

MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 20 OCTOBER 2025

HOUR CALLED: 6.00pm

PRESENT: The meeting commenced at 6.01pm with the Mayor (Cr B A Blomeley) in the Chair and with Councillors:

H	Chong
J	Darko
E	Goyne
D	Hulme
R	James
W	Kennedy
T	Mulder
J	Walker; present.

1. APOLOGIES

B	Hunter
A	Ritchie
B	Warren

ORDER OF BUSINESS Items 1 – 11

IN ATTENDANCE

Acting Chief Executive Officer
(Mrs J Murrell)

Head of Infrastructure and Natural Assets
(Mr R Graham)

Acting Head of Community and Culture
(Mr S Harris)

Head of Strategic Development Communications and Engagement
(Ms G Wicks)

Head of City Planning
(Mr D Marr)

Head of Regulatory Services
(Mr R Brennan)

Head of Governance
(Ms C Shea)

Executive Officer to the Chief Executive Officer
(Ms J Ellis)

The Meeting closed at 7.56pm.

COUNCIL MEETING
MONDAY 20 OCTOBER 2025

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1. ACKNOWLEDGEMENT OF COUNTRY

The Mayor:

- made the following statement:

“Before proceeding, I pay my respects to the Mumirimina people as the traditional and original custodians of the lands on which we meet, and I acknowledge the continuing connection of the Tasmanian Aboriginal people to the skies, land and waterways.

I pay respect to Elders past and present.”

- invited those present to pause for a moment of quiet reflection and respect before commencing the council meeting.
- advised the Meeting and members of the public that Council Meetings, not including Closed Meeting, are livestreamed, audio-visually recorded and published to Council’s website. The meeting is not protected by privilege. A link to the Agenda is available via Council’s website.

2. ATTENDANCE AND APOLOGIES

Refer to cover page.

3. DECLARATIONS OF INTERESTS OF COUNCILLORS OR CLOSE ASSOCIATE

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council’s adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

INTEREST DECLARED

Cr Kennedy

Item No. 7.6

4. OMNIBUS ITEMS

4.1 CONFIRMATION OF MINUTES

RECOMMENDATION:

That the Minutes of the Council Meeting held on 29 September 2025, as circulated, be taken as read and confirmed.

Decision: **MOVED** Cr Chong **SECONDED** Cr Kennedy

“That the Minutes of the Council Meeting held on 29 September 2025, as circulated, be taken as read and confirmed”.

CARRIED UNANIMOUSLY

4.2 MAYOR’S COMMUNICATION

The Mayor reported on the following meetings and attendances since the last Council Meeting:

30 September:	Leon Compton – ABC Mornings – Kangaroo Bay & City Heart Interview Media Interviews – Adoption of the City Heart Plan Media Interview – ULTRA 106five – David Wood – City Heart Plan Eating with Friends
1 October:	Headspace Eastern Shore Meeting Clarence Jazz Festival Scholars Announcement/Media Release National Day of the People’s Republic of China 2025
2 October:	Meeting with Andrew Crisp – Clarence Development Destination Southern Tasmania (DST) re Annual General Meeting 2025
4 October:	Tasmanian Community Achievement Awards
5 October:	South Arm Community Market Howrah Bowls Club 40 th Anniversary
6 October:	Eastlands’ 60 th Anniversary Celebration Bellerive Historical Society Meeting
7 October:	Government House – Bellerive Historical Society 35 th Anniversary
8 October:	Cuppa with a Cop Preview to Mental Health Week Community Walk – Media Call
9 October:	SERDA – General Meeting Consular Corps of Tasmania – new Dean of the Corps Consular Corps Dinner
11 October:	Fearless Fun with Girl Guides
13 October:	Consulate-General of Japan Visit
14 October:	Catchment Connect Project Launch (2025-30) DSG – Community Info Session – South Arm Highway Upgrade – Pass Road to Oakdowns Parade

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MAYOR'S COMMUNICATION /contd...

- 15 October: Greater Hobart Mayor's Forum
Hospitality Tasmania Annual Awards Night
- 18 October: Annual Luncheon with Lindisfarne RSL and Clarence RSL
- 20 October: TasWater EAG; and
Office of Local Government – Councillor Information Session – Reforms to
Councillor Allowances and Number.

Deputy Mayor Allison Ritchie (on behalf of Mayor)

- 1 October: Kickstart the 2025 Big Tassie Walk with us
- 11 October: Open Day – St Barnabas Church; and
- 18 October: Judging – Secret Build-Off Community Event.

New Dean of the Tasmanian Consular Corps

The Mayor advised of his attendance at a Government House Reception earlier this month to welcome the new Dean of the Tasmanian Consular Corps.

Mr Frank McGregor, a long-time resident of Clarence and the Honorary Consul for the United Kingdom has been installed as the new Dean of the Corps, taking over from Professor Nitin Verma AM – the Honorary Consul for Timor-Leste.

The Mayor tabled a letter that he has written on behalf of Council congratulating Mr McGregor on his appointment.

Visit by Japan Consul-General

The Mayor advised that he met with Consul-General Furuya on 13 October who was keen to discuss the 43 year sister city relationship between Clarence and Akkeshi and ways that we may be able to strengthen our existing relationship on both economically and socially.

The Mayor tabled a copy of a letter that he has written to Consul-General Furuya, thanking him for his visit and expressing interest in working with him to expand existing horizons, including educational and cultural opportunities.

Mission Director Appointment - Senior Pastor Matt Garvin

On behalf of Council the Mayor congratulated Senior Pastor of the Citywide Baptist Church in Mornington, Matt Garvin, who was recently elected the Mission Director of Tasmanian Baptists and tabled a copy of a letter he has written to Pastor Garvin congratulating him on his appointment.

Grant Recipients Noah & Angus Viney

The Mayor advised that through the grants program, Council recently provided assistance to Noah and Angus Viney to attend the Touch Football National Youth Championships in Coffs Harbour. The Mayor read out a letter of appreciation received from Noah and Angus.

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MAYOR'S COMMUNICATION /contd...**Awards**

The Mayor acknowledged the following award recipients:

- **Environmental Health Australia (Tasmania) Award 2025**
Clarence's Environmental Health Team was recognised as the best in the State after being awarded the Tasmanian Environmental Health Team of the Year at the annual Environmental Health Australia (Tasmania) Conference held in Launceston on 15 October. The Mayor thanked the team for their role in supporting the health and wellbeing of our community and congratulated them on receipt of this top award.
- **Coaldale Walnuts**
Coaldale Walnuts of Richmond won a silver medal at the recent Royal Tasmanian Fine Food Awards for their new Walnut Oil in its very first awards entry.

The Mayor tabled a letter that he has written to the owners, Brad and Sophie Illic to congratulate them on their award.

- **Frogmore Creek**
Frogmore Creek recently won the prestigious Tasmania Trophy at the 2025 Australian Pinot Noir Challenge for their 2024 42 Degrees South Pinot Noir. They were also awarded Restaurant of the Year – Regional and Best Stand Alone Restaurant at last week's Hospitality Tasmania 2025 Awards for Excellence.

The Mayor tabled letters he has written on behalf of Council congratulating Mr Alain Rousseau, Mr John Brown and the Frogmore Creek team on their awards.

