this country is the Fair Work Commission, particularly here in Tasmania.

That will then go through a scrutiny process where a Fair Work Commissioner will be appointed by the government to ensure that the employees are no worse off.

At present, the negotiation - which is still active, still underway and has not been to a staff vote - is a decision that sits operationally."

14.2.3. Questions Without Notice by Councillors - Councillor R A I Marsden - 24hr Paterson Street Carpark Locked - 5 February 2026

1. [Regarding the 24 hour toilets in both of the Paterson Street Carparks] I had an email from a visitor from Hobart tried to use the toilet, but is was locked without any notice on the door as to why it was locked. Why are the 24 hour toilets locked?

The Mayor, Councillor M K Garwood, advised that the question would be Taken on Notice and a response will be provided in the Council Agenda of 19 February 2026.

15. WRITTEN NOTICES OF MOTION

Local Government (Meeting Procedures) Regulations 2025 - regulation 19

No Notices of Motions were identified as part of these Minutes.

16. COMMITTEE REPORTS

16.1. Heritage Advisory Committee Meeting - 2 December 2025

FILE NO: SF2965

AUTHOR: Sophie Appleby (Place and Heritage Officer)

APPROVER: Ali Kemp (Executive Leader Connections and Liveability)

DECISION STATEMENT:

To receive a report from the Heritage Advisory Committee meeting held on 2 December 2025.

RECOMMENDATION:

That Council:

1. receives the report from the Heritage Advisory Committee Meeting held on 2 December 2025
 2. receives the unconfirmed minutes from the Heritage Advisory Committee meeting held on 2 December 2025.
-

DECISION: 5 February 2026

MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor L M McMahon.

That Council:

1. receives the report from the Heritage Advisory Committee Meeting held on 2 December 2025
2. receives the unconfirmed minutes from the Heritage Advisory Committee meeting held on 2 December 2025.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

17. CONNECTIONS AND LIVEABILITY

No Items were identified as part of these Minutes.

18. QUEEN VICTORIA MUSEUM AND ART GALLERY (QVMAG)

No Items were identified as part of these Minutes.

19. COMMUNITY ASSETS AND DESIGN

19.1. Launceston Flood Authority Quarterly Report - October to December 2025

FILE NO: SF4493

AUTHOR: Alison Flood (Executive Assistant - Community Assets and Design)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To receive the Launceston Flood Authority Quarterly Report – October to December 2025.

RELEVANT LEGISLATION:

Launceston Flood Authority Rules, April 2020

RECOMMENDATION:

That Council:

1. in accordance with Rule 26 of the *Launceston Flood Authority Rules, April 2020*, receives the Launceston Flood Authority Quarterly Report, October to December 2025 (ECM Document Set ID 5330209).
-

DECISION: 5 February 2026

MOTION

Moved Councillor A G Harris, seconded Councillor A J Britton.

That Council:

1. in accordance with Rule 26 of the *Launceston Flood Authority Rules, April 2020*, receives the Launceston Flood Authority Quarterly Report, October to December 2025 (ECM Document Set ID 5330209).

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor A G Harris	Is there an indication of what was causing the wall rotation and has there been any remedial action to address the underlying problem that required the installation of the cleats?	<p>Senior Leader Infrastructure Engineering <i>There has been some analysis done on that area of the levee. The cleat installation is a short-term solution to try and limit the movement. Council is investigating a long-term solution which will come out over the next 12 months with a budget bid put into rectifying what is going on.</i></p> <p><i>Initial analysis indicates that there is no structural issues with the levee. It is that one piece that is attached to the wall that is moving - not the levee itself.</i></p>

20. DELIVERY AND PERFORMANCE

20.1. 2025/2026 Budget - Budget Amendment

FILE NO: SF7769, SF7514

AUTHOR: Pieta Sinfield (Team Leader Accounting)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

For Council to:

1. consider changes to the Council's 2025/2026 Statutory Estimates.

