# MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 20 APRIL 2026

**HOUR CALLED:** 6.00pm

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

H Chong
J Darko
D Hulme
B Hunter
R James
W Kennedy
T Mulder
A Ritchie
J Walker
B Warren; present.

**1. APOLOGIES** E Goyne (Leave of Absence)

**ORDER OF BUSINESS** Items 1 – 11

**IN ATTENDANCE**

Chief Executive Officer
(Mr I Nelson)

Head of Infrastructure and Natural Assets
(Mr R Graham)

Head of Community and Culture
(Ms T Cockburn)

Chief Financial Officer
(Ms J Murrell)

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

Manager Strategic Planning
(Ms V Tomlin)

Acting Head of Governance
(Mr P Warmbrunn)

Head of Regulatory Services
(Mr R Brennan)

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

The Meeting closed at 7.54pm.

# COUNCIL MEETING

## MONDAY 20 APRIL 2026

## TABLE OF CONTENTS


| ITEM | SUBJECT | PAGE |
|---|---|---|
| 1. | Acknowledgement Of Country | 3 |
| 2. | Attendance And Apologies | 3 |
| 3. | Declarations Of Interests Of Councillors Or Close Associate | 3 |
| 4. | Omnibus Items | 4 |
| 4.1 | Confirmation Of Minutes | 4 |
| 4.2 | Mayor's Communication | 4 |
| 4.3 | Council Workshops | 7 |
| 4.4. | Tabling Of Petitions | 8 |
| 4.5 | Reports From Outside Bodies | 9 |
| | Reports From Single And Joint Authorities | 9 |
| | Reports From Council And Special Committees And Other Representative Bodies | 9 |
| 4.6 | Weekly Briefing Reports | 10 |
| 5. | Public Question Time | 11 |
| 5.1 | Public Questions On Notice | 11 |
| 5.2 | Answers To Questions On Notice | 11 |
| 5.3 | Answers To Previous Questions Taken On Notice | 11 |
| 5.4 | Questions Without Notice | 14 |
| 6. | Deputations By Members Of The Public | 15 |
| **7** | **Planning Authority Matters** | |
| 7.1 | Planning Application PDPLANPMTD-2026/059333 – 11 Sunnyside Road, Lindisfarne – Change Of Use To Visitor Accommodation | 17 |
| 7.2 | Planning Application PDPLANPMTD-2026/058223 – 180 Clarence Street, Howrah – Change Of Use To Business And Professional Service (Consulting Rooms) | 23 |
| **8.** | **Reports Of Officers** | |
| **8.1** | **Determination On Petitions Tabled At Previous Council Meetings** - Nil Items | |
| **8.2** | **Asset Management** - Nil Items | |
| **8.3** | **Financial Management** - Nil Items | |

## 8.4 GOVERNANCE

8.4.1 REQUEST FOR LANDOWNER CONSENT – COMBINED AMENDMENT APPLICATION FOR A SITE SPECIFIC QUALIFICATION TO FACILITATE THE USE AND DEVELOPMENT OF A FERRY TERMINAL – NATONE STREET AND 19D LINCOLN STREET, LINDISFARNE – PDPSPAMEND-2026/060468 ..... 28

9. MOTIONS ON NOTICE ..... 30

10. COUNCILLORS' QUESTION TIME ..... 31
10.1 QUESTIONS ON NOTICE ..... 31
10.2 ANSWERS TO QUESTIONS ON NOTICE ..... 31
10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING ..... 31
10.4 QUESTIONS WITHOUT NOTICE ..... 34

11. CLOSED MEETING ..... 35

11.1 APPLICATIONS FOR LEAVE OF ABSENCE

11.2 PROPERTY MATTER

**BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE**

**COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL'S WEBSITE**

## 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 10 of the Local Government (Meeting Procedures) Regulations 2025 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.

**NIL.**

## 4. OMNIBUS ITEMS

## 4.1 CONFIRMATION OF MINUTES

**RECOMMENDATION:**

That the Minutes of the Council Meeting held on 23 March 2026, as circulated, be taken as read and confirmed.

| | |
|---|---|
| **Decision:** | **MOVED** Cr Warren **SECONDED** Cr Chong<br><br>"That the Minutes of the Council Meeting held on 23 March 2026, as circulated, be taken as read and confirmed".<br><br>**CARRIED UNANIMOUSLY** |