- **Motor Yacht Club of Tasmania**
The Motor Yacht Club in Lindisfarne was awarded the Silver Award in the Best RSL, Sporting or Community Club category at the Hospitality Tasmania 2025 Awards for Excellence.

The Mayor tabled a letter of congratulations that he has written to General Manager, Tom Cashion, Ash, Belinda and all the team at the MYCT

4.3 COUNCIL WORKSHOPS

In addition to the Councillor's Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE	DATE
Strategic Plan Update Confidential Briefing Councillor Allowances and Number Discussion Paper	29 September
Strategic Plan Review Children's Services Program Confidential Update Little Howrah Beach Master Plan Councillor Allowances and Number Discussion Paper	6 October

RECOMMENDATION:

That Council notes the workshops conducted.

Decision: **MOVED** Cr Chong **SECONDED** Cr Kennedy

"That the Recommendation be adopted".

CARRIED UNANIMOUSLY

4.4. TABLING OF PETITIONS

Nil.

4.5 REPORTS FROM OUTSIDE BODIES

This agenda item is listed to facilitate the receipt of both informal and formal reporting from various outside bodies upon which Council has a representative involvement.

REPORTS FROM SINGLE AND JOINT AUTHORITIES

Provision is made for reports from Single and Joint Authorities if required.

Council is a participant in the following Single and Joint Authorities. These Authorities are required to provide quarterly reports to participating Councils, and these will be listed under this segment as and when received.

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representative: Cr James Walker

Quarterly Reports

September Quarterly Report pending.

Representative Reporting

- **TASWASTE SOUTH**

Representative: Cr Warren (Mayor's nominee)
Cr Hunter (Proxy)

- **TASWATER CORPORATION**

The Mayor reported on a meeting of the Local Government Owners Reference Group Expert Advisory Group with TasWater CEO George Theo and members of his Executive Team held today.

Items discussed included:

- The Price & Service Plan 5 (SPS5)
- Capital Planning
- Owner Engagement discussion, and
- Service introduction

Also discussed was the Shareholder's Letter of Expectation and a briefing was received from the Office of the Tasmanian Economic Regulator on the PSP5 Investigation.

The Mayor advised that he will be attending the TasWater General Meeting in Launceston on 29 October and will provide an update at a future Council Meeting.

- **GREATER HOBART COMMITTEE**

The Mayor reported that the Greater Hobart Mayors met on 15 October and received an update on the Derwent Ferry Expansion Project. The Mayor advised that he has asked the Acting Chief Executive Officer to arrange a workshop briefing for Councillors in the near future.

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES
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The following minutes from Special Advisory Committees were provided for information.

- The Community Wellbeing Advisory Committee dated 22 September 2025.

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 29 September and 6 and 13 October 2025 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 29 September and 6 and 13 October 2025 be noted.

Decision: **MOVED** Cr Chong **SECONDED** Cr Kennedy

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

5. PUBLIC QUESTION TIME

Public question time at ordinary Council meetings will not exceed 15 minutes. An individual may ask questions at the meeting. Questions may be submitted to Council in writing on the Friday 10 days before the meeting or may be raised from the Public Gallery during this segment of the meeting.

The Chairman may request a Councillor or Council officer to answer a question. No debate is permitted on any questions or answers. Questions and answers are to be kept as brief as possible.

5.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the Chief Executive Officer of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

Questions on notice and their answers will be included in the minutes.

Mr Andrew Crisp of Rosny gave notice of the following questions:

1. FINANCIAL INCOME OPPORTUNITY

Further to our recent meeting please advise what financial modelling was done to determine the prospective financial income opportunity to the CCC, relative to potentially selling the 35 acres of the old golf course land for residential development and the ongoing annual rates revenue from approximately 250 residences that could have been established?

2. REVIEWING FINANCIAL MODELLING

How can I review these financial modelling feasibility calculations done by the CCC?

5.2 ANSWERS TO QUESTIONS ON NOTICE

Council's Acting Chief Executive Officer provided the following answer to the questions from Mr Andrew Crisp at Item 5.1.

FINANCIAL INCOME OPPORTUNITY AND REVIEWING FINANCIAL MODELLING

The Rosny Parklands (former golf course site) is one component of the broader City Heart Plan recently endorsed at the last Council meeting. The City Heart Plan sets a long-term vision to transform Clarence's City Heart into a vibrant and connected city centre.

While the City Heart Plan identifies opportunities for mixed-use and residential development in some areas of the precinct, residential development has never been proposed for the Rosny Parklands site. As a result, no financial modelling or feasibility analysis has been undertaken by Council in relation to residential development on this site.

Part of the land is also subject to a reversionary condition which restricts the use of the land and prevents it from being sold or developed for housing.

Instead, the Parklands are intended to be enhanced as a significant public open space, supporting recreation, arts and culture, community activities and improved connections throughout the Parklands to the City Centre.

5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The Acting Chief Executive Officer provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

At Council's Meeting of 29 September Mr Victor Marsh of Bellerive asked the following question.

PEDESTRIAN SAFETY - BELLERIVE

I am quite concerned about the repeated damage to the bollards outside Cabbages Flower Shop and Cripps Bakery where outdoor diners gather. If the purpose of the bollards is to protect pedestrians it is also concerning they are not being repaired promptly. How will the council assure the community that the bollards are the correct design for a high risk pedestrian conflict area and fit for purpose for keeping the community safe?

ANSWER

The current arrangement of delineation bollards is considered safe and appropriate for a low-speed urban environment such as Percy Street in Bellerive to manage the interaction between vehicles and pedestrians. A safety audit has been undertaken in relation to the outdoor dining adjacent to Cripps Bakehouse and a number of recommendations included in the assessment are currently under review by Council officers to consider if any changes are required.

At Council's Meeting of 29 September Mr David Carr of Droughty Point asked the following question.

BUSHFIRE HAZARD

Nayuka Street in Geilston Bay my family recently did a subdivision there. It is bordered on one side by council bushland reserve, it is very difficult because of bushfire attack levels for people to build houses there and do it safely and get on with it. Low and behold the Council has now planted a dozen wattle trees along the boundary just outside the rear boundary. Why on earth would you do that? They are not even indigenous to the area; they are certainly not endemic to the area, so it just increases the bushfire hazard. The question is why?

ANSWER

As part of the management of the riparian corridor adjacent to Nayuka Street (within Thoona Bushland Reserve), Council planted 5 Silver Wattles, along with 3 hop native-primrose and 2 yellow everlasting bush species. Silver Wattle is indigenous to the area and is listed within the species list for the vegetation community mapped for this site (DAM Eucalyptus amygdalina forest on mudstone). This planting is consistent with the actions in Council's Thoona Bushland Reserve Action Plan 2013 ([Thoona-Bushland-RAP-Final-Plan-Nov-2013.pdf](#)) and was undertaken to improve natural values and replace weed species recently removed from this area. This planting does not alter the bushfire risk or change the management of the Council land adjacent to the Nayuka Street subdivision.

5.4 QUESTIONS WITHOUT NOTICE

The Chairperson may invite members of the public present to ask questions without notice.

