

MINUTES OF A SPECIAL CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 11 MAY 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
E Goyne
D Hulme
B Hunter
R James
W Kennedy
T Mulder
A Ritchie
B Warren; present.

1. APOLOGIES J Walker (Leave of Absence)

ORDER OF BUSINESS Items 1 – 4

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)

Head of Planning
(Mr D Marr)

Head of Governance
(Ms C Shea)

Acting Head of Regulatory Services
(Ms A Boyd)

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

The Meeting closed at 6.54pm.

CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING

MONDAY 11 MAY 2026

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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 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.

INTEREST DECLARED

Nil.

4. REPORTS OF OFFICERS**PART A DEPUTATIONS**

- Mr Neil Shephard addressed the Meeting on behalf of the applicant.

PART B FORMAL PROCEEDINGS

4.1 PLANNING APPLICATION PDPLANPMTD-2024/049308 – 438 & 450 SOUTH ARM ROAD & 2A RINGWOOD ROAD, LAUDERDALE - SUPERMARKET AND RETAIL SHOPS, CARPARKING, ACCESS AND LANDSCAPING (GENERAL RETAIL AND HIRE) AND 1 LOT SUBDIVISION**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a supermarket and retail shops, carparking, access and landscaping (General Retail and Hire) and 1 lot subdivision at 438 & 450 South Arm Road and 2A Ringwood Road, Lauderdale.

RELATION TO PLANNING PROVISIONS

The land is zoned General Business and subject to the Parking and Sustainable Transport Code, Road and Railway Assets Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-prone Hazard Areas Code, Natural Assets Code, Potentially Contaminated Land Code, Road and Railway Assets Code, Safeguarding of Airports Code and the Lauderdale Neighbourhood Centre Specific Area Plan under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a discretionary use and/or 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 was extended by written agreement to expire on 13 May 2026.

CONSULTATION

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

- Impact on business viability;
- Impact on existing centres and local economic function;
- Impact on employment opportunities;
- Pedestrian safety impacts;
- Traffic impacts;
- Environmental impacts;
- Noise Impacts; and
- Lack of Community consultation.

RECOMMENDATION:

- A. That the Planning Application for Supermarket and retail shops, carparking, access and landscaping (General Retail and Hire) and 1 lot subdivision at 438 & 450 South Arm Road & 2A Ringwood Road, Lauderdale (CI Ref PDPLANPMTD-2024/049308) be approved subject to the following conditions.
1. GEN AP1 – ENDORSED PLANS.
 2. A minimum of 174 car parking spaces and 20 bicycle parking spaces must be provided on-site prior to the commencement of the use of the supermarket and retail shops. Each space, including accessible parking, must be clearly marked and solely for parking purposes.
 3. AMENDED PLAN – The access arrangement to South Arm Highway is to be in accordance with the submitted Concept Plan 21770-CLP-001-1 (Revision G) dated 29 April 2026. The engineering designs as per condition 11 will also require the approval of the Department of State Growth.
 4. GEN S2 – SIGN LOCATION.
 5. GEN S3 – SIGN EXTERNAL ILLUMINATION.
 6. GEN S8 – The signs associated with the supermarket and retail shops must be illuminated only during the operating hours of the business to which it refers.
 7. ENG A4 – DSG ACCESS.
 8. Provide an all-movement access to South Arm Road, generally in accordance with the relevant plan Concept Plan 21770-CLP-001-1 (Revision G) dated 29 April 2026. There are to be unobstructed sight lines to any wombat crossing, illumination of the access/crossing in accordance with standards, and unless otherwise agreed, the access should include a splitter island.

Works are to tie in with the Department of State Growth's upgraded South Arm Road/Acton Road intersection and suit extension of the median/right turn lane in order to facilitate access to adjoining land should it be developed further.

Works are to be completed prior to commencement of the use of the supermarket and retail shops.

Works on, or affecting, the state road reserve must not be commenced until the necessary approvals have been obtained from the Department of State Growth. Prior to undertaking any works in the state road reserve, a Works Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. The permit will need to be accompanied by drawings to scale, prepared by a suitably qualified consultant to the Department's satisfaction.

Advice: An application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings. Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow sufficient time to assess the application.