## 4.2 MAYOR'S COMMUNICATION

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

| | | |
|---|---|---|
| 24 March 2026 -- | - | Parliament House Lunch with Rev. Mark Leach & Rev. Chris Bowditch- After Bondi – hosted by the Hon. Eric Abetz MP |
| - | - | Gary Pitchford - Clarence Zebras – Meeting |
| | - | Community presentation by Rev. Mark Leach of Never Again is Now – Understanding & Responding to Antisemitism in Australia |
| 25 March 2026 - | - | Beacon Foundation - launch of Clarence Local Futures Project |
| | - | Greater Hobart Strategic Partnership Mayors' Forum |
| | - | Coal River Valley Tasmania Tourism Ass. Autumn Networking Event |
| 26 March 2026 - | - | Catch up with Patrick Stanton – Hunter Developments |
| | - | Catch up with Scott Spanton - Tipalea Partners |
| | - | Eating with friends – community luncheon |
| 27 March 2026 | - | Meet with the Lindisfarne School for Seniors - Parking Issues |
| 28 March 2026 - | - | Launch of the Bellerive Bluff Battery Association Inc |
| - | - | Recognition of outgoing Lindisfarne RSL President Chris Parker |
| 31 March 2026 | - | Royal Australian Air Force 105th Anniversary Reception |
| 1 April 2026 | - | Warrane Mornington Neighbourhood Centre – Breakfast |
| | - | Sue Harmsen & Richmond Recreational Facilities Working Group re lodgment of Petition |
| | - | Jason Hay - Opportunity to Deliver a High-Impact Community Facility in Clarence - discussion. |
| 2 April 2026 | - | CCTV/Vandalism media call |
| | - | Participants of Inspiring Future Leaders- Meet and Greet with Mayor |
| | - | Citizenship Ceremony at Clarence on the Bay |
| 3 April 2026 | - | SFL Premier League Senior Men - Lauderdale v Clarence |
| 5 April 2026 | - | South Arm Community Market |
| 8 April 2026 | - | ABC Mornings Interview - sporting infrastructure |
| | - | Pulse Tasmania interview - damaged beach stairs at Lauderdale |

## MAYOR'S COMMUNICATION /contd…

| | | |
|---|---|---|
| 9 April 2026 | - | Mayors & Deputy Mayors Workshop-Devonport |
| 10 April 2026 | - | LGAT General Meeting |
| 11 April 2026 | - | Clarence District Cricket Club - Ian Wyver Dinner |
| 12 April 2026 | - | Songkran Festival – Thai New Year |
| | - | Nepalese New Year 2083 Festival |
| 13 April 2026 | - | ABC Breakfast interview - "What have you done for me lately?" |
| | - | GHSP Economic Positioning Session |
| | - | Meeting with Richmond Community Market |
| 14 April 2026 | - | Legacy luncheon |
| 15 April 2026 | - | ABC Mornings Interview - Tasman Bridge & Infrastructure Investment |
| | - | GHSP Strategic Planning Session |
| | - | Pulse Tasmania Interview - Tasman Bridge & Infrastructure Investment |
| | - | 7 News Tasmania Interview - need for replacement Tasman Bridge |
| | - | Media Event with Rotary Club of Howrah to launch the new disability hoist at Clarence Aquatic Centre |
| 20 April 2026 | - | SERDA General Meeting |
| | - | Youth Services Mural Opening Celebrations |

**Deputy Mayor Allison Ritchie (on behalf of Mayor)**

| | | |
|---|---|---|
| 18 April 2026 | - | Vaisakhi Cultural Celebrations |

**Councillor Heather Chong (on behalf of Mayor)**

| | | |
|---|---|---|
| 9 April 2026 | - | Exhibition Opening- School House Gallery |

- **Council Meeting 23 March**

The Mayor provided clarification regarding his interjection at the last meeting, during Council's consideration of the Waverley Flora Park Reserve Management Plan as follows.

> During debate, statements were made that were factually incorrect both in relation to the content of the officer's report and in respect to the consultation undertaken leading to the report.
>
> It is critical that the facts are accurately represented when debating matters before council.
>
> In regard to engagement with a member of the public gallery at the meeting, the Mayor advised that he had exercised his prerogative as Chairperson of the meeting to do so, and it was the most effective way to clarify some of the earlier statements made in relation to consultation.

- **Meeting Procedures**

  In relation to complaints he had received from members of the public and Council Officers about inappropriate language and distracting comments and conversations from the Public Gallery, the Mayor reminded those present that under the *Local Government (Meeting Procedures) Regulations 2025,* all participants – councillors, council officers, and members of the public, are required to conduct themselves respectfully and in a manner that does not disrupt proceedings.

- **Sullivans Cove Distillery Award**

  On behalf of Council the Mayor congratulated Sullivans Cove Distillery, based at Cambridge, on receiving the World's Best Single Cask Single Malt at the recent World Whiskies Awards as well as having individual excellence recognised through the "Icons of Whisky" Awards for Heather Tillott and Marcelo Viapiana.

  The Mayor tabled a copy of a letter of congratulation that he had sent to Sullivans Cove CEO Mr Andy Gaunt.

- **National Neighbourhood Watch Awards - Stephen Bourke**

  The Mayor advised that at the recent National Neighbourhood Watch Awards, Stephen Bourke was named the 2025 Neighbourhood Watch Australasia Volunteer of the Year.

  Mr Bourke is very well known to many as the local crossing guard in Rokeby – with his trademark costumes and sense of humour. He not only keeps children safe, but also brings joy to families each day.

  Named as a Highly Commended recipient at last year's Clarence Citizen of the Year Award, Mr Bourke's contribution goes well beyond duty and makes a genuine difference in the lives of many.