Mrs Joanne Marsh of Bellerive asked the following Question

PARKING KANGAROO BAY

Now that cricket has resumed at Kangaroo Bay some spectators are ignoring the “No Standing” signs installed by Council on the Kangaroo Bay Drive boundary fence and obstructing the public footpath. If the footpath is totally obstructed could Council please remind the community about who is responsible for enforcement of this safety issue?

ANSWER

The Mayor took the Question on notice.

Council’s Public Question Time Policy can be found on Council’s website at [Public Question Time - City of Clarence : City of Clarence \(ccc.tas.gov.au\)](https://www.ccc.tas.gov.au/public-question-time)

6. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(In accordance with Regulation 46 of the Local Government (Meeting Procedures) Regulations 2025 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

LOCAL PROVISION SCHEDULE AMENDMENT REQUEST PDPSPAMEND-2025/054641 – 113, 115, 117, AND 119 EAST DERWENT HIGHWAY, LINDISFARNE
(REFER ITEM 7.4)

Mr Frazer Read addressed the meeting regarding the above matter.

CITY HEART PLAN (CHARLES HAND MEMORIAL AND ROSNY'S PARKLANDS

Mr Victor Marsh addressed the meeting regarding the above matter.

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINES SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE
(REFER ITEM 7.7)

Mr Mat Clark addressed the meeting regarding the above matter.

7 PLANNING AUTHORITY MATTERS
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In accordance with Regulation 29 (1) of the Local Government (Meeting Procedures) Regulations 2025, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

7.1 PLANNING APPLICATION PDPLANPMTD-2025/055224 – 22 PIPE CLAY ESPLANADE, CREMORNE - GARAGE ADDITIONS (SINGLE DWELLING)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Garage additions (Single Dwelling) at 22 Pipe Clay Esplanade, Cremorne.

RELATION TO PLANNING PROVISIONS

The land is zoned Low Density Residential and subject to the Parking and Sustainable Transport Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Natural Assets Code, Flood-prone Hazard Areas Code and Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary use development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory period which expires on 22 October 2025.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and three representations were received raising the following issues:

- Overshadowing
- Visual Bulk; and
- Inconsistence with the character of the area.

RECOMMENDATION:

- A. That the Development Application for Garage additions (Single Dwelling) at 22 Pipe Clay Esplanade, Cremorne (Cl Ref PDPLANPMTD-2025/055224) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of the matter.

Decision: **MOVED** Cr Hulme **SECONDED** Cr Kennedy

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

7.2 PLANNING APPLICATION PDPLANPMTD-2025/053284 – 426 PROSSERS ROAD, RICHMOND - PARTIAL CHANGE OF USE TO VISITOR ACCOMMODATION (CAMPING AND CARAVAN)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Partial Change of Use to Visitor Accommodation (Camping and Caravan) at 426 Prossers Road, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural and subject to the Parking and Sustainable Transport Code, Signs Code, Bushfire-prone Areas Code, Landslip Hazard Code, Road and Railway Assets Code, Safeguarding of Airports Code and Attenuation Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary use.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2025.

Council is required to exercise a discretion within the statutory period which expires on 3 December 2025.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and three representations were received raising the following issues:

- Fire risk
- Dogs roaming
- Management of Waste
- Property Value
- Privacy; and
- Noise.

RECOMMENDATION:

A. That the Planning Application for Partial Change of Use to Visitor Accommodation (Camping and Caravan) at 426 Prossers Road, Richmond (Cl Ref PDPLANPMTD-2025/053284) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. The use of the camping and caravan area must not exceed 12 vehicles and/or sites active at any given time and all camp and caravan sites must be contained within the marked area of 11,500m² as shown on the endorsed site plan.

- B. That in addition to standard advice, the following advice be provided to the proponent:
- a. If guests are provided with a portaloo it must be positioned and managed in such a way that is safe and accessible for people to use, is sanitary and does not pose a risk to public health or cause an odour nuisance.
 - b. It is the proponent's responsibility that the accommodation site is regularly cleaned, well-ventilated, emptied at an appropriate facility (dump points) and that there are adequate numbers of porta-loos for the number of people camping.
 - c. Guest hosting requirements must be abided by. A host that provides portable toilet(s) is to maintain a service contract. The host is to arrange the number of toilets and frequency of servicing in a manner that maintains safe and sanitary conditions and provides ample toileting capacity.
 - d. It is Council's recommendation that there is an accredited on-site wastewater system for guest accommodation or for it to only be available for self-contained RV campers.
 - e. Please note that there is a general obligation to not cause a statutory nuisance under the *Local Government Act 1993*, and not to cause an environmental nuisance under the *Environmental Management and Pollution Control Act 1994*, by way of noise or other pollution. Failure to comply with these requirements may lead to enforcement action being taken by authorised persons.
 - f. It is your responsibility to ensure that this proposal is consistent with the restrictive covenants and a bushfire hazard management plan prepared by an accredited person.
- C. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of the matter.

Decision: **MOVED** Cr Hulme **SECONDED** Cr Chong

"That the Recommendation be adopted".

CARRIED UNANIMOUSLY

7.3 PLANNING APPLICATION PDPLANPMTD-2025/055200 – 37 CLARENCE STREET, BELLERIVE - ADDITIONS AND ALTERATIONS (SINGLE DWELLING)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Additions and Alterations (Single Dwelling) at 37 Clarence Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code and Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2025.

Council is required to exercise a discretion within the statutory period which expires on 22 October 2025.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and two representations were received raising the following issues:

- Obstruction of views
- Visual Impact and bulk; and
- Loss of Sunlight.

RECOMMENDATION:

A. That the Planning Application for Additions and Alterations (Single Dwelling) at 37 Clarence Street, Bellerive (Cl Ref PDPLANPMTD-2025/055200) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

B. That in addition to standard advice, the following advice be provided to the proponent:

- a. A Building Surveyor is to be engaged for certification to include the garage to habitable and to issue an Occupancy Permit accordingly. The garage/workshop must not be occupied without an occupancy permit being issued.

- C. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of the matter.

Decision: **MOVED** Cr Hulme **SECONDED** Cr Kennedy

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

7.4 LOCAL PROVISION SCHEDULE AMENDMENT REQUEST PDPSPAMEND-2025/054641 – 113, 115, 117, AND 119 EAST DERWENT HIGHWAY, LINDISFARNE**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is for Council, acting as a Planning Authority, to consider the request made for an amendment to the Clarence Local Provisions Schedule (LPS) under section 37 of the *Land Use Planning and Approvals Act 1993* (LUPAA).

The draft amendment seeks to change the zoning of 113, 115, 117 and 119 East Derwent Highway, Lindisfarne from the General Residential Zone to the Local Business Zone.

RELATION TO PLANNING PROVISIONS

The subject properties are within the General Residential Zone. Applicable codes include the Parking and Sustainable Transport Code, Road and Railway Assets Code, Flood-prone Hazard Areas Code and Safeguarding of Airports Code.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the *Judicial Review Act 2000* and the Local Government (Meeting Procedures) Regulations 2025.

Section 37 of LUPAA provides for the Planning Authority to consider a request to amend the Clarence Local Provision Schedule (LPS).

