

COUNCIL MEETING

MONDAY 31 AUGUST 2026

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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 will:

- make 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.”

- invite those present to pause for a moment of quiet reflection and respect before commencing the council meeting.
- advise 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

Nil.

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.

4. OMNIBUS ITEMS**4.1 CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 10 August 2026, as circulated, be taken as read and confirmed.

4.2 MAYOR'S COMMUNICATION**4.3 COUNCIL WORKSHOPS**

A Councillor's Meeting Briefing (workshop) was conducted on the Friday immediately preceding the Council Meeting.

RECOMMENDATION:

That the Councillor's Meeting Briefing (workshop) conducted on the Friday immediately preceding the Council Meeting be noted.

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.

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 and June 2026 Quarterly Reports pending.

Representative Reporting

- **TASWASTE SOUTH**
Representative: Cr Ritchie (Mayor's nominee)
Cr Hunter (Proxy)
- **TASWATER CORPORATION**
- **GREATER HOBART COMMITTEE**

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 10, 17 and 24 August 2026 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 10, 17 and 24 August 2026 be noted.

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 Bradley Walker of Howrah gave notice of the following questions:

1. DEPUTATIONS

In follow up to previous question ask about the Councils Meeting Agendas being issued within the 4 day requirement of the Local Government (Meeting Procedures) Regulations 2025. This council's requirements for lodging a deputation at a council meeting is that its needs to be submitted to the CEO by 12noon on the Friday prior. Considering deputations are generally made about agenda items, and these items aren't known till the agenda is released too public. Someone wanting to make a deputation has far less than 24hours to become aware of the item, peruse it, then submit a request to the CEO. Is there a fairer practicable method council can provide those wanting to make deputations?

2. PUBLIC QUESTION ON NOTICE

When the council answers that it will review something in relation to a public question on notice, is council able to provide details of that review to the person who started the process of such review, under the assumption council have the questioner's details and as such would save the council resources needed for follow up correspondence from the questioner?

5.2 ANSWERS TO QUESTIONS ON NOTICE

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

5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

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

At Council's Meeting of 10 August 2026 Mrs Joanne Marsh of Bellerive asked the following question.

SIGNAGE – PATHWAY - BELLERIVE BEACH REGIONAL PARK

The wide shared path beside the sand dunes in Bellerive Beach Regional Park has signage alerting users to ways of mitigating risky conflicts between dogs, bikes and people. There is no requirement for cyclists to have a bell and use it to alert other path users. When the path narrows as it enters Victoria Esplanade these requirements are no longer so explicit. Pedestrians are more at risk of being involved in a collision or near miss with a bike travelling at breakneck speed behind them with no bell alert. My question is, how urgent does council believe a risk assessment is considering the use of this pathway as Clarence grows and visitor numbers increase?

ANSWER

The Chief Executive Officer took the question on notice.

(Further information) Signage displayed along the Clarence Foreshore Trail outlines user etiquette as follows:



The *Road Rules 2019 (Tas.)* requires cyclists to give way to pedestrians and have a working bell or similar warning device. Cyclists should only ring a bell or call out when the path ahead is blocked and pedestrians need to make space for passing. Otherwise bell ringing is unreliable as it can startle people or go unheard due to hearing impairment or headphones.

Council acknowledges the narrower section of the foreshore trail along Victoria Esplanade may increase the potential for conflict and has identified improvements through the Victoria Esplanade Master Plan, including widening the shared path to three metres. Detailed design work is planned for this section and Queen Street, which is intended to provide an alternative commuter cycling route and reduce pressure on the foreshore path.

ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd...

Council will continue to monitor path usage and any reported incidents or emerging safety concerns and can reconsider the need for a specific risk assessment if evidence indicates that further action is warranted.

At Council's Meeting of 10 August 2026 Mr Bradley Walker of Howrah asked the following question.

STARTING MEETINGS IN ACCORDANCE WITH REGULATION 8

My question is for yourself, Mayor Brendan Blomeley. The Local Government Regulations or Meeting Procedures 2025 adopted in July last year control how council meetings like this one are held. "Since its introduction can I be advised how many meetings have been opened in accordance with Regulation 8" could have been my question but I already know the answer to that. My question is, can we start this meeting in accordance with Regulation 8?

ANSWER

The Mayor took the question on notice.

(Further information) Regulation 8 of the Local Government (Meeting Procedures) Regulations 2025 states as follows:

"8. Statement to be made at meetings

The chairperson of a meeting is to make a verbal statement at the beginning of a meeting, so far as is practicable, to the effect that–

- (a) an audio or audio visual recording is being made of the meeting; and*
- (b) all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and*
- (c) language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable".*

At the beginning of Clarence City Council Meetings, following the Acknowledgement of Country, the Chairperson extends an invitation to those present to pause for a moment of reflection and respect [as per Regulation 8(b)]. The Chairperson then goes on to advise that council meetings not including closed meeting are livestreamed, audio visually recorded and published on council's website [as per Regulation 8(a)], followed by advice that the meetings are not protected by parliamentary privilege (that is, what is said in the meeting is not exempt from the laws of defamation or offensive or abusive language or behaviour [as per Regulation 8(c)]).

Clarence City Council has opened its meetings this way since 2022, before the introduction of the current Regulation 8 in 2025.

Regulation 8 does not dictate the exact wording that are to be used but states that it is to be "to the effect that..." It is considered that the way in which Clarence City Council meetings are opened complies with Regulation 8. Notwithstanding that, it is a matter for Council to consider whether expanding on the statement regarding parliamentary privilege to include the wording set out in Regulation 8(c) would provide further clarity.

5.4 QUESTIONS WITHOUT NOTICE

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

Questions are to relate to the activities of the Council. Questions without notice will be dependent on available time at the meeting.

Council Policy provides that the Chairperson may refuse to allow a question on notice to be listed or refuse to respond to a question put at a meeting without notice that relates to any item listed on the agenda for the Council meeting (note: this ground for refusal is in order to avoid any procedural fairness concerns arising in respect to any matter to be determined on the Council Meeting Agenda).

When dealing with Questions without Notice that require research and a more detailed response the Chairman may require that the question be put on notice and in writing. Wherever possible, answers will be provided at the next ordinary Council Meeting.

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)

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 LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION APPLICATION PDPSPAMEND-2022/030778 – REVIEW OF REPRESENTATIONS – 22 GOODWINS ROAD, CLARENDON VALE**EXECUTIVE SUMMARY****PURPOSE**

This report has been prepared to consider the representations received during the public exhibition of draft amendment PDPSPAMEND 2022/030778 and the associated draft subdivision permit.

The proposal relates to a request to amend the Clarence Local Provisions Schedule through the rezoning of land, together with a combined subdivision application to enable an 85-lot subdivision (81 residential lots, two public open space lots, and two road lots), on land at 22 Goodwins Road, Clarendon Vale.

LEGISLATIVE REQUIREMENTS

The draft amendment and associated permit were certified and approved for exhibition by the Planning Authority on 29 June 2026 and publicly exhibited in accordance with Sections 40G and 40Z of the *Land Use Planning and Approvals Act 1993* (LUPAA). Following exhibition, the Planning Authority is required to undertake an assessment of those representations in accordance with Sections 40K and 42 of LUPAA and make recommendations to the Tasmanian Planning Commission (the Commission).

Such report must be provided within the statutory period which expires on 14 September 2026.

CONSULTATION

Four representations were received during the exhibition period, comprising one representation from a State authority and three from members of the public.

Those representations from members of the public related to:

- the interaction between residential development, biodiversity conservation and bushfire resilience
- Subdivision density
- Access to easements for existing dwellings
- The road network; and
- Access to public transport.

One of the submissions from the public was supportive of the proposed amendment.

The State authority representation primarily relates to bus stops.

RECOMMENDATION:

- A. Pursuant to Sections 40K(2) and 42 of the *Land Use Planning and Approvals Act 1993*, the merits of each representation received with regard to the requested amendment of the Clarence Local Provisions Schedule PDPSPAMEND-2022/030778 to rezone 22 Goodwins Road, Clarendon Vale from Rural Zone and Utility Zone, to General Residential Zone, Inner Residential Zone, and Open Space Zone, and the associated planning application for a 85-lot subdivision, which was submitted in accordance with s40T of the Act, are contained in the Associated Report, and the Planning Authority considers that modification to the draft amendment or the associated planning permit is not warranted.
- B. Pursuant to Sections 40K(2) and 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is satisfied that the draft amendment meets the LPS criteria and no other modifications to either the draft amendment or the planning permit are warranted.
- C. Pursuant to Sections 40K(1) and 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority provides the Associated Report and relevant attachments, including a copy of each representation, to the Tasmanian Planning Commission.
- D. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

The request for a planning scheme amendment and combined subdivision application relates to land at 22 Goodwins Road, Clarendon Vale. The proposal was lodged with Clarence City Council and accepted as a combined application for:

- an amendment to the Clarence Local Provisions Schedule to rezone the subject land, and
- to enable an 85-lot subdivision, comprised of 81 residential lots, two public open space lots, and two road lots (the subdivision).

The land is currently zoned Rural under the Tasmanian Planning Scheme - Clarence. The proposed development outcomes and subdivision pattern are not permitted under the Scheme in its current form and require approval of the planning scheme amendment.

Council, as Planning Authority, considered the request and resolved at its meeting of 29 June 2026 to certify the draft amendment as meeting the Local Provisions Schedule criteria under Section 34 of LUPAA; and approve the draft subdivision application for public exhibition, subject to the certified amendment.

The certified draft amendment and associated draft subdivision approval were publicly exhibited in accordance with the requirements of Sections 40G and 40Z of LUPAA. The representations are summarised and assessed in Section 5 of this report.

This report has been prepared in response to those representations and forms part of Council's obligations under Sections 40K and 42 of LUPAA.

2. PROPOSAL IN DETAIL

2.1. The Site

The subject land at 22 Goodwins Road, Clarendon Vale (Figure 1) is located at the western edge of Clarendon Vale; flanked by Clarence Plains Rivulet.

The site is approximately 9.54ha (95,400m²) in single ownership.