  The Mayor tabled a copy of a letter he had sent to Mr Bourke, congratulating him on this honour and thanking him for his inspiring service to others.

- **Rotary Club of Howrah – Swim Hoist**

  The Mayor advised that on 15 April, he joined with representatives of the Rotary Club of Howrah to receive the new disability swim hoist for the Clarence Aquatic Centre made possible through the fundraising efforts and dedication of members of the Rotary Club. The new hoist will allow people with disabilities to safely enter the pool and enjoy the many benefits of swimming.

  On behalf of Council and the community, the Mayor thanked the Rotary Club of Howrah for their generosity and commitment to making such a positive difference.

- **Youth Week Event – Mural Opening**

  The Mayor advised that earlier today, he had joined with the community at the Clarence Youth Services in Rokeby to unveil the impressive mural in the basketball court area.

  This artwork was the result of a collaborative effort, and the Mayor acknowledged the artist, Todd Jacobson. The designs and ideas that inspired this piece came directly from the drawings and input of young people who use the centre.

  On behalf of Council the Mayor thanked Council's Head of Community and Culture and her team for implementing this project and for the other activities to be run across Clarence for Youth Week.

## MAYOR'S COMMUNICATION /contd…

- **Launch of the Bellerive Bluff Battery Association Inc.**
  The Mayor advised that along with the Deputy Mayor Cr. Ritchie, Cr. Hulme, Cr. Walker, Cr. Chong and Cr Kennedy he joined the community for the launch of the Bellerive Bluff Battery Association on Saturday 28 March.
  The formation of the Bellerive Bluff Battery Association is a significant step forward as it reflects a genuine passion within the community to protect, restore and revitalise this site, and to ensure it reaches its full potential.
  The Mayor acknowledged Mr. Bill Lawson AM, the inaugural President of the Association, for his leadership, drive and dedication to this initiative and also recognised the other inaugural members Mr John Hepper, Mr Doug Chipman, Mr Toby Martin, Mr Brian Chapman and Ms Lea Lawson.
  The launch of the Association marks the beginning of a renewed focus on one of Clarence's most important historic places and the City of Clarence is proud to support their work, as we recognise the important role it will play in shaping the future of this site.

## 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 |
|---|---|
| Budget | 30 March |
| Confidential Briefings | |
| Cat Management | 13 April |

**RECOMMENDATION:**

That Council notes the workshops conducted.

**Decision:** **MOVED** Cr Warren **SECONDED** Cr Chong

"That the Recommendation be adopted".

**CARRIED UNANIMOUSLY**

## 4.4. TABLING OF PETITIONS

(Note: Petitions received by Councillors are to be forwarded to the Chief Executive Officer within seven days after receiving the petition).

Petitions are not to be tabled if they do not comply with Section 57(2) of the Local Government Act, or are defamatory, or the proposed actions are unlawful.

The Chief Executive Officer tabled the following petitions which comply with the Act requirements:

- A paper petition from 478 signatories requesting Council to identify an appropriate site, plan infrastructure, secure funding and build inclusive multi-purpose recreational facilities in Richmond.

- An electronic petition from 544 signatories requesting Council to identify an appropriate site, plan infrastructure, secure funding and build inclusive multi-purpose recreational facilities in Richmond.

## 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 Walker
  Cr Goyne (Proxy)

  **Quarterly Reports**
  September and December 2025 and March 2026 Quarterly Reports pending.

  **Representative Reporting**

- **TASWASTE SOUTH**
  Representative: Cr Ritchie (Mayor's nominee)
  Cr Hunter (Proxy)

- **TASWATER CORPORATION**
  The Mayor advised that the meeting that he previously referred to has been rescheduled to 22 April, and he will report to a future Council meeting.

- **GREATER HOBART COMMITTEE**
  The Mayor advised that the Greater Hobart Strategic Partnership met twice last week, for an Economic Positioning Session on Monday and a Strategic Planning Session on Wednesday, and that when these two bodies of work are settled, the CEO will arrange a Workshop Briefing for Council.

## REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

**Richmond Advisory Committee**

- Cr Chong tabled the minutes of the meeting held on 18 March 2026.

## 4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 23 and 30 March and 6 and 13 April 2026 have been circulated to Councillors.

**RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 23 and 30 March and 6 and 13 April 2026 be noted.

| | |
|---|---|
| **Decision:** | **MOVED** Cr Warren **SECONDED** Cr Chong<br><br>"That the Recommendation be adopted".<br><br>**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.

Nil.

### 5.2 ANSWERS TO QUESTIONS ON NOTICE

The Mayor may address Questions on Notice submitted by members of the public.

Nil.

### 5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The 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 23 March Mrs J Marsh of Bellerive asked the following question.

**KANGAROO BAY PARKLAND AND FOOTPATH DAMAGE**

There is evidence that damage is being done to the features of the Kangaroo Bay parkland and footpath in the vicinity of where the Saturday market is held. Service access lids on the footpath are cracked; the paved shapes are obliterated by the gravel surface and the 2022 mooring art installation has been damaged. So, my question is, has the mooring been damaged by a market vehicle and if so, how much are repairs expected to cost?