In determining this matter, the Planning Authority must consider whether it is satisfied that the draft amendment meets the LPS criteria under Section 34 of LUPAA. The Planning Authority is required to make a decision in relation to this matter within the statutory period, which expires on 22 October 2025, noting the Tasmanian Planning Commission (the Commission) has granted an extension of time until this date.

CONSULTATION

Unless directed otherwise by the Commission, if Council agrees to a request to prepare a draft amendment to the LPS, it will then be subject to public exhibition and open for public comment for a period of 28 days, in accordance with statutory requirements.

FINANCIAL IMPLICATIONS

No significant implications.

RECOMMENDATION:

- A. That, pursuant to Section 38(1) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is satisfied that the requested amendment of the Clarence Local Provisions Schedule (PDPSPAMEND-2025/054641) meets the LPS criteria.
- B. That, pursuant to Section 38(2) of the *Land Use Planning and Approvals Act 1993*, that the Planning Authority agrees to prepare a draft amendment to rezone 113, 115, 117 and 119 East Derwent Highway, Lindisfarne (folios of the Register 75763/4, 75763/3, 75763/2 and 75763/1) to Local Business Zone.

- C. That, once certified, the Planning Authority will provide a copy of the draft amendment to the Tasmanian Planning Commission, give notice and place the draft amendment on public exhibition for a period of 28 days as required under Section 40H of the *Land Use Planning and Approvals Act 1993*.
- D. That the details and conclusions included in the Associated Report be recorded as the reasons for the Planning Authority’s decision in respect of this matter.

Decision:	MOVED Cr Walker SECONDED Cr Hulme	
	“That the Recommendation be adopted”.	
	CARRIED	
	FOR	AGAINST
	Cr Blomeley	Cr James
	Cr Chong	
	Cr Darko	
	Cr Goyne	
	Cr Hulme	
	Cr Kennedy	
	Cr Mulder	
	Cr Walker	

7.5 PLANNING APPLICATION PDPLANPMTD-2025/053896 – 22 ORMOND STREET, BELLERIVE - TWO MULTIPLE DWELLINGS (ONE NEW AND ONE EXISTING)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Two Multiple Dwellings (One New and One Existing) at 22 Ormond Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code and the Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2025.

Council is required to exercise a discretion within the statutory period extended with the applicant's consent to 22 October 2025.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and eight representations were received raising the following issues:

- Visual impact and property devaluation
- Parking on nature strip
- Damage to the garden beds on adjoining properties
- Design of the proposed dwelling; and
- Boundary fence and encroachment matter.

RECOMMENDATION:

- A. That the Planning Application for Two Multiple Dwellings (One New and One Existing) at 22 Ormond Street, Bellerive (CI Ref PDPLANPMTD-2025/053896) be approved subject to the following conditions and advice.
1. The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
 2. This permit approves two self-contained residences on the site (existing dwelling and the additional dwelling).

3. Driveways, parking areas and other areas accessible to vehicles must be constructed in bituminous concrete or concrete, providing for adequate stormwater drainage, prior to the commencement of the use. Details of the construction must be submitted to and approved by Council's Head of Infrastructure and Natural Assets prior to the commencement of any works.

4. The lot must be provided with minimum 150mm diameter stormwater drainage connected to Council's main prior to the commencement of the use / prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works. An extension to Council's stormwater main may be required at the owner's expense.

The existing stormwater connection must be consolidated to one connection and sealed off prior to commencement of use.

5. Engineering designs, prepared by a suitably qualified person, are required for:
- access arrangements
 - carpark and driveways construction
 - service upgrades or relocations
- and must show the extent of any vegetation removal proposed for these works. Such designs must be submitted to and approved by Council's Head of Infrastructure and Natural Assets.

A "start of works" permit must be obtained prior to the commencement of any works.

A Works in Road Reservation Permit must also be obtained if any proposed works are to be conducted within the road reservation or Council land.

Works for all stages shown on the design plans must be commenced within two years of the date of their approval or the engineering designs will be required to be resubmitted.

6. An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil and Water Management on Building and Construction Sites document, must be submitted and approved by Council's Head of Infrastructure and Natural Assets prior to the commencement of the works / prior to the issue of a certificate of likely compliance (CLC) for building works, (whichever occurs first). All debris/construction materials must be contained within the property. All works must be carried out in compliance with the approved erosion and sediment control plan, or to the satisfaction of Council's Head of Infrastructure and Natural Assets prior to the commencement of works.
7. The proposed access must be constructed from the road carriageway to the property boundary in accordance with Standard Drawing TSD-R09-v3 (copy available from Council). This access must be inspected by Council prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.

8. The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense.

9. The development must meet all required Conditions of Approval specified by TasWater notice dated 17 July 2025 (TWDA 2025/00830-CCC).

- B. That in addition to standard advice, the following advice be provided to the proponent:

- A Building Surveyor is required to be engaged, to create and certify an Application for Building Approval.
- An application for Plumbing Approval is required to be submitted to Council Plumbing Department.
- Certificate of Certifiable Works (CCW) required from TasWater for both Building & Plumbing Applications.
- A Form 6 Protection Works Notice may be required as proposed work appears to be on the boundary line, please consult your Building Surveyor to advise if necessary.

- C. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of the matter.

Decision:	MOVED Cr Hulme SECONDED Cr Goyne	
	"That the Recommendation be adopted".	
	CARRIED	
	FOR	AGAINST
	Cr Blomeley	Cr James (abstained)
	Cr Chong	
	Cr Darko	
	Cr Goyne	
	Cr Hulme	
	Cr Kennedy	
	Cr Mulder	
	Cr Walker	

7.6 PLANNING APPLICATION PDPLANPMTD-2025/053610 – 9 DAMPIER STREET, WARRANE - NEW BUILDING (FOOD SERVICES) AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDING (GENERAL RETAIL AND HIRE + FOOD SERVICES)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a New Building (Food Services) and Additions and Alterations to Existing Building (General Retail and Hire + Food Services) at 9 Dampier Street, Warrane.

RELATION TO PLANNING PROVISIONS

The land is zoned Local Business and subject to the Parking and Sustainable Transport Code, Road and Railway Assets Code, Signs Code, Flood-prone Hazard Areas Code and Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2025.

Council is required to exercise a discretion within the statutory period which expires on 22 October 2025

CONSULTATION

The proposal was advertised in accordance with statutory requirements and two representations were received raising the following issues:

- Traffic hazards
- Noise
- Privacy
- Lighting; and
- Antisocial behaviour.

RECOMMENDATION:

A. That the Planning Application for New Building (Food Services) and Additions and Alterations to Existing Building (General Retail and Hire + Food Services) at 9 Dampier Street, Warrane (Cl Ref PDPLANPMTD-2025/053610) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Prior to the commencement of the use or the issue of a certificate of likely compliance (CLC) for building works the landowner must enter into a suitable legal agreement, or an agreement with Council under Part 5 of the Land Use Planning and Approvals Act 1993 in such form as Council may require and which provides for the following:

- all vehicle accesses, parking (including accessible spaces), and manoeuvring areas associated with uses approved on CT 80183/1 and CT 36298/1 must remain shared and available for the approved uses at all times.