Figure 1 – Aerial image of area (subject site outlined in blue)

2.2. The Draft Amendment and Planning Permit

On 29 June 2026, the Planning Authority resolved to certify a draft amendment that:

- Rezones land at 22 Goodwins Road, Clarendon Vale from Rural Zone and Utility Zone to a combination of the General Residential Zone, Inner Residential Zone and Open Space Zone.
- Determines that the draft amendment meets the requirements of LUPAA, including the Section 34 Local Provisions Schedule criteria.
- Determines a draft planning permit for an 85-lot subdivision (81 residential lots, two public open space lots, and two road lots).
- Places the certified draft amendment and associated draft planning permit on public exhibition for a period of 28 days.

A copy of the certified draft amendment is provided in Attachment 1, and a copy of the draft planning permit is contained in Attachment 2.

3. STATUTORY IMPLICATIONS

Following the exhibition of a draft Local Provisions Schedule (LPS) amendment, the Planning Authority is required to consider any representations received and provide a report to the Tasmanian Planning Commission in accordance with Sections 40K and 42 of LUPAA.

This report has been prepared to satisfy the statutory requirements of Sections 40K and 42 of LUPAA.

The Planning Authority is required to submit this report to the Commission within 35 days of the close of the exhibition period (subject to approved extensions), which is by 14 September 2026.

4. CONSULTATION

The certified draft LPS amendment and associated draft planning permit were publicly exhibited for 28 days, concluding on 10 August 2026 in accordance with the requirements of LUPAA.

Public notification of the proposal included:

- advertisements in The Mercury on 11 July 2026 and 25 July 2026,
- letters to landowners and occupiers adjoining the subject land, and
- the placement of notification signage on the subject site.

During the exhibition period, four representations were received.

5. DISCUSSION ON THE MERITS OF THE REPRESENTATIONS

The representations comprise:

- one representation from a State Agency, and
- three representations from members of the public.

All representations have been considered in accordance with Sections 40K and 42 of LUPAA.

Each representation has been considered on its merits including, where relevant, the statutory mechanism through which the issue is addressed, and whether any modification to the draft LPS amendment or draft planning permit is required.

Building Tasmania provided a representation and an additional letter, and three representations were received from members of the public (non-authority representations).

5.1. Representations Assessment

(1) Building Tasmania (formerly the Department of State Growth)

Building Tasmania want to ensure that existing bus stops are identified on all maps and that if bus stops are affected during construction the developer would be required to upgrade the stop to be accessible and compliant with the *Disability Discrimination Act 1992* (DDA).

There are two proposed bus stops as shown on the plan of subdivision, of which, Building Tasmania are supportive. These bus stops will be required to be constructed to be DDA compliant and be undertaken in consultation with Building Tasmania.

Building Tasmania are supportive of the proposed footpaths connecting to the bus stops, as required under Australian Government DDA standards.

Building Tasmania also provided a letter of confirmation that it has no interest in the land at 22 Goodwins Road, Clarendon Vale for a future highway alignment, and that the removal of the proclamation is in progress.

- **Response**

Building Tasmania's support for bus stop provision and the associated requirements have been noted.

The anticipated removal of the highway proclamation has been noted.

The matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

(2) Public #1

The representor highlights the interaction between housing supply, biodiversity conservation and bushfire resilience. All issues have been contemplated at this site. The representor is concerned that the vegetation community *Eucalyptus ovata* forest and woodland (DOV) identified on the subject site will be degraded over time by bushfire maintenance areas. The representor encourages Council to develop a planning framework capable of delivering housing, biodiversity conservation and bushfire resilience simultaneously.

- **Response**

Council has negotiated with the developer to protect as much of the natural values as possible on this development. The bushfire management areas have been modified and the lots rearranged in order to retain the natural values within the public open space along Stokell Creek and Clarence Plains Rivulet.

Council recently adopted the Bushfire Hazards Management Areas on Council Land Policy that seeks to limit, if not prevent, establishment of bushfire management areas on Council land and public open space handed over in subdivisions.

Council is currently undertaking a Biodiversity Prioritisation Plan that seeks to map, characterise and monitor natural values throughout Clarence, including threatened vegetation communities such as DOV.

The matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

Public #2

The representor is supportive of the proposed planning scheme amendment and subdivision. The representor believes that this proposal will help Clarence to grow faster and that regulatory restrictions are the primary reason for the housing shortage.

- **Response**

The matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

Public #3

The representor is concerned about the density of the subdivision in the proposed Inner Residential Zone, particularly on the eastern boundary of the proposed subdivision. The representor says that the existing high-density accommodation in the area already poses significant issues with anti-social behaviour and they believe that the proposed development will exacerbate the problem.

The representor has two easements on their property (sewerage and stormwater), and they are concerned that access to these easements will be hindered by new dwellings in the proposed subdivision.

The representor is concerned that traffic congestion will increase because of the development of dwellings on the site and that the traffic modelling was conducted in 2022. The representor is also concerned about the high incidence of roadkill on Goodwins Road, which may get worse.

The representor highlights that, while there is technically access to public transport via the bus network, the timing of the buses is not practical or user friendly for them or people needing to get to and from work or school.

- **Response**

The subject site is well located to provide residential growth; it is within the Urban Growth Boundary, within ten minutes of Glebe Hill Shopping Centre and easy walking distance to public transport. The land can be connected to all required services via trunk infrastructure and has good access to community services. The land provides an opportunity to provide a diversity of housing types in a well-located position.

Anti-social behaviour is not a material matter of LUPAA or the planning scheme.

Easements have been taken into consideration during the preparation of the proposed subdivision. Construction of additional dwellings on neighbouring land will not hinder access to existing easements on other land.

The Traffic Impact Assessment was first prepared in 2022 and updated in 2025 with relevant new information. It says that:

“Based on the assessment completed, localised impacts are minor with good levels of service at immediate nearby intersections. All congestion is associated with Rokeby Road/South Arm Highway. The addition of this subdivision is not expected to be a detriment to the road network and is in keeping with other residential development in the area; and

The proposed subdivision layout has been assessed to meet the requirements of the Planning Scheme”.

Council engineers have also supported this information.

The bus network in Hobart becomes less regular further from the city centre. The bus route that runs along Goodwins Road (number 624) has similar schedules to others in the area and that distance from Hobart City; providing more buses in peak times.

A larger population and demand for public transport will often create a need for an increased service. Additionally, the Rokeby Park and Ride is nearing construction and will provide another option for future residents. The increase of frequency of service or route selection for public transport is not a matter that the Planning Authority can dictate.

The matters raised do not warrant modification to the certified draft amendment or associated draft permit.

5.2. Representation Assessment Conclusion

Having considered the merits of each representation, the Planning Authority is of the opinion that the matters raised do not warrant modification to the certified draft amendment, or the associated draft planning permit. The issues identified do not affect the strategic intent or operation of the draft amendment, applicable planning scheme provisions and subsequent subdivision, engineering and development assessment processes.

The Planning Authority remains satisfied that the draft amendment meets the LPS criteria and that the recommendation not to modify the amendment will not adversely affect the operation of the Clarence LPS as a whole.

It is therefore appropriate to recommend that the Tasmanian Planning Commission approve the certified draft amendment and the associated draft planning permit as exhibited.

6. EXTERNAL REFERRALS

The original application was referred to TasWater, Tasmania Fire Service (TFS), TasNetworks, The Department of Natural Resources and Environment, and Department of State Growth (now Building Tasmania).

Other than those identified above, no referral authority raised an objection to the proposal.

7. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal is consistent with relevant Council policies and engineering guidelines, including those relating to open space, infrastructure provision and subdivision design, as part of the original assessment.

No representations raised matters suggesting inconsistency with Council policy or strategic direction, and no issues have been identified that would give rise to conflict with relevant Council policies.

8. CONCLUSION

The proposed rezoning of land from Rural Zone to General Residential Zone, Inner Residential Zone and Open Space Zone, together with a combined subdivision application to enable an 85-lot subdivision, comprised of 81 residential lots, two public open space lots, and two road lots, is considered to meet the LPS criteria as required under Section 34 of LUPAA.

Having considered the merits of each representation, it is considered that they do not warrant modification to the draft LPS amendment, but addition of the Building Tasmania advice clause in the draft planning permit is warranted.

It is therefore appropriate that the certified draft amendment and associated modified draft planning permit be submitted to the Tasmanian Planning Commission with a recommendation that both be approved.

Attachments: 1. Certified Plan (1)
2. Draft Planning Permit (6)

Daniel Marr
HEAD OF CITY PLANNING

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

**AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING
PDPSPAMEND-2022/030778**

To amend the Tasmanian Planning Scheme – Clarence Local Provision Map by:

- rezoning the 8.26 ha site at 22 Goodwins Road, Clarendon Vale (CT 164805/1) from Rural Zone to General Residential Zone, Inner Residential Zone, and Open Space Zone, as shown in the figure above;
- extending the revised zoning into the adjoining road casements to the road centreline.

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED, THIS 6th DAY OF JULY 2026, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE 29th DAY OF JUNE 2026, IN THE PRESENCE OF:



[Signature]
CHIEF EXECUTIVE OFFICER

Scale - 1:3,000 (at A4)



Clarence City Council

DRAFT PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Development No: PDPSAMEND-2022/030778 **Approval Date:** 01 January 1900

Description: 85 Lot Subdivision (81 residential lots, 2 road lots and 2 public open space lots)

Address: 22 Goodwins Road, Clarendon Vale

This permit is granted, subject to the following conditions:

General Conditions:

- 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 The development must only proceed in accordance with the approved stages as set out below:
 - Stage 1: Lots 1 – 4 and 28 - 29
 - Stage 2: Lots 30 – 40
 - Stage 3: Lots 5 – 12
 - Stage 4: Lots 13 – 26
 - Stage 5: Lots 41 – 49
 - Stage 6: Lots 50 – 51, 61 – 62 and 64 - 71
 - Stage 7: Lots 52 – 60, and
 - Stage 8: Lots 63 and 72 – 81

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

- road design (including line marking) and Traffic Calming devices;
- pedestrian networks;
- road stormwater drainage;
- lot accesses;
- stormwater drainage;

and must show the extent of any vegetation removal proposed for these works and be designed in conjunction with any landscaping plan requirement. Such

designs must be submitted to and approved by Council's Head of Infrastructure and Natural Assets and must clearly describe what works are being undertaken for each approved stage of the development.