**ANSWER**

Officers became aware of damage to the Moorings sculpture on 12 February. Regrettably, some damage is clearly deliberate vandalism of the work through cutting with powered tools. Officers are working with the artist to have the affected pieces removed, repaired, and reinstated. Footings for the works have also been disturbed and exposed with one of the three pieces leaning over. It's not possible to verify if this additional damage has occurred as part of the vandalism attack, or by being accidentally knocked or pushed over by a vehicle. Officers are still working through costs to repair and reinstate the works.

/ contd on Page 12...

## ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd…

At Council's Meeting of 23 March Mr M Figg of Lauderdale asked the following question.

**STATUS OF RALPHS BAY CANAL**

In the answer that is in the agenda it mentions the contract for Lauderdale Canal or Ralphs Bay Canal, and that you're still abiding by that even though the contract has run out between you and NRE. Can we have a copy of the outdated contract so that we can understand your answer a lot more clearly please?

**ANSWER**

The Chief Executive Officer provided the following response at the meeting.

I will need to consider whether the lease can be released publicly so I will take that on notice. In respect to the substance of your question as to how can that lease be continuing, those lease contracts have a holding over provision so that as the contract ends or the lease ends, if a new contract has not been negotiated, then the old contract continues until it is either replaced, or the parties decide to walk away.

(Further information) The terms of the existing lease allow for the lease terms to be published. As such, Council has published the lease to its website, at the following address: https://www.ccc.tas.gov.au/2026/03/lauderdale-canal-master-plan-community-update/

At Council's Meeting of 23 March Mr B Walker of Howrah asked the following question.

**TIP VOUCHERS TRIAL**

In relation to the Council's trial of the tip vouchers, how has Council gone about encouraging landlords including Homes Tas to pass these vouchers on to tenants?

**ANSWER**

The Head of Infrastructure and Natural Assets provided the following response at the meeting.

I will need to liaise with our marketing team in terms of how we have released information to the community at this stage. We are trying to have commencement on 30 March, but further information will come out to the community.

(Further information) Council has provided vouchers directly to social housing residents, streamlining the process to not add further resourcing demand on Homes Tasmania.

In relation to renters, it is up to the property owner to pass on the voucher to their tenant/renter. The property owner has the right to the voucher, as they pay rates and waste levy on the property.

/ contd on Page 13…

## ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd…

At Council's Meeting of 23 March Mrs G Norton-Smith of Rokeby asked the following question.

**SIGNAGE**

Our situation in Rokeby as many of you would be aware is becoming very busy especially with all the new developments going on with traffic and trucks using their engine brakes. I am just wondering if we are able to install some signs to not use engine brakes. I realise engine brakes are not illegal to be used but it is becoming very evident in my area in particular, that they are using their engine brakes when really they don't need to. My husband is an ex truck driver and his answer every time is "they don't need to be doing it". Today there is a truck that has been going non-stop since early this morning until I actually came to this meeting, and he has used his engine brake non-stop empty or full. So I am just wondering if we could have some signs in the area? I have spoken to various politicians when we have had voting coming up, but nothing has ever gone ahead.

**ANSWER**

The Chief Executive Officer clarified that the area that Mrs Norton-Smith was referring to was Tollard Drive and took the question on notice.

(Further information) "Avoid Using Engine Brakes" signs are advisory signs and have no legal enforcement should heavy vehicle drivers choose to use their engine brakes. Engine brakes are a critical safety feature for heavy vehicles, particularly on steep grades or where there is a crash risk. In these situations, brake use may be necessary to maintain safe control of the vehicle and avoidance signage is not warranted.

Typically, this signage is on State Roads, where they transition from rural to urban environments.

A number of factors are considered for the installation of this signage, such as:

- Steep or long downhill grades,
- Crash history or identified safety risks,
- Noise evidence, and
- Road geometry and condition (is it encouraging break usage).

Officers will contact the resident to better understand the circumstances of this matter.

## 5.4 QUESTIONS WITHOUT NOTICE

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

Mr Z Morrisby of Mornington asked the following question.

**ALTERNATIVE TRANSPORT SOLUTIONS**
In light of recent comments made by the Mayor suggesting that the Tasman Bridge may no longer be fit for purpose following the recent traffic gridlock on Wednesday morning I would like to ask about alternative transport solutions. We currently have our ferry services operating between Clarence and Hobart during peak times but there is very limited parking available for commuters wishing to use this service. What actions are Council taking to increase access to ferry transport particularly in terms of increasing parking availability?

**ANSWER**
The Mayor took the question on notice.

Mr V Marsh of Bellerive asked the following question.

**NAMING OF BELLERIVE BLUFF FORT**
Just a clarification on the title of the fort is it the Bellerive Bluff Fort or the Kangaroo Bluff Fort?

**ANSWER**
The Mayor took the question on notice.

Mr D Carr of Tranmere asked the following question.