A decision for Recommendation 1. requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

2. consider adjustments made during 1 December 2025 to 31 December 2025 by the Chief Executive Officer to the 2025/2026 Budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) and by an absolute majority, approves the following changes to the 2025/2026 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$126,220.
 - (b) Expenses
 - i. the net increase in operations expenditure of \$43,013.
 - (c) Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$126,220.
 - ii. the decrease in the Council's funded expenditure of \$43,013.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating deficit being amended to \$1,174,938 (including capital grants of \$11,111,625 for 2025/2026.
 - (b) the capital budget being increased to \$41,848,920 for 2025/2026.
 3. pursuant to section 82(7) of the *Local Government Act 1993* (Tas), receives the Chief Executive Officer's report on adjustments to the 2025/2026 budget for the period 1 December 2025 to 31 December 2025.
-

DECISION: 5 February 2026

MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Britton.

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993 (Tas)* and by an absolute majority, approves the following changes to the 2025/2026 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$126,220.
 - (b) Expenses
 - i. the net increase in operations expenditure of \$43,013.
 - (c) Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$126,220.
 - ii. the decrease in the Council's funded expenditure of \$43,013.
2. notes that amendments from Recommendation 1. result in:
 - (a) the operating deficit being amended to \$1,174,938 (including capital grants of \$11,111,625 for 2025/2026.
 - (b) the capital budget being increased to \$41,848,920 for 2025/2026.
3. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2025/2026 budget for the period 1 December 2025 to 31 December 2025.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

20.2. Monthly Financial Performance Report - December 2025

FILE NO: SF7694

AUTHOR: Pieta Sinfield (Team Leader Accounting)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the December 2025 Capital and Operational financial reports against budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. notes the Monthly Financial Performance Report outlining both Capital and Operational results to the period ending 31 December 2025.
-

DECISION: 5 February 2026

MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor R A I Marsden.

That Council:

1. notes the Monthly Financial Performance Report outlining both Capital and Operational results to the period ending 31 December 2025.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

20.3. Appointment - Chair and Independent Audit Panel Member - Ric De Santi and Ken Clarke

FILE NO: SF3661

AUTHOR: Emily Causley (Executive Assistant - Delivery and Performance)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the appointment of a chair and independent member to the City of Launceston Audit Panel.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

Local Government (Audit Panels) Order 2014 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 85 of the *Local Government Act 1993 (Tas)* and clauses 5 and 6 of the *Local Government (Audit Panels) Order 2014 (Tas)*, appoints Ric De Santi as an independent person and chairperson of the Audit Panel for a term of four years as provided for in 14-Plx-0101 Audit Panel Charter.
 2. pursuant to section 85 of the *Local Government Act 1993 (Tas)* and clause 5 of the *Local Government (Audit Panels) Order 2014 (Tas)*, appoints Ken Clarke as an independent person as a member of the Audit Panel for a term of four years as provided for in 14-Plx-0101 Audit Panel Charter.
-

DECISION: 5 February 2026

MOTION

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

That Council:

1. pursuant to section 85 of the *Local Government Act 1993 (Tas)* and clauses 5 and 6 of the *Local Government (Audit Panels) Order 2014 (Tas)*, appoints Ric De Santi as an independent person and chairperson of the Audit Panel for a term of four years as provided for in 14-Plx-0101 Audit Panel Charter.
2. pursuant to section 85 of the *Local Government Act 1993 (Tas)* and clause 5 of the *Local Government (Audit Panels) Order 2014 (Tas)*, appoints Ken Clarke as an independent person as a member of the Audit Panel for a term of four years as provided for in 14-Plx-0101 Audit Panel Charter.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor D C Gibson	Does the constitution say that we do not need to re-advertise if the panel members wish to be reappointed or are they the successful two following an advertising period?	<i>Executive Leader Delivery and Performance</i> <i>The Charter is silent on the advertising. Certainly, if we were looking for new panel members, we would publicly advertise given this is a re-appointment we are comfortable to put this decision to Council.</i>

20.4. Intention to Lease - Gorge Restaurant

FILE NO: SF2967

AUTHOR: Sharin Imlach (Lease Officer)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the lease of the Gorge Restaurant to Gunn & Parkinson Pty Ltd.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council – 16 May 2019 – 22.2 - Lease First Basin Cafe and Cataract Gorge Restaurant

Council – 12 December 2024 - 20.9 - Intention to lease four hospitality venues at the Launceston Aquatic Centre, Gorge Reserve and Albert Hall.