An engineering assessment fee, in accordance with Council's adopted fee schedule, must be paid upon their lodgement. A 'start of works' permit must be obtained prior to the commencement of any works.

For the Final Plan to be sealed prior to the completion of the works or the expiry of the "on-maintenance" period a bond must be paid and an agreement entered into in accordance with Council Policy. Please note that the bond for the "on-maintenance" period is 5% the cost of the construction.

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.

- 4 Stormwater reticulation is to be designed in accordance with the requirements of Council's Local Highways Standard Requirements By- Law and the State Stormwater Strategy to the satisfaction of Council's Head of Infrastructure and Natural Assets. The design is to identify and design overland flow paths and run-off handling systems for 1% AEP events. These systems shall ensure that no concentrated flow or overflow from street drainage and stormwater reticulation is directed across or through proposed lots (unless dedicated as an overland flow path with easements in favour of Council). Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels and water quality characteristics of receiving waters are maintained or improved. The design must incorporate Water Sensitive Urban Design principles and be submitted for approval by Council's Head of Infrastructure and Natural Assets with lodgement of engineering drawings approval.
- 5 All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.
- 6 The new road must join with existing road construction in a smooth and continuous fashion and extend to the boundaries of the balance lot.
- 7 Suitable barriers must be erected during the construction of the development to ensure native vegetation is not damaged during construction works.
- 8 Suitable barriers must be erected during the stages of construction and at access points to the balance land to prevent unauthorised vehicle access.
- 9 An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil & Water Management on Building & Construction Sites

document, must be submitted for review by Council's Head of Infrastructure and Natural Assets when lodging the 'Start of Works Notice' to council. 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.

- 10 Each lot must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **[TSD]** (copy available from Council). 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 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

- 12 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all utilities infrastructure required to service the lots in a form to the satisfaction of the relevant utility service provider.

- 13 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council's relevant / delegated officer.

- 14 Street construction, including line marking, concrete kerbs, gutters and footpaths with bitumen roads, must be carried out to the requirements of Council's Local Highways Standard Requirements By-Law. Pavement designs must be based upon laboratory soaked CBR values. Line marking must be in thermoplastic material.

- 15 Each 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.

- 16 A 'for construction' Landscape Plan (Landscape Plan) for all Public Open Space areas (including lots 400, 401 and 402 and any road verges or related areas) must be submitted to and approved by Council's Chief Executive Officer or delegate prior to the issue of a Certificate of Likely Compliance (CLC) for building works or commencement of works within the POS, whichever occurs first.

- 17 Prior to the sealing of the Final Plan of Survey for any stage, all Public Open Space (POS) works must be completed in accordance with the approved Landscape Plan and any associated engineering approvals.

A request for Practical Completion must be accompanied by an as-constructed topographical survey plan certified by a suitably qualified surveyor, demonstrating that the works have been completed in accordance with the approved Landscape Plan.

Practical Completion of POS works must be confirmed in writing by Council's Chief Executive Officer or delegate prior to commencement of the On-Maintenance Period.

- 18 Prior to commencement of the On-Maintenance Period, a detailed POS Maintenance Plan must be submitted to and approved by Council's Chief Executive Officer or delegate.

The Maintenance Plan must include:

- (a) watering and irrigation regime (including frequency and duration);
- (b) mowing and turf management program;
- (c) weed control measures (consistent with the approved Weed Management Plan);
- (d) replacement of failed or dead plantings;
- (e) inspection schedule;
- (f) erosion and drainage maintenance (including swales and low points);
- (g) litter removal and general site upkeep; and
- (h) rectification procedures for defects identified during inspections.

All POS areas must be maintained in accordance with the approved Maintenance Plan for the duration of the On-Maintenance Period.

- 19 On-Maintenance Period and Bond

- (a) Soft landscape works (including turf and planting) are subject to an On-Maintenance Period of one (1) year from the date of written confirmation of Practical Completion.
- (b) Hard landscape works are subject to a Defects Liability Period of six (6) months from the date of written confirmation of Practical Completion.
- (c) Prior to sealing of the Final Plan of Survey, a bond equivalent to 1.5 times the estimated cost of soft landscape works must be lodged with Council as security for the satisfactory establishment and maintenance of landscaping during the On-Maintenance Period.
- (d) Where sealing is required prior to completion of works or expiry of the Defects Liability Period for hard works, a bond of 5% of the cost of construction must be lodged in accordance with Council's Policy for Bonding Development Works.

Bonds must be in the form of a cash deposit or bank guarantee.

- 20 During the On-Maintenance Period:

- (a) turf must be fully established, evenly covered, and free of significant bare patches
 - (b) all plantings must be healthy and actively growing;
 - (c) any dead, diseased or failed plant material must be replaced within 30 days of identification;
 - (d) the POS must remain free of rubbish, dumped material and environmental weeds; and
 - (e) surfaces must remain stable and free of erosion.
- 21 At the conclusion of the On-Maintenance Period, the permit holder must request a final inspection. Council will not accept final handover of the POS or release bonds until:
- (a) all defects identified during the On-Maintenance Period have been rectified to Council's satisfaction; and
 - (b) landscaping is fully established and compliant with the approved Landscape Plan and Maintenance Plan.
- If defects are identified during the Defects Liability Period for hard works, the permit holder must rectify those defects within 90 days of written notice from Council.
- 22 The development must meet all required Conditions of Approval specified by TasWater notice dated 22 May 2026 (TWDA 2022/01487-CCC)

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- c. Non-compliance with this permit is an offence under Section 63 of the *Land Use Planning and Approvals Act 1993* and may result in enforcement action under Division 4A of the *Land Use Planning and Approvals Act 1993* which provides for substantial fines and daily penalties.

- d. For further details relating to the conditions for the landscape plan, public open space – handover and on -maintenance requirements, please contact council's Open Space Team.

Daniel Marr

HEAD OF CITY PLANNING

THIS APPROVAL IS GIVEN UNDER DELEGATION GRANTED BY COUNCIL ON 14 DECEMBER 2020

DRAFT

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

8.3.1. UPDATES TO LIST OF FEES AND CHARGES 2026/2027

EXECUTIVE SUMMARY

PURPOSE

To consider proposed updates to the List of Fees and Charges 2026/2027 adopted at the Council meeting held on 15 June 2026.

RELATION TO EXISTING POLICY/PLANS

Consistent with Council's adopted Strategic Plan 2025 – 2035; Council's Fees and Charges (Non-Rates) Policy 2026 and the Clarence Car Parking Plan 2001.

LEGISLATIVE REQUIREMENTS

Section 82 of the *Local Government Act* requires the Chief Executive Officer to prepare Estimates of the Council's revenue and expenditure for each financial year.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

The changes proposed will have a minimal change to the sportsground hire income. Funds received from car parking cash-in-lieu payments are transferred to reserves, so no change in Council's net financial result.

RECOMMENDATION:

That Council:

- A. Amends the List of Fees and Charges for the financial year 2026/2027 to ensure the fees set out for "cash in lieu of providing car parking space on development" to align with the fees specified in the Clarence Car Parking Plan 2001 as set out at **Attachment 1** of the Associated Report.
- B. Adopts the additional entries to the List of Fees and Charges for financial year 2026/2027 as set out at **Attachment 2** of the Associated Report.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1. Council fees and charges are reviewed annually as part of the budget process. Council staff consider various factors when determining the fees such as, but not limited to, cost of providing the service, community benefit, comparative market pricing and whether the good or service will assist in advancing the objectives of Council's strategic and subsidiary plans.

- 1.2. The List of Fees and Charges for financial year 2026/2027 was adopted by Council at its meeting held on 15 June 2026.
- 1.3. Reversion and additions to the List of Fees and Charges 2026/2027 are now proposed for adoption by Council which incorporate changes and additional items for the reasons set out below.

2. REPORT IN DETAIL

Planning Fees

- 2.1. It has been identified that the specified contributions for car parking cash-in-lieu are inconsistent with Council's adopted policy position in the Clarence Car Parking Plan 2001, which is an incorporated document within the Tasmanian Planning Scheme – Clarence.
- 2.2. This inconsistency has arisen through increases being inadvertently applied once these figures were adopted.
- 2.3. Accordingly, these figures should remain static and align with the Clarence Car Parking Plan 2001 as the primary document, which has statutory weight. The car parking cash-in-lieu fees adopted by Council in the List of Fees and Charges 2026/2027, and the fees specified in the Clarence Car Parking Plan 2001 are set out in **Attachment 1**. No overcharges have occurred since the discrepancy arose.

Open Space Activity Hire

- 2.4. Since adoption of the List of Fees and Charges on 15 June 2026, Council staff have received feedback from user groups identifying the need for additional fee options to ensure all user groups are being charged fairly across Council's sporting venues, to avoid undue financial burden on their members.
- 2.5. In addition, National Player League (NPL) activities at Wentworth Park have substantially grown since Clarence Zebras Football Club ("Zebras") secured their entry into this competition league. For the 8-12 NPL games programmed across the season, two playing fields are required to facilitate each match, including tiered spectator seating, the media stand and wet area.

Rather than charging for two fields, the proposed fee increase reflects the adverse impact of those activities on other user groups' ability to share the grounds at Wentworth Park.

2.6. For Clarence High School there were some match and training rate fees missed for this space during the initial fees and charges review. The proposed changes will address this oversight.

2.7. **Attachment 2** to this Report sets out the items proposed to be added to the current List of Fees and Charges to ensure parity across user groups hiring Council's sportsgrounds.

3. CONSULTATION

3.1. Community Consultation Undertaken

Staff received feedback from user groups of Council's sportsgrounds raising issues with the application of fees set in Council's List of Fees and Charges 2026/2027.

Staff have spoken with representatives of Zebras to outline the intention of the fee change proposed at paragraph 2.5 above, and confirm Zebras are accepting of the proposed introduction of an NPL Soccer Match Rate given the adverse impact on other user groups' ability to share the grounds at Wentworth Park during NPL games.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Community advice will be provided to update the community on the amendments to the List of Fees and Charges. The updated List of Fees and Charges will be provided on Council's website.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The proposed updates to the List of Fees and Charges 2026/2027 support multiple objectives and strategic outcomes from the City of Clarence Strategic Plan 2025–2035, including:

“1.2 Leadership and Good Governance

Values-driven and capable leadership, supported by investment in people, digital systems and organisational capability, ensures Clarence operates with integrity, meets its regulatory and legislatively responsibilities, and remains, transparent, accountable, and responsive to evolving community needs.