**DROUGHTY POINT STRUCTURE PLAN**
I want to ask about the structure plan for Droughty Point I think it goes back about twenty years since the Commission directed the Council to produce one. Now we are getting conflicting reports and contradictory reports as to whether or not the landowners will be advised before it goes on public exhibition. Can I have an update on just where we are with that?

**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)

## 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)

**PLANNING APPLICATION 180 CLARENCE STREET, HOWRAH, CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICE (CONSULTING ROOMS) [REFER ITEM 7.2]**

Mr Prajwal Pradhan addressed the meeting regarding the above.

## 7 PLANNING AUTHORITY MATTERS

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-2026/059333 – 11 SUNNYSIDE ROAD, LINDISFARNE - CHANGE OF USE TO VISITOR ACCOMMODATION

### EXECUTIVE SUMMARY

**PURPOSE**

The purpose of this report is to consider the application made for a Change of Use to Visitor Accommodation at 11 Sunnyside Road, Lindisfarne.

**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 42-day period which expires on 21 April 2026.

**CONSULTATION**

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

- Loss of long-term housing stock
- Privacy
- Noise
- Safety of access and pedestrian access issues
- Insufficient parking and traffic; and
- Incompatibility with the character of the area.

### RECOMMENDATION:

A. That the Planning Application for Change of Use to Visitor Accommodation at 11 Sunnyside Road, Lindisfarne (Cl Ref PDPLANPMTD-2026/059333) 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 Self-Assessment Form is required to be submitted for the Short- or Medium-Term Visitor Accommodation. If this form cannot be completed, please seek advice from Building Surveyor to determine if a Building Application is required for Change of Use.

b. 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.

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

**Decision:** **MOVED:** Cr Ritchie **SECONDED:** Cr Hunter

"1. That Council, acting as Planning Authority, refuse the Planning Application for a Change of Use to Visitor Accommodation at 11 Sunnyside Road, Lindisfarne (Application Ref: PDPLANPMTD-2026/059333).

2. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter, with the exception of the following matters that override the relevant parts of the existing report:

**REASONS FOR REFUSAL**
Council has considered the application in accordance with the Tasmanian Planning Scheme – Clarence and is not satisfied that the proposal meets the relevant Performance Criteria of the General Residential Zone, for the following reasons:

**1. Failure to retain the primary residential function of the area Clause 8.3.2 P1(d)**
The proposal seeks approval for the exclusive use of the site for visitor accommodation through the conversion of both existing dwellings from residential use, resulting in no dwelling on the lot being available for ongoing residential occupation.
In assessing residential function, Council has not had regard to housing policy or tenure preference. Rather, Council has considered whether the site would continue to perform a residential land-use function, being the provision of a place for people to live as part of an established residential area.
Council is not satisfied that the exclusive and ongoing use of the site for short-term visitor accommodation achieves this outcome, having regard to:

- the complete removal of residential use from the lot,

/Decision contd n Page 19...

**PLANNING APPLICATION PDPLANPMTD-2026/059333 – 11 SUNNYSIDE ROAD, LINDISFARNE - CHANGE OF USE TO VISITOR ACCOMMODATION /Decision contd…**

- the absence of any component of the development being used or occupied as a residence,
- the scale of the proposal involving multiple dwellings operating concurrently for visitor accommodation purposes, and
- the established pattern of surrounding development characterised by permanent residential occupation.

Accordingly, Council finds that the proposal does not retain the primary residential function of the area and is contrary to Clause 8.3.2 P1(d).

**2. Scale and intensity of use incompatible with surrounding residential character Clause 8.3.2 P1(c)**

The combined gross floor area of the development exceeds the relevant Acceptable Solution threshold and, as such, must be assessed against the performance criteria.

While the proposal does not involve physical enlargement of the buildings, Clause 8.3.2 P1(c) requires consideration of the scale of the use, including its intensity and operational characteristics.

Council considers that the concurrent operation of two large, self-contained visitor accommodation units on a single residential lot constitutes a level of use intensity which is not compatible with the surrounding residential character, particularly given:

- the multiplicity of visitor accommodation units,
- their simultaneous operation,
- the absence of any residential component remaining on the site, and
- the functional distinction between short-term visitor accommodation and residential living.

For these reasons, Council finds the proposal inconsistent with Clause 8.3.2 P1(c).

/Decision contd on Page 20…

**PLANNING APPLICATION PDPLANPMTD-2026/059333 – 11 SUNNYSIDE ROAD, LINDISFARNE - CHANGE OF USE TO VISITOR ACCOMMODATION /Decision contd…**

**3. Unreasonable risk to residential amenity**
**Clause 8.3.2 P1(b)**

Council has separately and distinctly considered residential amenity, being the quality, condition and enjoyment of surrounding residential environments.

Council is not satisfied that the proposal adequately demonstrates that the visitor accommodation use, at the scale and intensity proposed, will not cause an unreasonable loss of residential amenity, having regard to:

- the transient nature of visitor accommodation occupation,
- the absence of proposed limits on intensity, duration of stay or operational management,
- the increased likelihood of irregular arrival and departure patterns,
- the cumulative activity associated with two visitor accommodation units operating concurrently, and
- the lack of evidence demonstrating how amenity impacts would be prevented rather than managed after they occur.

