

MINUTES OF A SPECIAL CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON TUESDAY 9 JUNE 2026

HOUR CALLED: 6.00pm

PRESENT: The meeting commenced at 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
J	Walker
B	Warren; present.

1. APOLOGIES Nil

ORDER OF BUSINESS Items 1 – 4

IN ATTENDANCE

Chief Executive Officer
(Mr I Nelson)

Manager Engineering
(Ms A Moore)

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)

Head of Regulatory Services
(Mr R Brennan)

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

The Meeting closed at 6.29pm.

CLARENCY CITY COUNCIL (PLANNING AUTHORITY) MEETING**TUESDAY 9 JUNE 2026****TABLE OF CONTENTS**

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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. 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 Frazer Read addressed the meeting on behalf of the applicant.

PART B FORMAL PROCEEDINGS

4.1 PLANNING APPLICATION PDPLANPMTD-2026/060469 – 158 SURF ROAD, SEVEN MILE BEACH (WITH ACCESS OVER 1309 TASMAN HIGHWAY, CAMBRIDGE) - TRANSPORT DEPOT & DISTRIBUTION (MAIL CENTRE), SIGNAGE, WATER TANKS & ASSOCIATED INFRASTRUCTURE**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Transport Depot & Distribution (Mail Centre), Signage, Water Tanks & Associated Infrastructure at 158 Surf Road, Seven Mile Beach (with access over 1309 Tasman Highway, Cambridge).

RELATION TO PLANNING PROVISIONS

The land is zoned Light Industrial and subject to the Parking and Sustainable Transport Code, Coastal Inundation Hazard Code, Flood-prone Hazard Areas Code, Road and Railway Assets Code, Safeguarding of Airports Code 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 with the applicant's consent until 10 June 2026.

CONSULTATION

The proposal was advertised in accordance with statutory requirements, and one representation was received raising the following issues:

- Non-compliance with Clauses C12.5.1 and C12.6.1 of the Flood-Prone Areas Hazard Code,
- Flood Impacts on Adjacent Land,
- Inadequacy of Flood Modelling and Technical Reports,
- Filling and Earthworks within a Flood-Prone Area, and
- Inconsistency Between Reports.

RECOMMENDATION:

- A. That the Development Application for Transport Depot & Distribution (Mail Centre), Signage, Water Tanks & Associated Infrastructure at 158 Surf Road, Seven Mile Beach (with access over 1309 Tasman Highway, Cambridge) (Cl Ref PDPLANPMTD-2026/060469) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. Additional signage must not be displayed on the site without further approval from Council.

3. GEN S3 – SIGN EXTERNAL ILLUMINATION.
 4. GEN S4 – FLASHING SIGNS.
 5. GEN S7 – SIGN MAINTENANCE.
 6. ENG A5 – SEALED CAR PARKING.
 7. ENG M1 – DESIGN DA.
 8. ENG M5 – EROSION CONTROL.
 9. Prior to the commencement of use, vehicular access to the site must be constructed from the edge of the access road to the property boundary in accordance with Standard Drawing **[TSD]** (copy available from Council) and made available for use to a standard suitable for the intended traffic, to the satisfaction of the Chief Executive Officer or delegate. All access roads must be maintained in a safe and trafficable condition for the duration of the use. The development must establish and maintain legal access to a public road and evidence of lawful access over any land not within the subject boundary must be provided to Council prior to commencement of use.
 10. No works are to be undertaken, including changes in the topography of the site, or the removal, destruction, or lopping of trees, other than in accordance with the approved plans, without the consent of Council. Adequate steps must be taken to prevent the damage and/or removal of any other vegetation during any works.
 11. Any office use on subject site must remain directly subservient to the main use approved on-site, which is Transport Depot and Distribution. It is advised that any intensification of the use or future change of use will require further approval from Council.
 12. The development must meet all required Conditions of Approval specified by TasWater notice dated 20 April 2026 (TWDA 2026/00351 - CCC).
- B. That in addition to standard advice, the following advice be provided to the proponent:
- a. The swale drain shown running to airside in the Civil Works drawing set, and with reference to NASF Guideline C – Attachment 3 (*National Airports Safeguarding Framework – Managing the Risk of Wildlife Strikes in the Vicinity of Airports*), this infrastructure would be considered a high-risk item and would require appropriate mitigation measures. As such, it should be assessed by a suitably qualified subject matter expert to determine wildlife attractant risk and any required mitigations.