1.4 Effective Policy and Planning

We develop, deliver, and monitor policies, strategies and initiatives that are evidence based, community-informed and aligned with Clarence’s long-term vision.

1.5 Relationships and Strategic Partnerships

Working with others to unlock opportunities, foster innovation and deliver shared benefits.

4.1 Healthy lives for all

Council supports improved health and wellbeing outcomes across all ages, supported by safe, inclusive and accessible environments, active lifestyles, social connection, and valued parks and open space.

4.2 Inclusive and Connected Communities

Welcoming public spaces and services that foster connection, participation and belonging”.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

The changes proposed will have a minimal change to sportsground hire income. Funds received from payments in-lieu of car parking are transferred to reserves, so there is no impact on Council’s financial position.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

Proposed updates to Council's List of Fees and Charges 2026/2027, as set out below, are recommended for adoption:

- Reversion of Planning Fees for “cash-in-lieu of providing car parking space on development” to correctly align with the fees specified in the Clarence Car Parking Plan 2001 as set out in **Attachment 1** of this report;
- Addition of fees set out in **Attachment 2** of this report to update the Open Space Activity Hire section of the Fees and Charges to ensure parity across user groups hiring Council's sportsgrounds; are recommended for adoption.

Attachments: 1. Proposed reversion of “cash-in-lieu of provision of car parking space on development” under the Planning Fees section of Council's List of Fees and Charges 2026/2027 (1)
2. Proposed updates to Open Space Activity Hire section of Council's List of Fees and Charges 2026/2027 (4)

Ian Nelson

CHIEF EXECUTIVE OFFICER

Attachment 1 –Proposed reversion of "cash in lieu of provision of car parking space on development" under the Planning Fees section of Council's List of Fees and Charges 2026/2027

PLANNING FEES					
ITEM	Unit	2026-27 Fee*	2026-27 Fee Update*	GST Applied	Additional Information
Applications for Development / Use					
Cash in lieu of providing car parking space on development (unless specified otherwise in permit)					
- Bellerive township/Kangaroo Bay	per space	\$11,363.40	\$10,000.00	N	
- Rosny Park	per space	\$13,636.10	\$12,000.00	N	
- Lindisfarne township	per space	\$9,090.70	\$8,000.00	N	
- Richmond township	per space	\$6,249.90	\$5,500.00	N	
- Other areas centres		As determined by Council		N	To be determined having regard to local car parking development costs

Attachment 2 –Proposed Updates to Open Space Activity Hire section of Council’s List of Fees and Charges 2026/2027

OPEN SPACE ACTIVITY HIRE					
ITEM	Unit	2026-27 Fee*	GST Applied	Additional Information	Reason for addition
Sports Ground Hire - Winter					
Touch football junior match rate (up to and including U18)	per hour	\$26.00	Y	Excludes sportsground lighting. Available to home club only.	New fees identified for Southern Touch matches at Wentworth Park. Southern Touch do not train and only play matches during their seasons. The introduction of a junior/senior match rate was identified as being too high for this user group and would increase their seasonal costs by approximately \$10k. The junior/senior match rates introduced in the 26/27 adopted fee schedule have a lessor impact on other Clarence based clubs as they have a combination of training and matches, with training rates being their predominant monthly fees.
Touch football senior match rate	per hour	\$48.00	Y	Excludes sportsground lighting. Available to home club only.	
NPL Soccer Match Rate	per hour	\$85.50	Y	Excludes sportsground lighting. No junior rates available.	Fee identified as required for Clarence Zebras FC NPL matches at Wentworth Park. Council officers were made aware after the 26/27 fee schedule was adopted that the Clarence Zebras FC are erecting infrastructure

					between Soccer #1 and Soccer #2 on NPL match days. The set up of a sponsorship VIP tent, camera stand and tiered seating and barriers for player's race prevent Council from hiring Soccer #1 to any other user group due to boundary run off requirements. The NPL pitch is also maintained to a higher standard than the 3 other soccer fields. Due to the level of infrastructure on the fields and the elevated level of maintenance, the NPL match fee has been set at a higher rate than standard matches. As with turf cricket wickets, no junior rates will be available as the setup for NPL remains the same, despite the age group.
Sports Ground Hire - Summer					
Touch football junior match rate (up to and including U18)	per hour	\$26.00	Y	Excludes sportsground lighting. Available to home club only.	As above - new fee identified as required for Southern Touch matches at Wentworth Park. Southern Touch do not train and only play matches during their seasons. The introduction of a junior/senior match rate was identified as being too high for this user group and would increase their seasonal costs by approximately \$10k. The
Touch football senior match rate	per hour	\$48.00	Y	Excludes sportsground lighting. Available to home club only.	

					junior/senior match rates introduced in the 26/27 adopted fee schedule have a lessor impact on other Clarence based clubs as they have a combination of training and matches, with training rates being their predominant monthly fees.
Clarence High School Oval					
Main Oval Hire - Junior training rate (up to and including U18)	per hour	\$25.00	Y	Includes athletics training. Excludes sportsground lighting.	Match and training rate fees missed from Clarence High Oval during initial fees and charges review.
Main Oval Hire - Senior training rate	per hour	\$47.00	Y	Includes athletics training. Excludes sportsground lighting.	
Main Oval Hire - Junior match rate (up to and including U18)	per hour	\$35.00	Y	Includes athletics meets. Excludes sportsground lighting	
Main Oval Hire - Senior match rate	per hour	\$57.00	Y	Includes athletics meets. Excludes sportsground lighting	
Lower Oval Hire - Junior training rate (up to and including U18)	per hour	\$25.00	Y	No sportsground lighting available	
Lower Oval Hire - Senior training rate	per hour	\$47.00	Y	No sportsground lighting available	
Lower Oval Hire - Junior match rate (up to and including U18)	per hour	\$35.00	Y	No sportsground lighting available	
Lower Oval Hire - Senior match rate	per hour	\$57.00	Y	No sportsground lighting available	
Main and Lower Oval Combined Hire - Junior athletics training rate (up to and including U18)	per hour	\$40.00	Y	No lighting available on lower field, not available outside	Match and training rate fees missed from Clarence High

				daylight saving. Excludes sportsground lighting on main oval.	Oval during initial fees and charges review. Combined hire is 1.5 times of training rate.
Main and Lower Oval Combined Hire - Senior athletics training rate	per hour	\$70.50	Y	No lighting available on lower field, not available outside daylight saving. Excludes sportsground lighting on main oval.	
Main and Lower Oval Combined Hire - Junior athletics meet rate (up to and including U18)	per hour	\$50.00	Y	No lighting, not available outside daylight saving	Combined hire for junior athletics meets. Wording changed as combined oval hire is only available for athletics.
Main and Lower Oval Combined Hire - Senior athletics meet rate	per hour	\$80.50	Y	No lighting, not available outside daylight saving	Combined hire for senior athletics meets. Wording changed as combined oval hire is only available for athletics.

8.4 GOVERNANCE**8.4.1 QUARTERLY REPORT TO 30 JUNE 2026****EXECUTIVE SUMMARY****PURPOSE**

To consider the Chief Executive Officer's Quarterly Report covering the period April to June 2026.

RELATION TO EXISTING POLICY/PLANS

The report uses as its base the Annual Plan 2025-26 adopted by Council and is consistent with Council's adopted Strategic Plan 2021-2031.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with regular internal reporting.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

The Quarterly Report provides details of Council's financial performance for the period.

RECOMMENDATION

That the Quarterly Report April to June 2026 be received.

ASSOCIATED REPORT

The Quarterly Report April to June 2026 has been provided under separate cover.

Ian Nelson

CHIEF EXECUTIVE OFFICER

8.4.2 REVIEW OF COUNCIL ADVISORY COMMITTEES AND WORKING GROUPS**EXECUTIVE SUMMARY****PURPOSE**

To approve a new structure for Council's advisory committees.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2025 - 2035 is relevant.

LEGISLATIVE REQUIREMENTS

Special Committees are established under Sections 23 and 24 of the *Local Government Act* 1993.

CONSULTATION

Consultation has been undertaken with internal stakeholders and Council's committees.

FINANCIAL IMPLICATIONS

There will be minor financial implications in establishing a revised committee structure, limited to communication arrangements in seeking expressions of interest for the panel of interested community members.

RECOMMENDATION:

That Council:

- A. Retain the following Advisory Committees, renamed as Advisory Panels:
 - i. Active Living Advisory Committee
 - ii. Community Wellbeing Advisory Committee
 - iii. Cultural Creative Advisory Committee; and
 - iv. Sustainability Advisory Committee.

- B. Disband the following Advisory Committees and Working Groups:
 - i. City Development Advisory Committee
 - ii. Tracks and Trails Working Group
 - iii. Bicycle Advisory Working Group
 - iv. Disability Access and Inclusion Working Group
 - v. Clarence Positive Ageing Working Group
 - vi. Youth Advisory Working Group
 - vii. LGBTIQ+ Working Group; and
 - viii. Cultural History Working Group.

- C. Note that the following committees and working groups will continue to function with no change:
 - i. Honours and Awards Working Group – to be stood up when needed
 - ii. Reconciliation Action Plan Working Group – to oversee the delivery of Council's approved Reconciliation Action Plan
 - iii. Audit Panel – as a requirement of the Local Government Act 1993

- iv. Petitions to Amend Hearings Committee – to be stood up when needed
 - v. CEO Review Committee – to implement the requirements of the Local Government Act 1993 in accordance with the CEO Review Policy, as approved by Council
 - vi. Richmond Advisory Committee – as a committee external to council; and
 - vii. Bellerive Community Arts Committee – as a committee external to council.
- D. Adopt the Advisory Panel Charter as set out at Attachment 1 of the Associated Report.
- E. Authorise the Chief Executive Officer to proceed with the restructure arrangements as outlined in Recommendations A to D above.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** Council has previously established several special committees in accordance with Sections 23 and 24 of *the Local Government Act 1993* to support the achievement of Council’s purpose, mission and vision.
- 1.2.** Following a review process in 2022/23, at its meeting of 24 April 2023, Council approved a revised structure for Advisory Committees and Working Groups.
- 1.3.** Commencing in late 2025 and continuing into 2026, Council undertook a review of the previously approved Advisory Committee and Working Group structure with a view to addressing feedback that the structure was not efficient and effective.
- 1.4.** This report provides details of the review process and recommendations to improve the current committee and working group structures, to be more efficient and effective.