Council's assessment is not based on assumption or generalisation, but on the inherent characteristics of the use as applied to this site. Reliance on post-impact nuisance controls does not, in Council's view, satisfy the preventative intent of Clause 8.3.2 P1(b).

Accordingly, Council finds the proposal fails to satisfy Clause 8.3.2 P1(b).

**4. Exercise of discretion under Section 6.10**

In exercising discretion under Section 6.10, Council must be satisfied that the impacts of a discretionary use are acceptable and appropriately managed.

Council finds that the applicant has not demonstrated, through the proposal as submitted, how the performance outcomes of the Scheme would be achieved in respect of residential function, character and amenity. Council is therefore not satisfied that discretion should be exercised to approve the application.

/Decision contd on Page 21…

**PLANNING APPLICATION PDPLANPMTD-2026/059333 – 11 SUNNYSIDE ROAD, LINDISFARNE - CHANGE OF USE TO VISITOR ACCOMMODATION /Decision contd…**

**Clarification of Legal Context**

For the avoidance of doubt:

- Council has not equated residential function with tenure or housing supply.
- Council has separately assessed residential function and residential amenity.
- Council has not relied on policy opposition to visitor accommodation.
- Council's decision is based on the specific configuration, scale and intensity of the proposal at this site.

**Conclusion**

For the reasons outlined above, Council is not satisfied that the proposal complies with Clause 8.3.2 P1 or that the discretionary impacts have been adequately addressed in accordance with Section 6.10 of the Tasmanian Planning Scheme – Clarence. The application is therefore refused".

Cr Hulme **Foreshadowed** a Motion in the event that the above Motion was **Lost**

The **MOTION** was **put** and **LOST**

| **FOR** | **AGAINST** |
|---|---|
| Cr Darko | Cr Blomeley |
| Cr Hunter | Cr Chong |
| Cr Ritchie | Cr Hulme |
| Cr Warren | Cr James |
| | Cr Kennedy |
| | Cr Mulder |
| | Cr Walker |

/Decision contd on Page 22…

**PLANNING APPLICATION PDPLANPMTD-2026/059333 – 11 SUNNYSIDE ROAD, LINDISFARNE - CHANGE OF USE TO VISITOR ACCOMMODATION /Decision contd…**

**FORESHADOWED MOTION**
**MOVED:** Cr Hulme **SECONDED:** Cr James

"That the Officer's Recommendation be adopted."

**CARRIED**

| **FOR** | **AGAINST** |
|---|---|
| Cr Blomeley | Cr Darko |
| Cr Chong | Cr Hunter |
| Cr Hulme | Cr Ritchie |
| Cr James | Cr Warren |
| Cr Kennedy | |
| Cr Mulder | |
| Cr Walker | |

## 7.2 PLANNING APPLICATION PDPLANPMTD-2026/058223 – 180 CLARENCE STREET, HOWRAH - CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICE (CONSULTING ROOMS)

### EXECUTIVE SUMMARY

**PURPOSE**

The purpose of this report is to consider the application made for a Change of Use to Business and Professional Service (consulting rooms) at 180 Clarence Street, Howrah.

**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 use and 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 April 2026.

**CONSULTATION**

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

- Unreasonable impact on residential amenity
- Noise
- Insufficient parking; and
- Traffic safety issues.

### RECOMMENDATION:

A. That the Planning Application for Change of Use to Business and Professional Service (consulting rooms) at 180 Clarence Street, Howrah (Cl Ref PDPLANPMTD-2026/058223) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. Hours of operation of the Business and Professional Service (Consulting Rooms) Use must be within the hours of:
   Monday - Friday 8.00am to 6.00pm.

3. The proposed Business and Professional Service (Consulting Rooms) Use is restricted to two consultants (occupational therapy practitioners) operating on the site with one client (comprising the child and caregiver/s or family) per consultant at any given time, with a maximum of eight

sessions per day.
There is no restriction to supporting staff, such as reception or administration staff present on-site.

4. Four parking spaces meeting the Australian standards must be provided on the site. Each space must be clearly marked and used solely for parking purposes.

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

a. The applicant is encouraged to consult with a Building Surveyor as soon as practicable to ensure that all requirements are able to be met for a potential change in building classification, including adequate fire separation from the neighbouring properties. A new Occupancy Permit will be required under the Building Act 2016.

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 Ritchie **SECONDED:** Cr Kennedy

"That the Recommendation be adopted".

Cr Walker left the meeting at this stage (7.06pm)

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

| **FOR** | **AGAINST** |
|---|---|
| Cr Blomeley | Cr James |
| Cr Chong | |
| Cr Darko | |
| Cr Hulme | |
| Cr Hunter | |
| Cr Kennedy | |
| Cr Mulder | |
| Cr Ritchie | |
| Cr Warren | |

Cr Walker returned to the meeting at this stage (7.10pm)

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

Nil Items.