The agreement will be prepared and registered by the Council. The landowner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will then prepare the Part 5 Agreement.

Note: The landowner is to give 21 days' notice to Council of the request to prepare a Part 5 Agreement. In addition, the permit does not take effect until the Part 5 agreement is executed.

3. Hours of operation of the proposed and existing uses on the site must be within the following hours:
7.00am to 9.00pm Monday to Saturday; and
8.00am to 9.00pm Sunday and public holidays.
4. Commercial vehicle movements and the unloading and loading of commercial vehicles for the use must be within the hours of:
7.00am to 9.00pm Monday to Saturday; and
8.00am to 9.00pm Sunday and public holidays.
5. External lighting for the use must:
not operate within the hours of 11.00pm to 6.00am, except for security lighting; and
if for security lighting, be baffled so that direct light does not extend into the adjoining properties in the General Residential Zone.
6. GEN AM1 – NUISANCE.
7. ENG M1 – DESIGNS DA.
8. ENG A5 – SEALED CAR PARKING.
9. ENG M5 – EROSION CONTROL.
10. ENG S1 – INFRASTRUCTURE REPAIR.
11. ENG A2 – CROSSOVER UPGRADE.
12. The development must meet all required Conditions of Approval specified by TasWater notice dated 11/07/2025 (TWDA 2025/00781-CCC).

- B. That in addition to standard advice, the following advice be provided to the proponent:
- a. Food Registration Advice.
 - b. Building Surveyor Advice.

- c. Council, as a Stormwater authority, formed a view that the proposed development will intensify the stormwater discharge from the property and hence requires approval under the Urban Drainage Act 2013 and the stormwater is to be designed as per Council's Stormwater Management Procedure for new development (Stormwater-Management-Procedure-for-New-Development (1).pdf). This requirement will be assessed as part of engineering plans assessment if the proposed DA is approved.

If you would like to discuss what is required to meet Council's requirements regarding stormwater, please contact Council Development Engineers on 6217 9500.

- d. We recommend considering the consolidation of the two titles (CT 80183/1 and CT 36298/1), to better integrate the site developments given their reliance on shared access, parking, vehicle manoeuvring areas and associated infrastructure. The consolidation will require a separate planning approval.

- C. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of the matter.

Cr Kennedy declared an Interest in this Item and left the meeting prior to discussion (6.45pm).

Decision:	MOVED Cr Hulme SECONDED Cr Chong
	"That the Recommendation be adopted".
	CARRIED UNANIMOUSLY

Cr Kennedy returned to the meeting at this stage (6.47pm).

7.7 LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is for the Planning Authority to consider the application made for a proposed amendment to the Clarence Local Provision Schedule (LPS) under section 37 of the Land Use Planning and Approvals Act 1993 (LUPAA) and a combined development application under section 40T(1) of LUPAA.

The application proposes to partially rezone the north-west section of CT 181629/101 identified as 1300 Oceana Drive, Tranmere from Future Urban Zone to General Residential Zone and subdivide the land to create 13 new lots, retaining a balance lot and creating three road lots and associated infrastructure.

The application also proposed to rezone the southern road parcel (CT 173546/1) comprising Oceana Drive from Future Urban to Utilities Zone.

RELATION TO PLANNING PROVISIONS

The land comprising the lots is zoned Future Urban Zone and Landscape Conservation Zone under the Tasmanian Planning Scheme - Clarence. The land is also subject to the Parking and Sustainable Transport Code, Natural Assets Code, Flood-Prone Areas Hazard Code, Bushfire-Prone Areas Code, Landslip Hazard Code and Safeguarding of Airport Code.

The proposed subdivision is a prohibited development under the current Scheme.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the *Judicial Review Act 2000* and the *Local Government (Meeting procedures) Regulation 2025*.

Section 37 of LUPAA provides for the Planning Authority to consider a request to amend the Clarence Local Provision Schedule (LPS). Section 40T of LUPAA provides for the lodging of an application for a permit which would not be allowed if the planning scheme were not amended as requested.

In determining this matter, the Planning Authority must consider whether it is satisfied that the draft amendment meets the LPS criteria under Section 34 of LUPAA. The Planning Authority is required to make a decision in relation to this matter within the statutory period, which expires on 27 October 2025.

The attached report considers the application in context of the endorsed Skylands Masterplan, the emerging Droughty Peninsula Structure Plan, and the legislative requirements.

Accompanying this report are relevant supporting information and reports, including the Location Plan, the Instrument of Certification, detailed statutory analyses of the applied for amendment and the recommended alternative, and key application documents.

CONSULTATION

If Council agrees to a request to prepare a draft amendment to the LPS, it and any draft permit will then be subject to public exhibition and open for public comment for a period of 28 days, in accordance with statutory requirements.

FINANCIAL IMPLICATIONS

It is envisaged that there are both short-term and medium-term financial implications for Council's decision on this matter.

In the short-term, if the report recommendations are endorsed a partial refund of the application fees in accordance with Council's 2025-26 Fees and Charges will be required. The refund figure is calculated to be approximately nine and a half thousand dollars. The cost to Council for initiating the alternative list of recommendations is approximately three thousand dollars, for the advertising and Commission fees.

In the medium-term, if the applicant's proposal is supported, the subdivision will permanently encumber land to the south of the development (which is anticipated to be transferred to Council in the future through the Droughty Point Structure Plan) due to the proposed Bushfire Hazard Management Areas, which cannot be contained fully within the proposed lots. This will result in a higher maintenance regime in this area to manage the hazard.

RECOMMENDATION:

- A. That, pursuant to Section 38(1) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is not satisfied that the requested amendment of the Clarence Local Provisions Schedule (PDPDPAMEND-2024/049390) to rezone part of CT 181629/101 from Future Urban Zone to General Residential Zone meets the LPS criteria.
- B. That, pursuant to Section 38(2) of the *Land Use Planning and Approvals Act 1993*, that the Planning Authority refuses to prepare a draft amendment to rezone part of CT 181629/101 to General Residential Zone.
- C. That, as the Planning Authority refuses to prepare a draft amendment to General Residential, the subdivision application submitted in accordance with Section 40T of the *Land Use Planning and Approvals Act 1993*, cannot be approved and must be refused.
- D. That, pursuant to Section 38(1) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is satisfied that the requested amendment of the Clarence Local Provisions Schedule (PDPDPAMEND-2024/049390) to rezone CT 173546/1 from Future Urban Zone to Utilities Zone meets the LPS criteria.

- E. That, pursuant to Section 38(2) of the *Land Use Planning and Approvals Act 1993*, that the Planning Authority resolves to prepare a draft amendment to rezone CT 173546/1 from Future Urban Zone to Utilities Zone and, pursuant to Section 40F(2) of the Act, certifies the draft amendment as meeting the LPS Criteria.
- F. That, in accordance with Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, that the Planning Authority also resolves to prepare a draft amendment to:
- rezone part of CT 181629/101 from Future Urban Zone to Low Density Residential Zone
 - rezone part of CT 181629/101 from Landscape Conservation to Future Urban Zone
- and, pursuant to Section 40F(2) of the Act, certifies the draft amendment as meeting the LPS Criteria.
- G. That, once certified, the Planning Authority will provide a copy of the draft amendment to the Tasmanian Planning Commission, give notice and place the draft amendment on public exhibition for a period of 28 days as required under Section 40H of the *Land Use Planning and Approvals Act 1993*.
- H. That the details and conclusions included in the Associated Report be recorded as the reasons for the Planning Authority’s decision in respect of this matter.