2. REPORT IN DETAIL

- 2.1.** In April 2023, Council approved a revised structure for Advisory Committees and established a number of working groups reporting to particular committees.

2.2. In late 2025, a review of the committee structure was commenced. The review included feedback from councillors, council officers and community members appointed to the committees and working groups. Thirty eight people provided feedback to the review.

2.3. The feedback indicated:

- The positives:
 - Strategic alignment:** A shift from operational to strategic roles was noted by several respondents, improving focus and intent.
 - Representation and engagement:** Broader representation from across Council areas and the community was seen as an improvement.
 - Meeting structure and facilitation:** Well-chaired meetings with clear agendas were highlighted as a strength in some committees.
- Areas for improvement:
 - Confusion about purpose and roles:** Many respondents expressed uncertainty about their group's actual decision-making influence and strategic value.
 - Lack of structure or terms of reference:** Several working groups appear to operate without agreed TORs, creating inconsistency in function, scope and expectations.
 - Fragmented model and duplication:** The dual structure (advisory committees plus subordinate working groups) was criticised as clunky and resource-intensive.
 - Underutilisation of community expertise:** Multiple participants felt Council was not capitalising on the skills and knowledge available through its members.
 - Variable Councillor engagement:** Poor attendance and lack of leadership from some elected members was identified as a recurring issue.
 - Lack of feedback and follow-through:** Some groups noted decisions and contributions are not acknowledged or linked to broader Council outcomes.

- Other observations:
 - Committees were initially well engaged when strategies were being developed
 - Since then, committees meet regularly but have less work to do – hard to keep meaningful work up to committees at a strategic level
 - Differing levels of effectiveness from each committee / working group
 - There is a desire by some Advisory Committees and Working Groups to engage in decision making. The lack of decision-making causes frustration for some
 - The whole structure is resource hungry and is not a good return on investment.

2.4. A number of options to address the identified issues with committees and working groups was identified, including:

- Do nothing – keep things the way they are
- Consolidate working groups into the Advisory Committees
- Adopt an ad-hoc Committees approach where committees would be stood up relevant to a particular project and disbanded once the project was finalised.

2.5. Following from the workshop discussions, further consideration was given to the third option, ad-hoc committees. A more refined proposal was developed. That proposal is summarised as follows:

- Establish a ‘bench’ of interested community members and business owners following an EOI process, in the lead up to, or immediately following, council elections.
- As part of the EOI process, nominees will select fields they are interested in for council’s future reference.

- Advisory groups will be stood up as required, with a councillor appointed to Chair, only when there is work to be done:
 - early in the budget process
 - development of new policies/reviewing policies
 - development of new/reviewing strategies
 - at identified trigger points throughout the implementation of relevant strategies.
- Refer to as ‘Advisory Panels rather than ‘Advisory Committees’.
- The proposed Term Plan can provide an indication of projects and priorities for engaging Advisory Panels.
- Membership – councillors appointed at start of council term, staff appointed by CEO – so there is consistency when an Advisory Panel is stood up.

2.6. An Advisory Panel Charter has been developed and is included as **Attachment 1** of this report. The Charter will apply universally to the four proposed Advisory Panels.

Removal of the Tracks and Trails, Disability Access and Inclusion and other Working Groups

2.7. As a part of this review, it is proposed that all working groups will be discontinued. Relevantly, community members who currently participate in those working groups will be invited to apply through the EOI process to become part of the panel of available community members available to join an Advisory Panel when stood up.

2.8. For example, council anticipates commencing development of a Tracks and Trails Strategy early in the new term of Council. This would provide an opportunity for existing Tracks and Trails working group members to contribute to the development of that strategy through the standing up of the relevant Advisory Panel. Similarly, it is expected that other strategy level work will be required during the next term of council, relevant to other Advisory Panels.

3. CONSULTATION

3.1. Community Consultation Undertaken

A survey and feedback project was undertaken with advisory committee and working group community members, councillors, and staff. As detailed earlier in this report, the feedback received identified a number of issues and concerns with the operation of the existing Advisory Committee and Working Group structures.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

The Council decision will be communicated to all current committee representatives. Opportunities to apply, via an EOI process, will be initiated in the near future, providing an opportunity for community members to join future Advisory Panels when they are stood up.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2025-2035 under the focus area "*Strategy and Delivery*";

"1.4 Effective policy and planning: *We develop, deliver, and monitor policies, strategies and initiatives that are evidence based, community-informed and aligned with Clarence's long-term vision".*

"1.5 Relationships and strategic partnerships: *Working with others to unlock opportunities, foster innovation and deliver shared benefits".*

4.2. Council's Strategic Plan 2025-2035 under the focus area "*Wellbeing and Belonging*":

"4.3 Resilient together: *Strong partnerships that build community resilience, support emergency preparedness and response, and foster thriving communities".*

5. EXTERNAL IMPACTS

There is potential for a perceived reduction in community participation. However, the proposed changes respond to feedback that indicated that, on balance, the existing committee and working group structure lacked strategic focus, was resource hungry and did not make best use of the knowledge and skills of community members. The revised structure seeks to address these issues by being more focussed at a strategy level, only stood up when required (other than for budget consideration which is locked in via the Charter) and focussed on specified projects as a part of broader consultation and engagement mechanisms.

Within the context of the above, the currently operating Dog Management Policy Submissions Review Panel provides a contemporaneous example of how the Advisory Panels are expected to operate.

6. RISK AND LEGAL IMPLICATIONS

6.1. The establishment and operation of special committees is governed by section 24 of the *Local Government Act 1993*. Council may:

- establish, on such terms and for such purposes as it thinks fit, special committees
- appoint such persons as it thinks appropriate to special committees, and
- determine the procedures related to special committees.

6.2. The draft Charter provided for the proposed Advisory Panels meets the requirements of the Act.

7. FINANCIAL IMPLICATIONS

Costs associated with operating the revised committee structure are anticipated to be less than current expenditure levels; however, it is not possible to calculate the quantum at this stage.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

Council has conducted a review of the effectiveness of the current Advisory Committee and Working Group structures and identified a number of areas where improvements can be made.

The recommendation seeks to ‘slim down’ the current structures and provide an engagement framework more effectively linked to strategy level work occurring across the council. The recommended approach is detailed in the attached Advisory Panel Charter, which sets out the ‘rules’ under which the proposed Advisory Panels will operate.

Attachments: 1. Draft Advisory Panel Charter (10)

Ian Nelson
CHIEF EXECUTIVE OFFICER

Advisory Panel Charter

This Charter applies to the following Advisory Panels:

- Active Living
- Community Wellbeing
- Cultural Creative
- Sustainability

This Charter shall also apply to any other Advisory Panel that Council may approve, whether temporarily for a purpose or permanently.

DEFINITIONS

Unless the contrary intention indicates otherwise, in this Charter the following words and expressions have the following meanings:

Advisory Panel	means a group of subject matter experts and stakeholders established to provide advice and recommendations to council, to support informed decision-making, without having formal decision-making authority.
CEO	means the Chief Executive Officer of the Council (or their delegate).
Council	means Clarence City Council.
Council Employees	means a person engaged by council under a contract of employment, including permanent, fixed-term, casual and temporary employees, but excluding contractors and volunteers.
Councillor	means an elected member of Clarence City Council.
ELT	means the Executive Leadership Team.

Strategic Plan	means the City of Clarence Strategic Plan 2025 – 2035, or any successor to that Plan
Strategy	means any of the following: • Active Living Strategy 2022-2032 • City Future Strategy (however named), once developed and approved • Community Wellbeing Strategy 2022-2032 • Cultural Creative Strategy 2023-2033 • Digital Strategy 2022-2033 • Sustainability Strategy 2023-2033 or any successors to the above strategies

BACKGROUND TO ADVISORY PANELS

Advisory Panels play an integral part in assisting and advising Council to achieve its Strategic Plan, associated strategies, policies and decisions of Council. Advisory Panels are made up of Councillors, Council Employees and community members appointed in accordance with clause 6.

KEY FUNCTIONS

Advisory Panels have the following key functions:

- a) to consider and provide feedback on relevant budget submissions and any other initiatives or projects referred to the Advisory Panel by Council;
- b) to provide input into the development, implementation and review of Council's policies, plans, and initiatives relevant to the Strategic Plan and Strategies, and to make recommendations
- c) to provide an opportunity for appointed members of the community and other key stakeholders to communicate views to Council on issues related to the purpose of the Advisory Panel
Note – Advisory Panels are not intended to replace wider community engagement.
- d) to have input into the implementation of the Strategies on behalf of the Clarence community, and



- e) to provide suggestions for projects, programs and other initiatives as part of Council's annual Estimates and Annual Plan development processes.

POWERS OF ADVISORY PANELS

Advisory Panels act in an advisory capacity only and have no authority to make decisions on behalf of Council, to direct staff or engage in operational decision-making.

Panel members must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor.

Council may request an Advisory Panel to consider issues within the purpose of the Advisory Panel and to provide specific advice and/or recommendations to Council. Each Advisory Panel is to operate at all times in accordance with this Charter and applicable policies and procedures of Council.

PANEL MEMBERSHIP

Each Advisory Panel consists of:

- a) up to three Councillors (with a minimum of two), one of whom is appointed as Chair and one as Deputy Chair; and
- b) one ELT member (or a manager reporting to an ELT member) plus one Council Employee (subject matter expert), both appointed by the Chief Executive Officer, and
- c) community representation of up to six community members.

APPOINTMENTS

The method of appointment of Advisory Panel members will be as follows:

- **Council Appointees**

Council will appoint Councillor representatives within three months of each ordinary Council election. Appointments will be for the term of Council (4 years) and will automatically expire at the end of each term. Councillor appointments to Advisory Panels may be varied during the term of Council by a Council decision.

- **ELT and Council Employee Appointees**

The ELT and Council Employee representation will be determined by the CEO, with appointments reviewed periodically by the CEO to ensure appropriate representation is maintained.