## 8.3 FINANCIAL MANAGEMENT

Nil Items.

## 8.4 GOVERNANCE

### 8.4.1 REQUEST FOR LANDOWNER CONSENT – COMBINED AMENDMENT APPLICATION FOR A SITE SPECIFIC QUALIFICATION TO FACILITATE THE USE AND DEVELOPMENT OF A FERRY TERMINAL – NATONE STREET AND 19D LINCOLN STREET, LINDISFARNE – PDPSPAMEND-2026/060468

#### EXECUTIVE SUMMARY

**PURPOSE**

The purpose of this report is to consider a request for landowner consent to enable lodgement of an amendment to modify the Clarence Local Provisions Schedule (LPS) to introduce a site-specific qualification enabling a public passenger ferry terminal as part of the River Derwent Ferry Expansion Service, and an associated application for a planning permit at Natone Street road reserve and ANZAC Park, 19D Lincoln Street, Lindisfarne.

The request is necessary because the draft amendment involves Council land at the southern end of Natone Street to facilitate the connection of stormwater infrastructure and the south-western corner of ANZAC Park, 19D Lincoln Street where the land-based component of the proposed ferry terminal is to be developed.

In addition, the request seeks Council consent to support an application under the *Aboriginal Heritage Act 1975 (Tas.),* because the proposal involves works on land with potential Aboriginal heritage values.

**RELATION TO EXISTING POLICY/PLANS**

The southern end of the Natone Street road reservation is within the Open Space and Recreation Zones, and ANZAC Park, a significant recreational parkland, is within the Recreation Zone.

**LEGISLATIVE REQUIREMENTS**

An application to amend the LPS under section 37 of the *Land Use Planning and Approvals Act 1993 (Tas.)* (LUPAA) requires the consent of all landowners. Similarly, a concurrent permit application under section 40T of LUPAA also requires the consent of all landowners.

**CONSULTATION**

Significant consultation has occurred for the River Derwent Ferry Service Expansion Project. Council conducted formal consultation on the proposed Lindisfarne terminal location from 18 June to 16 July 2024, and further engagement has been undertaken with residents, including notification to neighbouring landowners accompanied with a comprehensive press release, as well as the provision of information via the Council's website and FAQ page.

In addition, this draft amendment and development application will be publicly exhibited as part of the statutory process.

**FINANCIAL IMPLICATIONS**

At this stage, there are no direct capital financial implications for Council arising from the request for landowner consent.

**RECOMMENDATION:**

That Council:

A. As the registered proprietor of road reserve titles at Natone Street (comprised in Certificate of Title Volume 207087 Folio 1) and 19D Lincoln Street, Lindisfarne comprised in part of Certificate of Title Volume 232087 Folio 1) provides landowner consent:

(a) For the inclusion of the Council land detailed in Recommendation A in an application under section 37 of the *Land Use Planning and Approvals Act, 1993 (Tas.)* for an amendment to the LPS; and

(b) Under section 40T(6) of the *Land Use Planning and Approvals Act, 1993 (Tas.)* to include the properties outlined above as part of the application for a permit for the development of a public passenger ferry terminal and associated works.

B. Supports an application to be made under the *Aboriginal Heritage Act 1975* to gain the necessary permits for the construction of the Natone Street Ferry and authorises the CEO to take all necessary action to ensure an application is made.

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

"That the Recommendation be adopted".

**CARRIED**

| **FOR** | **AGAINST** |
|---|---|
| Cr Blomeley | Cr James |
| Cr Chong | Cr Warren |
| Cr Darko | |
| Cr Hulme | |
| Cr Hunter | |
| Cr Kennedy | |
| Cr Mulder | |
| Cr Ritchie | |
| Cr Walker | |

## 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 Mulder

1. My question relates to Tollard Drive and the deputation earlier this evening. As part of our working to replace air brakes on Tollard Drive, can the relevant authority also take into account the fact that Tollard Drive, under State Growth's plan, is actually planned to be the major service road into the Skylands development and that Droughty Point Road will not be used so maybe we need more than air brakes?

**ANSWER**

Taken on Notice.

(Further information) "Avoid Using Engine Brakes" signs are advisory signs and have no legal enforcement should heavy vehicle drivers choose to use their engine brakes. Typically, this signage is on State Roads where the road transitions from rural to urban environments. Several factors are considered for the installation of this signage, such as:

- Steep or long downhill grades,
- Crash history or identified safety risks,
- Noise evidence, and
- Road geometry and condition (is it encouraging break usage).

The future planned usage of Tollard Drive will be taken into account with any road renewal works and consideration of appropriate signage.

2. My second question relates to the demise of the hard waste collection. Could you please, once and for all, place on the public record the reason why it is neither financially viable or practical to bring this program back into the city?

**ANSWER**
(Head of Infrastructure and Natural Assets) We certainly have made it clear in the report done for a number of councils that there was not a service provider. I will defer to the CEO on how we publicly advise that.

(Chief Executive Officer) I will take the question on notice to provide a full answer that can appear in the agenda; however, to reiterate, the two main issues were lack of a service provider and the cost which was at the time we cancelled the service exceeding a million dollars.