9. The Ringwood Road access must be designed and operated as a secondary access only in accordance with the approved plans and Traffic Impact Assessment, prepared by Ratio dated 17 June 2025, to minimise impacts on adjoining residential properties and to maintain the safe and orderly function of the surrounding road network.

10. ENG A1 – NEW CROSSOVER - The proposed sealed access to Ringwood Road must be constructed from the road carriageway to the property boundary in accordance with Standard Drawing TSD (copy available from Council) prior to commencement of use. This access must be inspected by Council's Development Works Officer 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.

11. ENG A5 – SEALED CARPARKING 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 these works.

12. ENG M1 – DESIGNS DA –

Engineering designs, prepared by a suitably qualified person, are required for:

- access arrangements;
- carpark and driveways construction;
- service upgrades or relocations;
- footpath realignment along South Arm Road;

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 these 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 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

13. ENG M5 – EROSION CONTROL.

14. GEN AM7 – OUTDOOR LIGHTING.

An external lighting plan must be submitted to and approved by Council's Chief Executive Officer or Delegate prior to the issue of a Certificate of Likely Compliance for building works for the lights, demonstrating external lighting (including car park lighting) will be baffled to ensure direct light does not extend into the adjoining properties and complies with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.

15. The internal access and circulation layout must be designed and operated to ensure safe separation and interaction between private vehicles, pedestrians, commercial vehicles and service vehicles, consistent with the assumptions and swept path arrangements assessed in the approved Traffic Impact Assessment, prepared by Ratio dated 17 June 2025. All service and delivery movements must occur within designated loading and service areas shown on the approved plans.

16. All buildings, habitable and non-habitable floor levels, accessways, and critical infrastructure (including electrical plant, pumps and fire services) must be constructed in accordance with the minimum finished surface and floor levels identified in the endorsed Coastal Erosion and Inundation Hazard Assessment, prepared by Enviro-Tech dated 12/02/2026.

17. ENG S1 – INFRASTRUCTURE REPAIR.

18. A report demonstrating that the recommendations made in section 8.1 of the Coastal Erosion and Inundation Hazard Assessment prepared by Envirotech dated 12 February 2026 must be provided to the satisfaction of Council's Chief Executive Officer or delegate prior to the commencement of works.

19. Prior to the commencement of relevant works, or prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works (whichever occurs first), a plan for the management of construction of the site must be submitted and approved by Council's Chief Executive Officer or delegate. The plan must outline the proposed demolition and construction practices for the site in relation to:

- prior to the removal of any excavated material from the site, testing is required to determine contamination levels to ensure that disposal is undertaken in accordance with relevant legislative requirements. A record of all testing and disposal is required to be maintained for checking if required.
- proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
- identification of potentially noisy construction phases, such as but not limited to the operation of rock-breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
- control of dust and emissions during working hours;
- construction parking;
- proposed screening of the site and vehicular access points during work;
- procedures for washing down vehicles, to prevent soil and debris being carried onto the street;
- construction access; and
- traffic / pedestrian management.

Once approved the plan forms part of this permit and all works and construction activities at the site must be in accordance with the approved plan

20. ENG S2 – SERVICES.

21. ENG M8 – EASEMENTS.

22. ENG M8A – SERVICE EASEMENTS.

23. All works must be undertaken generally in accordance with the *Wetlands and Waterways Works Manual* produced by the Tasmanian Department of Primary Industries, Water and the Environment 2003.

24. LAND 1A – LANDSCAPE PLAN

- to provide appropriate plant species that are compatible with endemic species and would suit the coastal microclimate.

25. LAND 3 – LANDSCAPE BOND (COMMERCIAL)

The landscaping identified in condition 23 must be undertaken prior to the commencement of the use. A bond of \$10,000 must be submitted with the landscape plan. The bond will be held as security to ensure the maintenance of the landscape work in accordance with the approved plan.

The bond may be a cash deposit or a bank guarantee. If the works are not maintained for a period of 12 months following commencement of use council may have the landscaping undertaken and may recover those costs incurred from the bonded amount. The bond will be released upon satisfactory maintenance for a 12-month period.