- **Community Appointees**

Community appointees will be appointed to a pool of community nominees for the term of Council (up to 4 years).

Appointments will be made within three months of each ordinary council election or at other such times as deemed necessary by the CEO.

Community appointees will be selected via a publicly advertised Expression of Interest (EOI) process. The EOI process will be conducted as follows:

1. An advertisement will be placed in The Mercury, Eastern Shore Sun and Council's website and social media networks;
2. Nominations will be received in writing on a completed nomination form; and
3. To be considered, nominees will be required to meet the following criteria for nomination:
 - i. Be a resident of the City of Clarence; or
 - ii. Own a business based within the City of Clarence; or
 - iii. Be a member of a recognised not-for-profit or community wellbeing organisation based within the City of Clarence; or
 - iv. Be a Tasmanian Government employee nominated by a government department with a clear interest relevant to the purpose and objectives of the Advisory Panel; and
 - v. Have demonstrable experience, interest and/or skills relevant to the purpose of the relevant Advisory Panel(s).

Each nominee will be asked to specify interest areas from a list provided by Council.

Nominees will be assessed for inclusion in a pool of nominees based on an assessment of their expertise and qualifications, based on information provided in their nomination form. Selection of community members will be made by the councillors and staff appointed to the respective Panel.

Community appointees may be contacted to join an Advisory Panel when Council, through its consultation processes, identifies the need for an Advisory Panel to convene to review a particular strategy or policy, or to provide recommendations relating to the Annual Plan and Estimates. Selection to the pool of nominees does not guarantee appointment to an Advisory Panel.

Following appointment, a community member may resign from a Panel by giving written notice to the Panel Chair.



Council may terminate a community member appointment if:

- a) the community member fails to disclose a conflict of interest, or
- b) the community member is absent from three (3) consecutive meetings of the Panel without informing the Chair via an official apology.

MEETING PROCEDURES

- **Provision of Agendas and Minutes**

The Council Employee appointed by the CEO is responsible for providing an agenda in the standard format at **Attachment 1** for each meeting, at least 7 days before a scheduled meeting date. Relevant background reading/information is to be provided with the Agenda for any relevant item.

The Council Employee is responsible for providing minutes in the standard format (**Attachment 2**) to the Advisory Panel via email within 14 days of a meeting. Minutes of each meeting are to be recorded and approved by the members of the Advisory Panel that attended the meeting, via email within 14 days of the draft minutes being circulated.

The minutes of each meeting, once confirmed by the Advisory Panel, are to be signed by the appointed Chair and submitted to the next ordinary Council meeting for noting.

- **Role of Chairperson**

The Chair is responsible for conducting Advisory Panel meetings in an efficient, effective and inclusive manner, in accordance with established procedures and protocols.

If the Chair is not present at an Advisory Panel meeting, a Panel member nominated by the Panel members present at the meeting is to chair the meeting. If no person is nominated to chair the meeting, the meeting is adjourned to the time and place of the next scheduled meeting as notified by the Council Employee.

- **Frequency of Meetings**

Advisory Panel meetings will be held as follows:

- at least once annually as a part of the budget Estimates / Annual Plan development process; and



- at any other time when identified by the CEO and/or Council as part of a key stakeholder engagement program associated with a particular project or program.
- **Venue**

Panel meetings will be held at the Council Chambers unless the Advisory Panel Chair otherwise decides. Advisory Panel members may attend meetings electronically subject to appropriate resources being available.

- **Voting**

Where decisions are required by the appointed Panel, the Chair will seek to bring Panel members to a consensus recommendation. Where a consensus cannot be reached, the issue will be put to the vote. Panel members must be present to be able to vote on an issue.

A vote is decided by a simple majority. A tied vote will result in the proposed recommendation being lost.

An Advisory Panel member present may request that their dissent be recorded within the Minutes.

PANEL CONDUCT

Advisory Panel members must act in accordance with council policies and applicable legislation, including work health and safety requirements, when carrying out their respective responsibilities as a member of the Advisory Panel.

Advisory Panel members are expected to:

- actively participate in Advisory Panel discussions and offer their opinions and views
- treat all persons with respect
- act with integrity and act in the best interests of the community, and
- avoid conflicts of interest and the releasing of confidential information.

Where an Advisory Panel member does not meet the expected behaviour requirements, or breaches Council policy, and following an investigation, the CEO may decide to end the Advisory Panel member's tenure.

REPORTING REQUIREMENTS AND ARRANGEMENTS

The Advisory Panel is to provide its approved minutes through the Chair at the next available ordinary Council meeting for noting.



Any other reports required will be on an as needed basis.

Provision of information to the community will occur through Council's Annual Report, Quarterly Reports and other means as appropriate such as Council's social media networks, Council rates newsletter and Council's website.

CONFLICT OF INTEREST

An Advisory Panel member who has an actual, perceived or potential conflict of interest, whether pecuniary or non-pecuniary, in any matter before the Advisory Panel must disclose the nature of interest to the Advisory Panel. The conflict must be recorded in the Minutes.

CONFIDENTIALITY

Advisory Panel members must keep all information marked as confidential secure including taking all reasonable and necessary steps to ensure the security of that information.

DISPUTE RESOLUTION

If there is a dispute between members of the Panel or another party which is unresolved, the Chair must notify the CEO. The CEO may nominate an independent person or Council Employee with appropriate skills to help resolve the dispute.

If the dispute remains unresolved, the matter may be referred to the CEO and relevant Chair of the Advisory Panel to make a joint decision. The final decision reached is binding on all parties to the dispute.

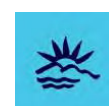


ADMINISTRATIVE ARRANGEMENTS

Council	29 June 2026	Minute (Reference)	
Review period	Minimum every 3 years		
Date 1	June 2029	Date 2	June 2032
Group Head	Head Infrastructure & Natural Assets	ECM Reference	5939465

Table of amendments

No.	Date	Brief Details





Advisory Panel:

Agenda

Date:

Time:

Venue:

Formalities		
1	Acknowledgement of Country	
2	Welcome (including welcoming new members)	
3	Record of attendees	
4	Apologies	
5	Declaration of conflict of interest	
6	Confirmation of previous meeting minutes	
Matters arising from the minutes		
7	Matter 1	
8	Matter 2	
General business		
9	Recommendations for determination (recommendations to council on strategy, policy, frameworks, budget submissions): - Matter 1 - Matter 2	
10	Matters for discussion (update on issues, minutes or notes): - Matter 1 - Matter 2	
Concluding		
11	Review agreed actions	
12	Date, time and location of next meeting	
13	Meeting close	





Advisory Panel:

Minutes

Date:

Time:

Venue:

Formalities			
1	Attendees		
2	Apologies		
3	Declared Conflicts of Interest		
4	Confirmation of previous minutes		
Matters arising from the minutes			
5	Matter	Brief details of agreed action or position	
6	Matter	Brief details of agreed action or position	
General business			
7	Matter	Brief details of agreed action or position	
9	Matter	Brief details of agreed action or position	
Summary of agreed actions			
8	Matter	Action	
9	Matter	Action	
Next meeting			
11	Date, time and location		



8.4.3 NOMINATION OF PERMIT AUTHORITIES UNDER THE BUILDING ACT 2016 (TAS)**EXECUTIVE SUMMARY****PURPOSE**

To nominate council officers as Permit Authorities under the *Building Act 2016* (Tas).

RELATION TO EXISTING POLICY/PLANS

The nomination of council officers as Permit Authorities proposed in this report is the result of the introduction of new roles within the Regulatory Services Group and does not impact on any pre-existing Council policies or strategies.

LEGISLATIVE REQUIREMENTS

Nominations are undertaken by Council acting in its capacity as a licensed entity under the Act and associated Regulations. Nominations must be direct from Council to individual officers.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

A Permit Authority licence costs \$470.40 for a one-year licence or \$1264.20 for a three-year licence.

RECOMMENDATION:

- A. That Council nominates the Manager Compliance and Enforcement, Amy Boyd and Team Leader Building and Plumbing, Paul Woodcock as Permit Authorities for the City of Clarence in accordance with section 24 of the *Building Act 2016* (Tas.).
- B. That the Chief Executive Officer undertake all necessary actions to enable the nominations to be lodged with Consumer Building and Occupational Services.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council regularly approves a range of delegations and authorisations under various legislation as a means of better effecting the provision of services to its community.
- 1.2.** The *Building Act 2016* (Tas.) (**the Act**) requires Council to nominate persons to act as the Permit Authority for its municipality.

- 1.3.** Under section 24 of the Act, Council is a Permit Authority. While Council is the permit authority for the municipal area, legislative requirements provide that permit authority functions and powers may only be exercised by the appropriately licensed person nominated by Council under the *Occupational Licensing Act 2005*.
- 1.4.** In accordance with the Act, Permit Authorities are responsible for administering and enforcing the building permit system and enforcement within its municipal area.
- 1.5.** It is critical that the role of Permit Authority can be undertaken effectively and council officers are properly authorised so that they can undertake routine administrative tasks and ensure that Council is able to meet statutory obligations and timeframes.

2. REPORT IN DETAIL

- 2.1.** Under the Act, the council of each municipal area is designated as the Permit Authority and is responsible for ensuring that it is appropriately licensed and authorised to perform that role. A council must ensure that the functions and powers of the Permit Authority are exercised only by authorised and suitably qualified persons in accordance with the requirements of the Act.
- 2.2.** The primary functions of a Permit Authority include receiving and assessing applications for building, plumbing and demolition permits, determining applications in accordance with the requirements of the Act, issuing or refusing permits, and ensuring that regulated work is undertaken by appropriately qualified trades and practitioners. Permit authorities also have significant compliance and enforcement powers, including entering and inspecting building sites, examining plans and records, requesting information, and investigating potential non-compliance with the Act.