Decision:	MOVED Cr Mulder SECONDED Cr James
	“A That, pursuant to Section 38(1) of the <i>Land Use Planning and Approvals Act 1993</i>, the Planning Authority is satisfied that the requested amendment of the Clarence Local Provisions Schedule (PDPDPAMEND-2024/049390) to rezone part of CT 181629/101 from Future Urban Zone to General Residential Zone and to rezone CT 173546/1 from Future Urban Zone to Utilities Zone meets the LPS criteria. B. That, pursuant to Section 38(2) of the <i>Land Use Planning and Approvals Act 1993</i>, that the Planning Authority resolves to prepare a draft amendment to rezone part of CT 181629/101 to General Residential Zone and CT 173546/1 to Utilities Zone, pursuant to Section 40F(2) of the Act, and to certify the draft amendment as meeting the LPS Criteria. C. That, pursuant to Section 40Y(2) of the <i>Land Use Planning and Approvals Act 1993</i>, the Planning Application for a 13 lot subdivision application at 1300 Oceana Drive, Tranmere (PDPDPAMEND -2024/049390), which was submitted in accordance with s40T(1) of the Act, be approved subject to the following conditions.

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LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

1. GEN AP1 – ENDORSED PLANS.
2. ENG M2 –DESIGNS SD [road design (including line markings); road stormwater drainage; lot accesses; stormwater drainage lot connections; temporary turning heads].
3. ENG R2 – URBAN ROAD.
4. Prior to the commencement of any works (including site preparation), a revised application plan must be submitted to and approved by Council’s Head of Infrastructure and Natural Assets. This plan must clearly show the location and extent of the embankment easement.

The revised plan must ensure that:
 - The embankment easement is accurately delineated in accordance with engineering and drainage requirements.
 - The embankment easement is designed and constructed in accordance with the grades shown in the cross sections and long section contained within the approved engineering drawings.
 - Any proposed grading or earthworks within or adjacent to the easement are consistent with the approved engineering drawings and comply with relevant standards.
 - The plan includes cross-sections or spot levels as necessary to demonstrate compliance with grade requirements.
Once approved, the revised plan will form part of the endorsed plans, and all works must be carried out in accordance with it.
5. ENG A1 – NEW CROSSOVER [TSD-R09 (Urban)].
6. ENG A3 – COMBINED ACCESSES [TSD-R09 (Urban)].
7. ENG A5 – SEALED CAR PARKING.

/ Decision contd on Page 34...

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

8. ENG M5 – EROSION CONTROL.
9. ENG M8 – EASEMENTS.
10. ENG M8A – SERVICE EASEMENTS.
11. ENG M9 – FILLING OF LAND.
12. ENG R5 – ROAD EXTENSION.
13. ENG S1 – INFRASTRUCTURE REPAIR.
14. ENG S4 – STORMWATER CONNECTION.
15. ENG R6 – VEHICLE BARRIERS [Suitable barriers must be erected during the construction and at access points to the balance land to prevent unauthorised vehicle access.]
16. ENG S10 – UNDERGROUND SERVICES.
17. ENG M7 – WEED MANAGEMENT PLAN.
18. A Construction Management Plan must be submitted and approved by Council’s Head of Infrastructure and Natural Assets prior to the issue of a Building or Plumbing Permit or commencement of works (whichever occurs first). The plan must outline the proposed demolition and construction practices in relation to:
 - proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on-site);
 - proposed hours of construction;
 - identification of potentially noisy construction phases, such as operation of rock breakers if any;
 - control of dust and emissions during working hours;
 - Access and parking during construction;
 - proposed screening of the site and vehicular access points during work; and procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

/ Decision contd on Page 35...

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

19. Prior to the issue of any approval under the Building Act 2016 or commencement of works (whichever occurs first), a preliminary geotechnical assessment must be submitted and endorsed as a condition of approval.

This preliminary assessment must:

1. Be prepared by a suitably qualified geotechnical engineer;
2. Provide initial recommendations for construction constraints and mitigation measures;
3. Outline the proposed methodology for further investigation during construction hold points.

20. In relation to the potential risk due to dispersive soils, further on-site geotechnical investigations must be undertaken at designated construction hold points and must include:

1. Incorporate soil sampling, testing and stability analysis where necessary to confirm the extent and location of any landslip-prone areas;
2. Evaluation of dispersive soil behaviour and its implications for structural stability and infrastructure (e.g., pipework);
3. Certification, signed by a suitably qualified professional, confirming that construction works comply with the recommendations of the Landslip Hazard Assessment.

21. In relation to the potential risk due to unconsolidated fill, further on-site geotechnical investigations must be undertaken at designated construction hold points and must include:

1. Incorporate soil sampling and testing where necessary to determine the extent of unclassified fill and assess its suitability for retention or the need for removal;
2. Assessment of the extent and suitability of unclassified fill for retention or removal;
3. Certification, signed by a suitably qualified professional, confirming whether the fill is suitable for retention or must be removed, particularly at council road and easement locations.

/Decision contd on Page 36...

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

22. GEN F5 – PART 5 AGREEMENT [The landowner of 173546/1 must enter into an agreement with Council under Part 5 of the Land Use Planning and Approvals Act 1993 in such form as Council may require and which provides for the implementation and on-going maintenance of the Hazard Management Area identified in the Bushfire Report and Hazard Management Plan. The agreement will be prepared and registered by Council. The landowner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will prepare the Part 5 Agreement].
23. The development must meet all required Conditions of Approval specified by TasWater notice dated 21/07/2025 (TWDA 2025/00305-CCC).
- D. That the permit for a 13 lot subdivision application at 1300 Oceana Drive, Tranmere (PDPDPAMEND -2024/049390) be accompanied by standard advice and the following non-standard advice:
- Council, as a Stormwater authority, formed a view that the proposed development will intensify the stormwater discharge from the property and hence requires approval under the Urban Drainage Act 2013 and the stormwater is to be designed as per Council's Stormwater Management Procedure for new development (<https://assets.ccc.tas.gov.au/uploads/2023/07/Stormwater-Management-Procedure-for-New-Development.pdf>). This requirement will be assessed as part of engineering plans assessment if the proposed DA is approved. If you would like to discuss what is required to meet Council's requirements in regard to stormwater, please contact Council Development Engineers on 6217 9500.
- E. That the reasons for Council's decision are contained in the attached report except in respect of the following:

/ Decision contd on Page 37...