26. The recommendations made within the Geotechnical Site Investigation prepared by Envirotech dated 20 September 2024 must be implemented during the construction phase to the satisfaction of Council's Chief Executive Officer or delegate. A report certifying compliance with the recommendations made within the report must be provided prior to the commencement of works.

27. ENG M9 – FILLING OF LAND.

28. Prior to the commencement of works, a preliminary dispersive soil management report must be submitted to the satisfaction of council's Chief Executive Officer or delegate. This may be submitted in conjunction with condition 12. Once the plan is approved it will form part of the permit. This preliminary dispersive soil management report must:

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

Further on-site geotechnical investigations must be undertaken at designated construction hold points and must include:

- Incorporate soil sampling, testing and stability analysis where necessary to confirm the extent and location of any landslip-prone areas;
 - Evaluation of dispersive soil behaviour and its implications for structural stability and infrastructure (eg. pipework); and
 - Certification, signed by a suitably qualified professional, confirming that construction works comply with the recommendations of the dispersive soil management report.
 - All excavated and disturbed dispersive soils must be managed, stored and stabilised in accordance with the recommendations of the dispersive soil management report. Uncontrolled exposure of dispersive soils is not permitted.

29. The development must meet all required Conditions of Approval specified by TasWater notice, dated 19 March 2026 (TWDA 2024-01446-CCC).

- B. That in addition to standard advice, the permit is accompanied with the following advice:
- a. The site is within a mapped coastal inundation and erosion hazard prone area and the works will form a minimum Category 3 Notifiable Building Work under the Directors Determination. Notifiable Building Work requires a Building Surveyor to be engaged to create and certify an Application for Building Approval. As part of this application, a Coastal Vulnerability Report prepared by a suitably qualified person will be required that meets the requirements of the Determinations and Building Act 2016. The reports must form part of the certified documents issued by the Building Surveyor for the building application.
 - b. Detailed plans and specifications for all food handling areas, showing all internal surfaces, fittings and fixtures, must form part of a request for report from an Environmental Health Officer in accordance with Regulation 26B(3) of the Building Regulations 2016 where the proposed work is notifiable building work or Regulation 28 of the Building Regulations 2016 where the proposed work is permitted building work. The plans must comply with the *Food Act 2003*, the *Tasmanian Appendix Part I4 Food Premises of Volume 1 of the National Construction Code* and the *Food Standards Code*.
 - c. The development must be constructed and operated in accordance with the recommendations outlined in the Acoustic Report by Renzo Tonin & Associates.

These recommendations include:
 - Restricted retail premises, supermarket, shops, and food & beverage (F&B) premises:
 - Proposed trading hours: 7am to 11pm
 - Proposed loading operations hours:
 - Main loading dock between 7am and 9pm.
 - Home delivery dock outside of normal operating hours to cater for demand. Expected to include (x3) truck ($\leq 5T$) movements during that period.
 - Proposed waste pickup hours: 7am to 9pm Monday to Saturday and 8am to 9pm Sunday and Public Holidays.
 - Loading bays to north of Subject Site, with a recommended minimum 2.1 metre-high acoustic fence along the boundary (see Figure 2 for required extents).

Roof mounted plant deck per drawings, with recommended acoustic barrier treatments detailed in Section 5.2.
 - d. The uses on the site must not cause an environmental nuisance to the owners or occupiers of land in the surrounding area by reason of noise, smell, fumes, dust or other pollutants emanating from the site.

- e. TasNetworks have advised the development is not likely to adversely affect TasNetworks operations and it is recommended that TasNetworks be contacted on 1300 137008 to seek confirmation on upgrades that may be required to the electricity supply.

- f. Council, as a Stormwater authority has formed a view that the proposed development will intensify the stormwater discharge from the property and will require 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 design plans assessment.

Please note that climate change factors are to be as per current Australian Rainfall and Runoff recommendations. For this site, the minor drainage system should include allowance for the SSP2-4.5 scenario, and the major drainage system should include the allowance for the SSP3-7.0 scenario.

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

- 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 Mulder SECONDED Cr James
	“That the Recommendation be adopted”.
	CARRIED UNANIMOUSLY

The Meeting closed at 6.54pm