- 2.3.** The Act was amended through the *Residential Building (Miscellaneous Consumer Protection Amendments) Act 2023* (“the Amendment”) which consolidated the role of General Manager and Council into one entity and removing powers of a General Manager in their individual capacity unless otherwise delegated.
- 2.4.** Consequently, a council must nominate natural persons to be the Permit Authority for its Municipality and in turn those persons must be eligible to apply for a Permit Authority Licence from Consumer Building and Occupational Services (**CBOS**). CBOS is the governing body in relation to licensing under the Act and requires evidence by way of a letter from Council’s Chief Executive Officer to confirm Council’s nomination of those persons to be a Permit Authority.
- 2.5.** Prior to the Amendment, section 24(2) of the Act stated: “*the general manager of a council must appoint a person as a Permit Authority for the municipal area of that council*”. This subsection provided a direct appointment provision to appoint an appropriately qualified council officer as a Permit Authority by the General Manager.
- 2.6.** Section 24(2)(b) of the Act has been amended to state that a person acting as a Permit Authority to be licensed under the Act must be “...nominated by the council of the municipal area in its capacity as a licensed entity under that Act...”. This means the nomination for Permit Authority is now needed from Council to satisfy the requirements of CBOS in the application to be licensed as a Permit Authority.
- 2.7.** Council currently has four licensed Permit Authorities, with the majority of Permit Authority activities and approvals being undertaken by Council’s Head of Regulatory Services. The other three Permit Authorities primarily use their powers when the Head of Regulatory Services is on leave, or in relation to plumbing matters.

2.8. In the last 12 months, Regulatory Services has introduced the role of Manager Compliance and Enforcement, and Team Leader Building and Plumbing. It has been identified that these roles should be nominated as Permit Authorities. This is the first time since the Amendment that Council has had the need to appoint a Permit Authority.

2.9. The introduction of Manager Compliance and Enforcement, and Team Leader Building and Plumbing and associated restructure has changed reporting lines. The position description for the Manager Compliance and Enforcement contemplates that this role would become a Permit Authority. It is also appropriate for the Team Leader Building and Plumbing to be a Permit Authority.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nominations, much like delegations, do not have any impact on any pre-existing policies or strategies of Council.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Council is required to have a Permit Authority, or several Permit Authorities so that Council can effectively undertake activities within specific statutory timeframes.

7. FINANCIAL IMPLICATIONS

The recommendation has no direct implications on Council's Annual Operating Plan.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. Council is the permit authority for its municipal area and is required to ensure that its permit authority functions and powers are only exercised by appropriately licensed persons nominated by Council under the *Occupational Licensing Act 2005*.

9.2. The proposed nominations will ensure that council officers are properly authorised to be able to undertake the roles and responsibilities of a Permit Authority in accordance with the relevant legislation.

Attachments: Nil

Ian Nelson
CHIEF EXECUTIVE OFFICER

9. MOTIONS ON NOTICE

9.1 NOTICE OF MOTION – COUNCILLOR HULME SIGNAGE ON COUNCIL OWNED LAND AND FACILITIES POLICY AND GUIDELINES

In accordance with Notice given, Councillor Hulme intends to move the following Motion:

“That Council’s policy ‘Signage on Council Owned Land and Facilities Policy and Guidelines’ be updated as follows:

Under the heading ‘General Conditions for all Signage on Public Land (including Sports Ground and Leased Facility’, replace:

‘political signs that promote a party, politician or candidate or that express or promote personal opinions of a political nature’.

with:

‘Political signs are permitted subject to the additional following guidelines:

- *Not-for-profit sports clubs that are the Lessees of Council sporting facilities may display signage of politicians, candidates, or groups of politicians or candidates, who sponsor the club, subject to required prior approvals being obtained in accordance with Council’s Public Places By-law 2018 (or any successor to that by-law), planning scheme requirement or lease terms.*
- *Signage must be offered on the same terms offered to other commercial sponsors.*
- *Signs must not explicitly promote a political party but may identify the party affiliation of a politician or candidate.*
- *Signs must not explicitly encourage a vote for a party, politician or candidate, nor express or promote opinions of a political nature.*
- *Signs must not promote election candidates during an election period’.*

Additionally, as a general condition for all signs placed on sports ground fencing, include the following point within the same section of the policy: *‘All approved signage placed on a sports ground fence must be inward facing (toward the centre of the ground)’.*”

EXPLANATORY NOTES

- Sporting clubs are facing increasing running costs.
- Commercial sponsorship is one of the means clubs have to generate revenue to meet these costs.
- The blanket ban on signage promoting politicians or political candidates is reducing the sponsorship revenue potentially available to clubs, which places increased financial burden on their members and players.

- The revised policy allows general promotion of politicians and political candidates on Council infrastructure in return for sports club sponsorship, while avoiding the following:
 - the display of political messaging;
 - the promotion of political parties;
 - allowing an advantage to political sponsors over other commercial sponsors; and
 - the promotion of election candidates during an election period.
- These qualifications ensure an appropriate balance is struck between allowing clubs to earn the revenue they need and ensuring the appropriate use of council infrastructure.

D Hulme
COUNCILLOR

CHIEF EXECUTIVE OFFICER'S COMMENT

Council's "Signage on Council Owned Land and Facilities Policy and Guidelines" (Policy) has been in place for several years. This policy is being reviewed and is anticipated to be completed within approximately six months.

The Policy further articulates requirements contained in the Public Places By-Law 2018, planning scheme and standard leases issued to sporting clubs.

It has been a long-standing practice of this council and councils across Australia to restrict advertising by politicians and political parties on council owned assets and facilities. The basis of this restriction is that council property should not be used in a way that could reasonably be perceived as endorsing, promoting or giving preferential exposure to any candidate or person elected to council or parliament.

Council land and other council facilities are public assets held for the benefit of the whole community. Clubs rely on broad community participation and should be welcoming and inclusive spaces for members, volunteers, players and visitors with a range of political views. Political signage at those venues may create discomfort for some users, affect perceptions of the club's independence, or place pressure on clubs to accept or reject sponsorships based on political considerations rather than community benefit.

Permitting political advertising on Council land may also raise practical issues of fairness and consistency. If political sponsorship is permitted for one club, Council may be required to consider comparable access for other politicians or candidates. This could place Council in the difficult position of determining which political advertising is acceptable, where it may be displayed, and on what terms. Such decisions may be contentious and may expose Council to criticism that it is applying the policy unevenly or favouring particular political participants. This is not an arena that Council should be drawn into.

Maintaining the current restriction provides a clear, simple, risk-based approach. It protects the apolitical position of Council, reduces the potential for disputes between candidates or parties, and supports community confidence that Council facilities are managed for public purposes rather than political promotion.

Notwithstanding the above, some Greater Hobart councils permit politicians to advertise on council assets and facilities while others do not. There is no universal position.

While it is recommended that the policy restriction remains in place, it is ultimately a matter for Council to determine whether or not to amend the Policy.

**9.2 NOTICE OF MOTION – COUNCILLOR GOYNE
BAYVIEW PARK UPGRADE**

In accordance with Notice given, Councillor Goyne intends to move the following Motion:

“Requests That Council:

1. Endorse a nature-based playground design for the Bayview Park upgrade that is substantially consistent with the character, scale, play opportunities and design principles represented by Option B, to the extent that these can be achieved within the existing approved project funding and Council's procurement requirements.
2. Request that, in finalising the design and undertaking procurement, Council officers seek to maximise the extent to which the final playground:
 - a) reflects the demonstrated community preference for a more substantial nature-based playground;
 - b) provides high-quality, diverse and accessible play opportunities for children of different ages and abilities; and
 - c) incorporates natural materials and nature-inspired design elements appropriate to Bayview Park's coastal setting, while considering environmental sustainability, durability and lifecycle value.
3. Note that implementation of this resolution is to occur within the existing approved funding available for the Bayview Park upgrade and that this resolution does not authorise or commit Council to any additional expenditure.
4. Note the significant additional community feedback received following Council's initial consultation, including strong support for a playground outcome substantially consistent with the character and design approach represented by Option B”.

EXPLANATORY NOTES

State Government funding of \$120,000 for the Bayview Park upgrade has created an opportunity to deliver an enhanced playground outcome for the Lauderdale community.

Following Council's initial consultation, substantial additional community feedback, including a petition containing 341 signatures, prompted further community engagement undertaken by Councillor Goyne. This additional engagement demonstrated strong support for a playground outcome consistent with the character and approach represented by Option B.

Of those expressing a preference between the two concepts, more than 370 indicated support for Option B, compared with 20 supporting Option A, being the concept presented through Councils consultation process

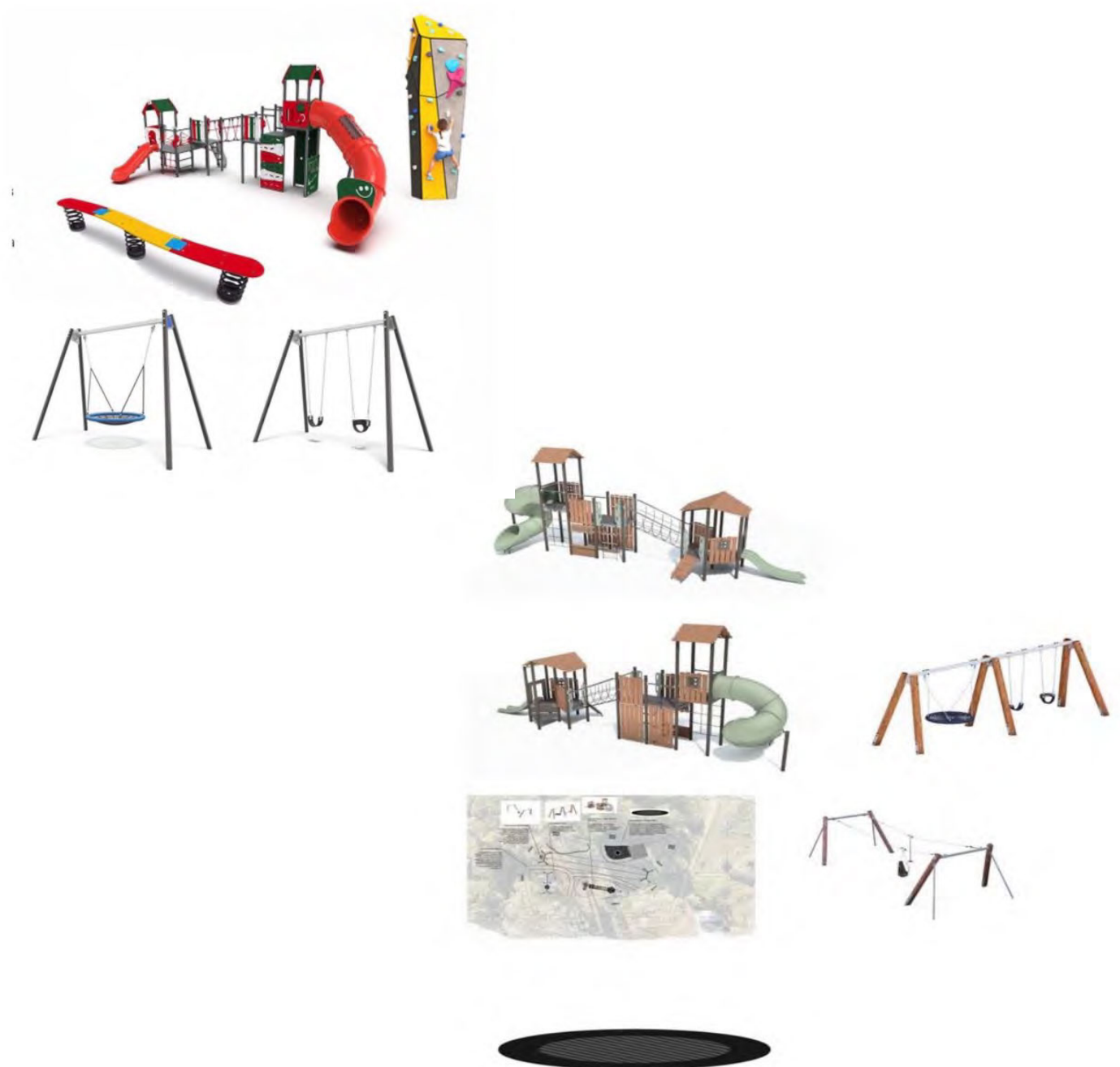
The additional feedback indicates strong community support for a more substantial, nature-based playground that provides diverse play opportunities and complements Bayview Park's coastal setting.