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

1. The proposal is a strategic and logical extension of the existing pattern of development, in that:
 - The small area of the proposed subdivision is not a greenfield development but is contiguous with the neighbouring General Residential Zone to the north. It is already serviced by roads, water and other services.
2. The proposal does not conflict with the future implementation of the Droughty Peninsula Structure Plan, in that:
 - The Structure Plan is only in draft form and has not been adopted.
 - The existing Master Plan, endorsed by Council is not a binding document and has already been extensively amended by the draft Structure Plan.
 - This area is already developed and although it is covered in the Droughty Point Master Plan, it should not be. The Planning Commission has directed that no future development can occur until the Droughty Point Structure Plan is in place. As this is an extension of an existing General Residential Zone, as is separated from the 'greenfield' development by the gully.
3. The subdivision proposal is capable of complying with the relevant acceptable solutions and performance criteria of the applicable standards of the proposed General Residential Zone, Landscape Conservation Zone and Future Urban Zone, in that:
 - Bushfire Management. The existing Bushfire Management area adjacent to the proposed development requires a low fuel zone between the boundary and any residence. This is the prime reason for the officers proposing to rezone the area 'low residential'.
 - a. The required distance between the fire management areas and residential buildings is determined by a Bushfire Management Plan (BMP) and relates to the vegetation fuel loadings and topography. Being vegetated by grass and other low ground flora the area is better described as having a grassland fire threat

/ Decision contd on Page 38...

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

b. The minimum area for a fire threat area is 1ha. With the future extension of Bindara Street over the gully into the future Droughty Point Development and the creation of Utilities Zone off Oceana Drive, the area adjacent to the proposed rezoning is less than 1ha, making the bushfire management requirements much less relevant.

c. In any event future fire threats could be mitigated by:

- the escarpment.
- the proposed fire access trail. It should be noted that the Droughty Point Master Plan places a roadway along the south bank of the Gully, thus providing the low-fuel area to General Residential. This option is not available to the current proposal, which is already developed to a different design concept. However, the proposed fire trail could be constructed to a standard that provides the same defence as a roadway.
- a Part 5 Agreement.
- conditioning proposed lots to require, inter alia, fireproof fencing.

- Environmental

a. The planning officers report contains a range of environmental issues, including weed management and other issues relating to flora and fauna for which reports have not been received. These matters relate more to the subdivision than the rezoning and would be addressed at that stage. It should be noted that none of these issues are any different to those applying to the Droughty Point development.

/ Decision contd on Page 39...

LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION DEVELOPMENT REQUEST – PDPDPAMEND-2024/049390 – 1300 OCEANA DRIVE, TRANMERE /Decision contd...

b. Concerns about water pollution, and constraining future storm water management solutions also apply to the rest of the Droughty Point Peninsula. Indeed, the rezoning creates a Utilities Zone for this very purpose.	
4. The proposed subdivision complies with the relevant acceptable solutions and performance criteria of the applicable standards of the proposed General Residential Zone, Landscape Conservation Zone and Future Urban Zone.”	
CARRIED	
FOR Cr Blomeley Cr Goyne Cr James Cr Kennedy Cr Mulder Cr Walker	AGAINST Cr Chong Cr Darko Cr Hulme

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil Items.

8.2 ASSET MANAGEMENT**8.2.1 ENVIRONMENT AND BIODIVERSITY GRANTS PROGRAM****EXECUTIVE SUMMARY****PURPOSE**

To consider the Environment and Biodiversity Grants Assessment Panel's recommendations for the allocation of financial assistance in respect of the August 2025 round of the Environment and Biodiversity Grants Program.

RELATION TO EXISTING POLICY/PLANS

The following Council policies and plans are relevant:

- Strategic Plan 2021-2031
- Grants and Sponsorship Policy 2023
- Sustainability Strategy 2022-2032; and
- Natural Areas Strategy 2024-2034 together with relevant Reserve Activity Plans and Master Plans.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

The grants were advertised on Council's website and social media channels. Email notification and reminders were sent to known contacts of non-profit and community groups involved in environmental management.

FINANCIAL IMPLICATIONS

The 2025/26 financial year's adopted budget for the Environment and Biodiversity Grants is \$40,000.

RECOMMENDATION:

That Council approves the distribution of financial grants totalling \$26,359.63 to applicants in the August 2025 funding round of the Environment and Biodiversity Grants Program, as detailed in the Associated Report and its attachments.

Cr Mulder left the meeting at this stage (7.01pm).

Decision: **MOVED** Cr Goyne **SECONDED** Cr Kennedy

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

8.3 FINANCIAL MANAGEMENT

Nil Items.

8.4 GOVERNANCE**8.4.1 DISCUSSION PAPER: REFORM OF COUNCILLOR ALLOWANCES AND NUMBER****EXECUTIVE SUMMARY****PURPOSE**

To consider the Discussion Paper: Reform of Councillor Allowances and Number and Council's submission to the Department of Premier and Cabinet prior to 7 November 2025.

RELATION TO EXISTING POLICY/PLANS

Council's Consolidated Meeting Procedures and Councillor Allowances and Expenses Policy are relevant.

LEGISLATIVE REQUIREMENTS

The Local Government Act, 1993 and Local Government (Meeting Procedures) Regulations 2025 are relevant.

CONSULTATION

Council was advised of the Discussion Paper on 15 September 2025 by letter from the Minister for Local Government, the Hon Kerry Vincent, MLC.

The matter was discussed at Council workshops on 29 September and 6 October 2025.

FINANCIAL IMPLICATIONS

There are no immediate financial implications arising from the submission of a response to the Discussion Paper. Financial implications may arise from any reform options recommended but these are not quantifiable or known at this stage.

RECOMMENDATION:

That Council:

- A. Notes the State Government Discussion Paper: Reform of Councillor Allowances and Number.
- B. Endorses Council's submission (Attachment 1 to the Associated Report) to the discussion paper and authorises the Acting Chief Executive Officer to lodge the submission.

/ Refer to Page 44 for Decision on this Item...

DISCUSSION PAPER: REFORM OF COUNCILLOR ALLOWANCES AND NUMBER
/contd...

Cr Goyne left the meeting at this stage (7.03pm).

Decision:

MOVED Cr Chong **SECONDED** Cr Kennedy

“That the Recommendation be adopted”.

Cr Goyne returned to the meeting at 7.06pm

Cr Mulder returned to the meeting at 7.08pm.

The **MOTION** was **put** and **CARRIED**

FOR

Cr Blomeley
Cr Chong
Cr Darko
Cr Goyne
Cr Hulme
Cr Kennedy
Cr Mulder
Cr Walker

AGAINST

Cr James

8.4.2 REVISED STRATEGIC PLAN 2025-2035 – COMMUNITY CONSULTATION**EXECUTIVE SUMMARY****PURPOSE**

To undertake community consultation on the revised Strategic Plan 2025-2035 in accordance with the Local Government Act 1993 requirements.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 and Community Engagement Policy 2020 are relevant.

LEGISLATIVE REQUIREMENTS

The review of the Strategic Plan 2021-2031 is in accordance with the requirements Section 70E of the *Local Government Act 1993*, Councils are required to review their strategic plan at least every four years.

CONSULTATION

This will be the first community consultation on the revisions to the Strategic Plan following the review process. Consultation with councillors has been undertaken.

FINANCIAL IMPLICATIONS

Costs associated with conducting the proposed community consultation process will be accommodated within the existing project budget.

RECOMMENDATION:

That Council authorises the Chief Executive Officer to initiate community consultation from 3 November 2025 to 30 January 2026 to seek feedback on the revised Strategic Plan 2025-2035.