- b. The property is within a mapped Coastal Inundation & Erosion Hazard prone area, as such the works are at minimum Category 3 Notifiable Building Work under the Directors Determination. Notifiable Building Work requires a Building Surveyor to be engaged to create & certify an Application for Building Approval. Please provide a Hazard Report for Coastal Inundation & Erosion from a suitably qualified person that meets the requirements of the Determinations and Building Act 2016. These reports must form part of the certified documents issued by the Building Surveyor for the building application.
 - c. The use is not to 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.
 - d. Based on the information provided, TasNetworks have advised the development is not likely to adversely affect TasNetworks' operations.
- 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 Goyne “That Council, acting as Planning Authority, approve Application PDPLANPMTD-2026/060469 for development at 158 Surf Road, Seven Mile Beach (with access over 1309 Tasman Highway, Cambridge), subject to the officer's recommended conditions and the following additional condition: Additional Condition — Flood Risk Compliance Reporting 13. Flood Risk Compliance Report Within 12 months of commencement of use, the permit holder must submit to Council a Flood Risk Compliance Report, prepared by a suitably qualified and experienced engineer, to the satisfaction of the Chief Executive Officer or delegate. The Flood Risk Compliance Report must: • Assess the performance of the development's stormwater and drainage infrastructure relative to the flood behaviour and outcomes described in the flood hazard and engineering documentation submitted with the application, including: - the Engineering Services Report prepared by ADG Engineering (including Section 4 and associated commentary on flood impacts); and - the Flood Hazard Report prepared by Afflux Consulting (including findings relating to flood levels, afflux and runoff behaviour);
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/Decision contd on Page 6...

PLANNING APPLICATION – 158 SURF ROAD, SEVEN MILE BEACH (WITH ACCESS OVER 1309 TASMAN HIGHWAY, CAMBRIDGE) - TRANSPORT DEPOT & DISTRIBUTION (MAIL CENTRE), SIGNAGE, WATER TANKS & ASSOCIATED INFRASTRUCTURE /Decision contd

- Verify whether the development has performed in a manner consistent with the conclusions of those reports, including statements that:
 - “no adverse effects external to the airport owned/commonwealth land” would occur (Engineering Services Report, p.60);
 - flood impacts would be minor, with only limited or localised afflux primarily toward Barilla Bay (Engineering Services Report, p.60);
 - increases in flood levels would be minor or limited, including typically only a few centimetres in some areas and up to approximately 20–30 cm in higher flow scenarios (Afflux Consulting Flood Hazard Report, p.20);
 - increased runoff from impervious surfaces would not materially impact trafficable areas or surrounding land (Afflux Consulting Flood Hazard Report, p.20);
- Identify whether any measurable changes in flood levels, flow paths, or flood behaviour have occurred on adjacent or downstream land following completion of the development, including areas external to the site boundary; and
- Identify any measures required to address any inconsistency between observed performance and the outcomes described in the submitted flood hazard and engineering documentation.

Where the Flood Risk Compliance Report identifies that the development has caused or contributed to flood impacts that are inconsistent with the outcomes described in the application material, the permit holder must implement appropriate remedial measures to the satisfaction of Council”.

The reasons for Council’s decision are as follows

1. Statutory Framework

The application is discretionary and must be determined in accordance with Sections 5.6 and 6.10 of the Tasmanian Planning Scheme – Clarence and section 51 of the Land Use Planning and Approvals Act 1993.

/Decision contd on Page 7...

PLANNING APPLICATION – 158 SURF ROAD, SEVEN MILE BEACH (WITH ACCESS OVER 1309 TASMAN HIGHWAY, CAMBRIDGE) - TRANSPORT DEPOT & DISTRIBUTION (MAIL CENTRE), SIGNAGE, WATER TANKS & ASSOCIATED INFRASTRUCTURE /Decision contd...

2. **Flood-Prone Hazard Code (C12.0)**
Clause C12.6.1 requires that development achieves a tolerable flood risk outcome and does not cause or contribute to increased flood impacts on adjacent land or public infrastructure.
3. **Consideration of Representation**
A representation raised concerns regarding the adequacy of flood modelling, including whether the conclusions of the applicant's reports accurately reflect potential impacts on adjacent land.
4. **Reliance on Applicant's Documentation**
The officer's assessment relies on the conclusions of the applicant's Engineering Services Report and Flood Hazard Report, including findings that flood impacts outside the site would be minor or acceptable.
5. **Purpose of Condition**
The additional condition provides a mechanism to verify whether the development performs consistently with the outcomes and conclusions stated in the application documentation.
6. **Proportionate Response**
The condition does not require re-assessment of the proposal, but rather ensures accountability for the assumptions and conclusions relied upon in granting approval.
7. **Conclusion**
Subject to the condition, Council is satisfied that the proposal can proceed while ensuring that any divergence from the predicted flood outcomes is identified and rectified to maintain compliance with the Flood-Prone Areas Hazard Code.

Cr James **Foreshadowed** a Motion in the event that the Alternative Motion was **Lost**.

/Decision contd on Page 8...

**PLANNING APPLICATION PDPLANPMTD-2026/060469 – 158 SURF ROAD,
SEVEN MILE BEACH (WITH ACCESS OVER 1309 TASMAN HIGHWAY,
CAMBRIDGE) - TRANSPORT DEPOT & DISTRIBUTION (MAIL CENTRE),
SIGNAGE, WATER TANKS & ASSOCIATED INFRASTRUCTURE /Decision
contd...**

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

FOR

Cr Goyne
Cr Ritchie

AGAINST

Cr Blomeley
Cr Chong
Cr Darko
Cr Hulme
Cr Hunter
Cr James
Cr Kennedy
Cr Mulder
Cr Walker
Cr Warren

FORESHADOWED MOTION

MOVED: Cr James **SECONDED:** Cr Hulme

“That the Officer’s Recommendation be adopted”.

CARRIED UNANIMOUSLY

The Meeting closed at 6.29pm