Workshop – 27 February 2025 - Gorge Restaurant, Basin Cafe, Albert Hall Cafe Leases.

RECOMMENDATION:

That Council:

1. pursuant to section 178 of the *Local Government Act 1993 (Tas)* and by absolute majority, forms the intention to lease part of the land situated at 64 Gorge Road, Trevallyn (CT120827/1), known as the The Gorge Restaurant, as identified in blue on the plan below:



2. requires that formal notice be given of the intention to lease that part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas).
 3. requires the terms of the intended lease be as follows:
 - a. the lessee will be Gunn & Parkinson Pty Ltd;
 - b. the lease will commence as soon as possible after the issue of both a certificate of practical completion and certificate of occupancy under BA0634/2025, for a period of 5+5 years;
 - c. the rent has been provided to Councilors on the 2 February 2026, and will be adjusted annually, with a 6-month rent free period applying from commencement date;
 - d. the lessee to be responsible for:
 - i. energy costs;
 - ii. volumetric and connection charges for water;
 - iii. contents insurance;
 - iv. building insurance; and
 - v. other service charges if any.
 - e. the lessee must continuously maintain:
 - i. building in good and reasonable order;
 - ii. and keep clear all noxious growth from premises;
 - iii. hold public liability insurance of at least \$20 million;
 - f. the Council is to be responsible for structural maintenance.
 4. requests the Chief Executive Officer to:
 - a. ensure that formal notice is given of the intention to lease part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas);
 - b. subject to any objection being received during the statutory notice period;
 - i. determine the exact dimensions of the land to be leased and all remaining terms and conditions;
 - ii. implement the intention to lease the premises by signing a binding lease agreement with the lessee;
 - iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and
 5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*.
-

Ian Gunn spoke for the Recommendation.

Sharin Imlach (Lease Officer) was in attendance to answer questions in respect of the item.

DECISION: 5 February 2026

MOTION

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

That Council:

1. pursuant to section 178 of the *Local Government Act 1993* (Tas) and by absolute majority, forms the intention to lease part of the land situated at 64 Gorge Road, Trevallyn (CT120827/1), known as the The Gorge Restaurant, as identified in blue on the plan below:



2. requires that formal notice be given of the intention to lease that part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas).
3. requires the terms of the intended lease be as follows:
 - a. the lessee will be Gunn & Parkinson Pty Ltd;
 - b. the lease will commence as soon as possible after the issue of both a certificate of practical completion and certificate of occupancy under BA0634/2025, for a period of 5+5 years;
 - c. the rent has been provided to Councilors on the 2 February 2026, and will be adjusted annually, with a 6-month rent free period applying from commencement date;
 - d. the lessee to be responsible for:
 - i. energy costs;
 - ii. volumetric and connection charges for water;
 - iii. contents insurance;
 - iv. building insurance; and
 - v. other service charges if any.
 - e. the lessee must continuously maintain:
 - i. building in good and reasonable order;
 - ii. and keep clear all noxious growth from premises;
 - iii. hold public liability insurance of at least \$20 million;
 - f. the Council is to be responsible for structural maintenance.

4. requests the Chief Executive Officer to:
- a. ensure that formal notice is given of the intention to lease part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas);
 - b. subject to any objection being received during the statutory notice period;
 - i. determine the exact dimensions of the land to be leased and all remaining terms and conditions;
 - ii. implement the intention to lease the premises by signing a binding lease agreement with the lessee;
 - iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and
5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*.

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

Council resumed the published order of business at Agenda Item 12.1 - Announcements by the Mayor.