Decision:

MOVED Cr Walker **SECONDED** Cr James

"That Council authorises the Chief Executive Officer to initiate community consultation from 3 November 2025 to 30 January 2026 to seek feedback on the revised Strategic Plan 2025-2035, subject to the following amendments being made to the document.

- A. On page 3 under heading Our Purpose insert the word 'appropriately' in bullet point three so as to read:
- To appropriately provide for the health, safety and welfare of the community.

/ Decision contd on Page 46...

REVISED STRATEGIC PLAN 2025-2035 – COMMUNITY CONSULTATION
/Decision contd...

And

B. Re order and re number the four Strategic Pillars as follows:

- Strategy and Delivery new Pillar 1
- Sustainable Growth new Pillar 2
- Culture and Place new Pillar 3
- Wellbeing and Belonging new Pillar 4.”

CARRIED

FOR

Cr Chong
Cr Darko
Cr Goyne
Cr Hulme
Cr James
Cr Kennedy
Cr Mulder
Cr Walker

AGAINST

Cr Blomeley

9. MOTIONS ON NOTICE

Nil Items.

10. COUNCILLORS' QUESTION TIME

A Councillor may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

10.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a Councillor may give written notice to the Chief Executive Officer of a question in respect of which the Councillor seeks an answer at the meeting).

Nil.

10.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Cr James

1. Are there any remedial works listed in the works program on the gravel section of Pipeclay Esplanade in Cremorne?

Answer

(Head of Infrastructure and Natural Assets) If we are talking about the unmade section of Pipeclay Esplanade, we attend to that three times per year as our service program requires and that is what I understand our team does.

(Further information) The gravel section of Pipe Clay Esplanade is graded three times a year, as per the level of service adopted by Council. In addition, Council adopted funds this financial year to install a sandbag retaining system to support the embankment erosion opposite 35 Pipe Clay Esplanade.

2. There has been quite a lot of discussion about Stadiums Tasmania and the inclusion of York Park as part of that network. Are negotiations still underway to bring Bellerive Oval into the network of Stadiums Tasmania?

Answer

(Chief Executive Officer) There are discussions underway, and I would refer Cr James back to the Deputy Mayor's motion from one or two meetings ago regarding the work that has been requested from Council officers to prepare for that but at this stage there is no direct negotiation around terms.

Cr Walker

1. Under the consultation area of the Council website there is a variety of matters open and one of them is the Safer Speed Safer Roads feedback section, so that is not a survey. The way it currently reads is that we are asking the community which roads we should review and once a site has been identified we will review all identified roads and provide feedback on whether any changes will go forward. Just for clarification for the community, can we list any roads already that have been identified in a wider forum before taking this approach, which sort of suggests that we might have nothing already underway? What roads have we already determined that we are going to review the speed limits of?

ANSWER

(Head of Infrastructure and Natural Assets) I do not know the exact roads, we held a workshop where we identified a whole range of roads that we would be looking at. That workshop would be in our teams list. I can issue that through a briefing report. I cannot remember specifically but we indicated about three to four sections of roads or types of roads that we would be looking at, for example some in Seven Mile Beach but we talked with Council at the workshop about doing exactly this. It would be beneficial to receive feedback from the community because they might identify other roads that our engineers may not have considered as part of this.

2. Would it be possible for the report to be part of the answer in the next Council agenda?

Answer

(Mayor) Yes, we can arrange that.

(Further information) The list of roads identified for a speed limit review will not be finalised until the end of the community consultation period, which closes on Wednesday, 15 October 2025.

As discussed at the council workshop presentation on Monday 4 August 2025, 25 roads had been identified for speed limit review and consulted with the Department of State Growth traffic engineering officers prior to the current consultation period. These locations were pre-populated as comments on the social pinpoint – as examples, but also to be “liked” by community members if they supported these comments. The list was not released as part of the consultation information to avoid influencing the feedback from community.

Once the social pinpoint survey has been finalised, the results will be reviewed before compiling and confirming the list of roads to be reviewed. It is expected some roads will need to be added or removed from the draft list of 25 roads to be reviewed. Once finalised, the compiled list of roads identified for a speed limit review will be presented at an upcoming Council Workshop (for information).

Cr Goyne

1. On 18 September 2024, I was provided with a response that only lawn area within playgrounds were sprayed with herbicides. On 30 September I received an email from the Acting CEO saying that we did not spray in playgrounds. Recently I was sent a photo taken on 10 September 2025 of staff in full PPE spraying what was confirmed by another staff member as “Weed Master Duo”, which is a glyphosate herbicide, inside the Bellerive playground with the park being open to the public. Can the Council tell us where the lawn area is within the Bellerive playground?

Answer

(Head of Infrastructure and Natural Assets) We have advised Cr Goyne this afternoon that herbicides within playground areas are used to control weeds in garden beds. We do not use them in soft fall areas or sandpits. Where there are garden beds we use them because it is far too difficult for us to manually control. We put signage out when we are doing it, we are looking at signage as per Council’s adopted budget and we are finalising the signage to commence that at the end of the year.

2. In the next budget cycle cat management and associated staff have allocations. Will Council be assisting landowners who wish to declare their properties cat management areas under the relevant legislation?

Answer

(Head of Regulatory Services) Council has a preferred candidate and a commencement date for a new Cat Management Officer. As part of that, we will be bringing a cat management policy to Council for adoption and looking at whether Council wishes to endorse or support private landowners or whether we only deal with our own land, so that will be a matter that we will bring to a council workshop.

Cr Chong

Could I have an update on the Richmond Master Plan? A number of community members would like an update please.

Answer

(Head of Infrastructure and Natural Assets) We will present the plan to a Council workshop, possibly on 27 October.

Cr Kennedy

Have we had any recent discussions with residents from Clifton Beach about their safety concerns with the junction of Bicheno Street and Clifton Beach Road?

Answer

Council has received one recent road safety request from a resident in relation to the intersection of Clifton Beach Road and Bicheno Street. Clifton Beach Road is a sealed rural road with a current speed limit of 60km/h at its intersection with Bicheno Street. In assessing the resident request no road safety issues were identified. Council officers have recognised Clifton Beach Road to be evaluated as part of current speed limit review project.

10.4 QUESTIONS WITHOUT NOTICE

A Councillor may ask a Question without Notice of the Chairman or another Councillor or the Chief Executive Officer. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will be recorded in the following Agenda.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, a Councillor or the Chief Executive Officer may decline to answer a question without notice.

11. CLOSED MEETING

Regulation 17 of the Local Government (Meetings Procedures) Regulations 2025 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matter was listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025.

11.1 APPLICATIONS FOR LEAVE OF ABSENCE

In accordance with Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025 the reports in the Closed Meeting section of the Council Agenda were dealt with on the grounds that the detail covered in the reports relates to:

- applications by Councillors for a Leave of Absence.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

Decision:**PROCEDURAL MOTION**

MOVED Cr Chong **SECONDED** Cr Goyne

“That the Meeting be closed to the public to consider Regulation 17 matters, and that members of the public be required to leave the meeting room”.

CARRIED UNANIMOUSLY

The Meeting closed at 7.56pm.