(Further information) In 2025 TasWaste South on behalf of Clarence, Hobart, Brighton and Sorell Councils, commissioned a benchmarking and feasibility study to explore the viability of hard waste collection service models. The study found no single service provider could effectively service Clarence for the management of kerbside hard waste collection.

Cr Hunter

1. Given the emerging fuel crisis, is the organisation planning for the worst case scenario and ways to mitigate and manage operations and budget?

**ANSWER**
(Chief Executive Officer) Late last week and at the beginning of this week the local government sector is starting to look at what those impacts are. Already we have had contractors advise us of fuel tariffs and so on that impact their contract but we are starting to work with the Local Government Association and across the sector to look at that and it is more than just fuel, it is bitumen products, fertiliser, the range of things that fall into that basket that we are going to deal with so that process starts later this week.

(Further information) Council staff have reviewed Council's Business Continuity Plan and are reviewing action plans to address the current fuel crisis and its subsidiary impacts. The Business Continuity Plan will be activated if fuel and other supplies become impacted. Precautionary steps, such as preparing for increased work from home arrangements and reviewing depot operations to ensure fuel optimisation while maintaining service levels are underway.

2. Will that consider staff working from home arrangements?

**ANSWER**
(Chief Executive Officer) We haven't got to that point yet, but we are still working out what the environment looks like and what those impacts are. There are certainly other organisations, not just councils, looking at the possibility of work from home and how to minimise people's travel but we still have issues associated with doing the work, we still have to drive trucks, we still order products, so that is what we are looking at first.

Cr Hulme

1. Could we have an update on the situation with delays in greenwaste collection? Councillors have received a number of confidential briefings, what is the extent that any of that information can be provided publicly? Can we have an update for the public on efforts to get greenwaste back on track?

**ANSWER**

(Head of Infrastructure and Natural Assets) We understand council's and ratepayers' concerns with delays with the collection service. We have prioritised it so that general waste and recycling is done first. We have been dealing with Cleanaway through a number of things and escalated this matter higher in their organisation. As of first thing this morning all collections are up to date. Cleanaway have resolved a number of resourcing issues. And it is not just Cleanaway; it is the entire industry having concerns with drivers. We will continue to liaise with Cleanaway and inform council, but we are certainly hopeful of more promising steps going forward.

(Mayor) I know that the Comms team are working very closely with the Infrastructure and Natural Assets area and when we can, following discussions with Cleanaway, ensure information goes on-line.

Cr James

1. Council has undertaken a review of the footpath program and found a higher number of failed footpaths across multiple suburbs. I would appreciate if a copy of those reports could be provided to councillors as part of keeping us up to date in relation to our footpath program.

**ANSWER**

Taken on Notice.

(Further information) Council officers are compiling the information to present to council in a separate briefing report.

2. My question is regarding Chambroad and its processing through the Supreme Court. The Directions Hearing has now been listed for June 2026. In parallel with that Chambroad hotel has been approved as a major project and is currently before the Tasmanian Planning Commission. My question is, hypothetically, if the Directions Hearing is again deferred to a later date and the TPC deals with the number of representations that has to come before it including councils, if we decide to make one, as I believe we have, will the TPC decision supersede or be a basis for Chambroad to proceed with the hotel development?

**ANSWER**

(Mayor) It is somewhat challenging to provide an answer for a hypothetical question particularly when we are talking legal matters like we are.

(Head of Governance) As it is a legal matter it would be better if I provided it as a confidential memo which I can do over the next week or so.

(Mayor) You may recall that when Mr Hudson came out on the Monday to announce that they were lodging with the TPC he did say then in a WIN TV clip that they were seeking to get approval but clearly the legal matter also gets waved through as well. They are not going to start building on land they might not necessarily own. That was my understanding from that interview.

Cr Walker

1. Can you confirm that it is now three plus years since this council last considered this matter [Chambroad Hotel development] within the Chamber that Chambroad gave the undertaking that were they not to substantially commence within two years they were prepared to hand the land back to council?

**ANSWER**

(Chief Executive Officer) I believe that any undertaking they made was superseded by the legal action that has ensued.

2. Was that undertaking given prior to taking legal action?

**ANSWER**

Taken on notice.

(Further information) Yes, this related to the modified proposal presented by Chambroad and pre-dates the legal action.

Cr Chong

My question is regarding the public open space reserve, how much of that relates to Richmond?

**ANSWER**

Taken on Notice.

(Further information) Public Open Space reserve funds are not linked to the area the funds were collected from. The funds can be used for public open spaces anywhere in our city as people do travel out of their own area to enjoy Council's varied public open spaces.

## 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 matters were 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
11.2 PROPERTY MATTER

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: -

- proposals to acquire land or an interest in land or for the disposal of land; and
- 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**<br>**MOVED** Cr Warren **SECONDED** Cr Chong<br><br>"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".<br><br>**CARRIED UNANIMOUSLY** |

The Meeting closed at 7.54pm