20.5. Lease - Northern Regional Cats Shelter

FILE NO: SF2967

AUTHOR: Sharin Imlach (Lease Officer)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the lease for the Northern Regional Cat Shelter to Just Cats Incorporated.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 177 of the *Local Government Act 1993 (Tas)*, and by absolute majority, decides to lease part of the land situated at 19 Cavalry Road, Mowbray (CT145293/1), as identified in red on the plan below:



2. requires that the terms of the lease be on the following basis:
 - a. the lease is to commence on the 5 February 2026 for a period of 5 + 5 years;
 - b. the lessee is to be Just Cats Inc;
 - c. the commencing rent will be \$347.62 per year;

- d. the lessee to be responsible for:
 - i. 50% of volumetric and connection charges for water;
 - ii. 50% of electricity supplies;
 - iii. contents insurance; and
 - iv. other service charges if any;
 - e. the lessee will continuously:
 - i. maintain the building in good and reasonable order;
 - ii. keep clear all noxious growth and overgrown vegetation from premises;
 - iii. hold public liability insurance of at least \$20 million.
3. the Council is to be responsible for structural maintenance.
 4. requires that the lessee noted in Recommendation 2, enters into a management agreement on the following basis:
 - a. process cats from the greater Launceston region;
 - b. provide veterinary care to contained cats;
 - c. desex contained cats;
 - d. euthanize cats;
 - e. assist to manage cat colonies;
 - f. disease management for the animals in its care; and
 - g. other services instructed by the Lessor.
 5. that Council provides a yearly management fee of \$30,000.00 to the lessee which will be indexed by the annual Consumer Price Index (CPI) for Hobart to the March quarter.
 6. requests the Chief Executive Officer to:
 - a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;
 - b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and
 7. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*.
-

Councillor J J Pentridge attended the Meeting at 2:43 pm.

Sharin Imlach (Lease Officer) and Natasha Tempest (Senior Leader Health and Compliance) were in attendance to answer questions in respect of this item.

DECISION: 5 February 2026

MOTION

Moved Councillor K M Preece, seconded Councillor A J Britton.

That Council:

1. pursuant to section 177 of the *Local Government Act 1993* (Tas), and by absolute majority, decides to lease part of the land situated at 19 Cavalry Road, Mowbray (CT145293/1), as identified in red on the plan below:



2. requires that the terms of the lease be on the following basis:
 - a. the lease is to commence on the 5 February 2026 for a period of 5 + 5 years;
 - b. the lessee is to be Just Cats Inc;
 - c. the commencing rent will be \$347.62 per year;
 - d. the lessee to be responsible for:
 - i. 50% of volumetric and connection charges for water;
 - ii. 50% of electricity supplies;
 - iii. contents insurance; and
 - iv. other service charges if any;
 - e. the lessee will continuously:
 - i. maintain the building in good and reasonable order;
 - ii. keep clear all noxious growth and overgrown vegetation from premises;
 - iii. hold public liability insurance of at least \$20 million.
3. the Council is to be responsible for structural maintenance.

4. requires that the lessee noted in Recommendation 2, enters into a management agreement on the following basis:
 - a. process cats from the greater Launceston region;
 - b. provide veterinary care to contained cats;
 - c. desex contained cats;
 - d. euthanize cats;
 - e. assist to manage cat colonies;
 - f. disease management for the animals in its care; and
 - g. other services instructed by the Lessor.

5. that Council provides a yearly management fee of \$30,000.00 to the lessee which will be indexed by the annual Consumer Price Index (CPI) for Hobart to the March quarter.

6. requests the Chief Executive Officer to:
 - a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;
 - b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and

7. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*.

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

21. STRATEGY AND INNOVATION

No Items have been identified as part of these Minutes.

22. CHIEF EXECUTIVE OFFICER NETWORK

22.1. Status Report on Council Decisions as at 29 January 2026

FILE NO: SF2346

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To receive the Status Report on Council Decisions made up to, and as at, 4 December 2025.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

Local Government (Meeting Procedures) Regulations 2025

RECOMMENDATION:

That Council:

1. receives the Status Report on Council Decisions as at 15 January 2026 (Attachment 1).
-

DECISION: 5 February 2026

MOTION

Moved Councillor A G Harris, seconded Councillor A J Britton.

That Council:

1. **receives the Status Report on Council Decisions as at 15 January 2026 (Attachment 1).**

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

22.2. Status Report on Notices of Motion as at 29 January 2026

FILE NO: SF5547

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To receive the updated Status Report on Notices of Motion.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

Local Government (Meeting Procedures) Regulations 2025

RECOMMENDATION:

That Council:

1. receives the Status Report on Notices of Motion as at 4 December 2025 (Attachment 1).
-

DECISION: 5 February 2026

MOTION

Moved Councillor A G Harris, seconded Councillor A J Britton.

That Council:

1. receives the Status Report on Notices of Motion as at 4 December 2025 (Attachment 1).

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

23. LATE ITEMS

Local Government (Meeting Procedures) Regulations 2025 – regulation 10(7)

23.1. Acceptance of a Late and Urgent Item - Councillor Leave of Absence - Council S Cai

AUTHOR: Kelsey Hartland (Team Leader Governance)

APPROVER: Sam Johnson OAM (Chief Executive Officer)

DECISION STATEMENT:

To consider accepting an application for Leave by a Councillor for Councillor S Cai.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2025

RECOMMENDATION(S):

That Council:

1. by absolute majority and pursuant to:
 - a. Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025* (Tas), determines to deal with this matter, an application for Leave by a Councillor - Councillor S Cai, being one that was not included in the published Agenda; and
 - b. regulations 17(2)(i) and of the *Local Government (Meeting Procedures) Regulations 2025* (Tas), determines to consider this item in closed session as it relates to a request for leave by a Councillor.
 2. notes the advice from the Chief Executive Officer in respect of the reason it was not possible to include this matter in the Agenda and that the matter is urgent, that advice having been provided to Councillors by email on 2 February 2026 and in the report attached to this Agenda Item.
 3. notes that, if accepted as a late and urgent item to be considered in closed session, the item will be minuted as Item 24.8 Councillor Leave of Absence Application - Councillor S Cai and the item regarding the End of Closed Session will be renumbered to Item 24.9.
-

DECISION: 5 February 2026

MOTION

Moved Councillor L M McMahon, seconded Councillor A J Britton.

That Council:

1. by absolute majority and pursuant to:
 - a. Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*, determines to deal with this matter, an application for Leave by a Councillor - Councillor S Cai, being one that was not included in the published Agenda; and
 - b. regulations 17(2)(i) and of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*, determines to consider this item in closed session as it relates to a request for leave by a Councillor.
2. notes the advice from the Chief Executive Officer in respect of the reason it was not possible to include this matter in the Agenda and that the matter is urgent, that advice having been provided to Councillors by email on 2 February 2026 and in the report attached to this Agenda Item.
3. notes that, if accepted as a late and urgent item to be considered in closed session, the item will be minuted as Item 24.8 Councillor Leave of Absence Application - Councillor S Cai and the item regarding the End of Closed Session will be renumbered to Item 24.9.

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

DECISION: 5 February 2026

MOTION

Moved Councillor T G Walker, seconded Councillor J J Pentridge.

That Council accepts Councillor T G Walker's Motion Without Notice - Review of the CBD Arts Precinct to be discussed in Closed Session.

CARRIED BY ABSOLUTE MAJORITY 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

24. CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2025 – regulation 17(1)

RECOMMENDATION:

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

24.1. Confirmation of the Minutes

REASON FOR CLOSED COUNCIL:

Regulation 40(6) of the *Local Government (Meeting Procedures) Regulations 2025* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

24.2. Status of Closed Council Decisions as at 29 January 2026

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to:

- (a) *personnel matters, including complaints against an employee of the council;*
- (b) *industrial relations matters;*
- (c) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (d) *commercial information of a confidential nature that, if disclosed, is likely to –*
 - (i) *prejudice the commercial position of the person who supplied it; or*
 - (ii) *confer a commercial advantage on a competitor of the council; or*
 - (iii) *reveal a trade secret;*
- (e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (f) *the security of –*
 - (i) *the council, councillors and council staff; or*
 - (ii) *the property of the council;*
- (g) *proposals for the council to acquire land or an interest in land or for the disposal of land;*
- (h) *information that is –*
 - (i) *of a personal and confidential nature; or*
 - (ii) *provided to the council on the condition that it be kept confidential; requests by councillors for leave of absence;*
- (j) *notifications by councillors of leave of absence for parental leave;*
- (k) *matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (l) *the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.*

24.3. Fuel Product Supply CD045/2025

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(e) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

24.4. Park Street Amenities - Demolition & Construction CD059/2025

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(e) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

24.5. 2025-2028 Road and Footpath Condition Assessment CD.057/2025

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(e) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

24.6. Request to Waive Impound Fees

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(l) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (l) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.

24.7. Councillor Leave of Absence Application - Councillor A G Harris

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with section 17(2)(i) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (i) requests by councillors for leave of absence.

24.8. Councillor Leave of Absence Application - Councillor S Cai

REASON FOR CLOSED COUNCIL:

This item is **CONFIDENTIAL** in accordance with section 17(2)(i) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

- (i) requests by councillors for leave of absence.

24.9. Motion Without Notice - Councillor T G Walker - CBD Performing Arts Precinct Review

DECISION: 5 February 2026

MOTION

Moved Councillor A J Palmer, seconded Councillor A G Harris.

That Council moves into Closed Session.

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

**Council moved into Closed Session at 2:43pm.
Council resumed Open Session at 4:15pm.**

24.10. End of Closed Session

DECISION: 5 February 2026

MOTION

Moved Councillor A J Britton, seconded Councillor A G Harris.

That Council:

1. pursuant to regulation 40(1)(b) of the *Local Government (Meeting Procedures) Regulations 2025*, resolves to report in Open Session that it has considered the following matters in Closed Session:

Minutes Item	Matter	Brief Description
24.1	<i>Closed Council Minutes - 11 December 2025</i>	<i>Confirmation of the Minutes of the Closed Meeting of the City of Launceston Council held on 11 December 2025.</i>
24.2	<i>Status of Closed Council Decisions as at 29 January 2026</i>	<i>Councillors received the report on the Status of Closed Council Decisions as at 29 January 2026.</i>
24.3	<i>Fuel Product Supply CD045/2025</i>	<i>Councillors awarded a Tender for Fuel Product Supply CD045/2025</i> <i>Names of successful tenderers will be published to www.launceston.tas.gov.au once the successful and unsuccessful tenderers have been notified of the decision.</i>
24.4	<i>Park Street Amenities - Demolition & Construction CD059/2025</i>	<i>Councillors awarded a Tender for Park Street Amenities - Demolition & Construction CD059/2025</i> <i>Names of successful tenderers will be published to www.launceston.tas.gov.au once the successful and unsuccessful tenderers have been notified of the decision.</i>

24.5	2025-2028 Road and Footpath Condition Assessment CD.057/2025	Councillors awarded a Tender for 2025-2028 Road and Footpath Condition Assessment CD.057/2025 Names of successful tenderers will be published to www.launceston.tas.gov.au once the successful and unsuccessful tenderers have been notified of the decision.
24.6	Request to Waive Impound Fees	Councillors considered a request to waive impound fees.
24.7	Councillor Leave of Absence Application - Councillor A G Harris	Councillors considered a Leave of Absence Application for Councillor A G Harris.
24.8	Councillor Leave of Absence Application - Councillor S Cai	Councillors considered a Leave of Absence Application for Councillor S Cai.
24.9	Motion Without Notice - Councillor T G Walker - CBD Performing Arts Precinct Review	Councillors considered the purchase of a CBD property.

2. moves out of Closed Session.

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

25. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 19 February 2026 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.

26. MEETING CLOSURE

The Mayor, Councillor M K Garwood, closed the Meeting at 4:17pm.