A nature-based design incorporating natural materials and nature-inspired elements can strengthen the park's connection to its environment, support sustainability objectives and create a distinctive and engaging play experience for children and families.

The intention of this motion is not to direct Council to select any particular supplier or proprietary product, nor to approve additional expenditure. Rather, it seeks to ensure that the demonstrated community preference is reflected in the final design brief, subject to Council's procurement requirements, relevant standards and the existing approved project budget.

Where the complete Option B concept cannot be delivered with available funding, the intention is that officers prioritise the design characteristics, play opportunities and nature based elements that best reflect the demonstrated community preference, whilst remaining within the existing approved project budget.

Option A



Option B

**E Goyne
COUNCILLOR**

CHIEF EXECUTIVE OFFICER'S COMMENT

Officers note the community feedback gathered via the informal social media poll. However, there are governance concerns regarding this process. Notably, the informal poll did not define the site location, budget constraints, or operational context to respondents. In addition, Council officers delivered a formal engagement piece strictly adhering to the Council endorsed engagement plan and key community engagement principles.

Overriding formal, structured public consultation with an informal, uncontextualised poll risks setting problematic precedents for Council's community engagement framework, setting unrealistic expectations with the community and can create confusion.

For completeness, Option A is the concept that officers are currently working through the detailed design process for releasing to an RFQ in the next month.

Council officers have completed a technical evaluation comparing the play equipment proposed in Options A and B. The assessment confirmed that the large combination units in both options provide substantially equivalent play value, despite Option B's larger footprint. The main point of divergence between the combination units relates to aesthetic qualities, specifically materials and colours. The colours displayed in Option A were indicative for consultation purposes only; in line with community preferences, final procurement will specify neutral, earth-toned palettes that blend into Bayview Park's coastal environment. Similarly, both options feature identical swing seat configurations, and officers will seek natural frame materials during procurement.

Regarding specialized equipment, Option B's double flying fox is unviable at this site due to the extensive safety zone required. Officers will explore replacing Option A's balance springer with Option B's in-ground trampoline, subject to budget limits and play-type diversity.

The Motion emphasises nature-inspired design elements. Officers confirm that the proposed design already strongly incorporates nature-based play alongside traditional play elements. The draft design features natural materials, integration of boulder stepping-stones, natural stone elements, and gum mulch throughout the play zone. In addition, the layout aims to protect existing mature trees, retains the natural vegetation pockets, and includes the planting of native coastal species to encourage imaginative, loose-parts nature play across the broader parkland.

The Notice of Motion confirms that the project must be delivered strictly within existing approved funding (\$120,000 State Government grant plus Council allocation) with no additional financial commitments authorised.

Option B provides no cost estimates for its specialised equipment items. This option would require a full site redesign to accommodate different fall zones, spatial footprints, and installation requirements in accordance with Australian Standards. This would require significant unbudgeted staff resources to complete and would create substantial schedule delays. Most critically, these delays put Council at direct risk of breaching State Government grant milestone deadlines, which could force the return of the \$120,000 funding allocation if extensions of time were not granted.

To safeguard the grant funding and fulfill community expectations, it is proposed that officers proceed with procurement based on the established site layout. Taking on board the Councillor and community feedback, selection of the equipment will prioritise natural aesthetics, earth-toned colour palettes, durable materials, and integrated nature play features, strictly within competitive procurement guidelines and the approved budget.

**9.3 NOTICE OF MOTION – COUNCILLOR WALKER
SEWER INUNDATION GEILSTON BAY**

In accordance with Notice given, Councillor Walker intends to move the following Motion:

“This Council

1. Acknowledges there is an environmental and public health problem with storm water inundation of the sewer system over the walking track into Geilston Bay and commits to playing its part in solving the problem.
2. Proactively conducts investigations to identify sources of this localised stormwater inundation and rectification required.
3. Collaborate with TasWater to ensure prompt clean ups from future inundation at this site until successful rectification, noting that cause of the problem resides with council and as such deployment of council resources could be appropriate”.

EXPLANATORY NOTES

This is a public health matter that sits within council’s remit as a core responsibility.

Aside from being unpleasant, visitors and residents using the foreshore trail along Geilston Bay are subject to health risks when the section of the track is covered in residue from sewerage discharge after rainfall.

Whilst TasWater usually responds to the matter it is not always in a timely or ultimately satisfactory fashion.

Council has made improvements in other suburbs when it has actively investigated sewer inundation due to illegal storm water connections.

The following are direct quotes from recent TasWater correspondence to a resident on the matter:

“The covers are being lifted off due to significant infiltration of stormwater from private properties illegally connecting roof/gutter drains into the sewer network. The sewer system is not designed nor capable of carrying large amounts of stormwater.”

“.....all stormwater issues are Council matters either through their infrastructure or unapproved plumbing works by property owners. Where appropriate, TasWater direct these matters to Council for investigation, who can conduct testing on their infrastructure and issue compliance notices for illegally connected plumbing on private properties”.

“The matter of prevention of this issue occurring is not something TasWater can assist with as we are not able nor permitted to carry out investigative works on stormwater infrastructure. We will however always attend to overflows in the network and rectify any issues within our remit, but stormwater infiltration is not one of those.”

J Walker
COUNCILLOR

CHIEF EXECUTIVE OFFICER’S COMMENT

Public Health and Council’s Role

Council acknowledges community feedback that TasWater’s response times and site clean-ups after spill events have not always met expectations.

While TasWater is the statutory authority responsible for sewage spill remediation, Council’s Environmental Health Unit actively monitors spill notifications to assess public health risks. To address delays and clarify operational responsibilities, Council is developing site-specific sewer overflow response protocols. Officers will continue collaborating with TasWater to ensure faster, coordinated actions—including prompt site restrictions, warning signage, and thorough sanitation before reopening spaces. During widespread weather events, responses are triaged to prioritize high-risk public access points like the Geilston Bay trail.

Addressing Stormwater Infiltration & Inter-Agency Roles

Recent communications from TasWater correctly highlight that sewage overflows in this catchment are likely driven by significant stormwater inflow from illegal private plumbing connections (such as roof and gutter drains), defective Council stormwater infrastructure or overland flow entering private sewer connections. Council agrees that investigating stormwater assets and enforcing private plumbing compliance fall squarely within our remit. The other potential cause; however, is ground water infiltrating into damaged or defective sewer infrastructure. The investigation and repair of this issue falls squarely with TasWater. For this reason, resolving catchment-wide infiltration requires a structured, multi-agency approach:

- **Initial Catchment Mapping (TasWater):** As owner and operator of the sewer network, TasWater must first conduct flow monitoring and line inspections within its system to pinpoint specific sub-catchments experiencing severe infiltration. TasWater is not required to inspect stormwater assets, but it must provide the catchment data showing where stormwater is entering its network.
- **Targeted Investigation & Compliance (Council):** Once TasWater isolates the problem areas, Council can deploy resources effectively to smoke-test stormwater mains, inspect private plumbing connections, and issue statutory compliance notices to property owners.

As demonstrated by Council's proactive work in suburbs like Risdon Vale, active investigation into illegal connections yields strong results once the problem zones are clearly identified.

Next Steps for Geilston Bay

Council has proactively engaged TasWater to initiate a targeted investigation for Geilston Bay, modelling the successful framework used in Risdon Vale.

TasWater is currently developing a funding proposal for infiltration investigations across the Bellerive/Howrah catchment. At Council's explicit request, TasWater is reviewing options to expand the scope of this project to include Geilston Bay. Officers are pressing TasWater for specifics on this scope expansion and will ensure Council resources are ready to deploy for joint investigations and compliance enforcement as soon as the initial sewer data is made available.

Officers will keep Councillors fully informed as updates from TasWater are received.

**9.4 NOTICE OF MOTION – COUNCILLOR RITCHIE
AMENDMENTS TO NO SPRAY REGISTER POLICY 2026**

In accordance with Notice given, Councillor Ritchie intends to move the following Motion:

“That Council:

1. amends the No Spray Register Policy 2026 as follows:

(a) Page 5 – Exemptions

Delete the words:

"reject any application on grounds that it is not within the overall interest of council to include the area in the No Spray Register."

and replace them with:

"reject an application where inclusion of the area on the No Spray Register would materially interfere with, including but not limited to, Council's statutory obligations, public or worker safety requirements, environmental responsibilities, or the reasonable and effective operation or maintenance of Council infrastructure."

(b) Page 4 – Assessment of Applications

Immediately following the words:

"Applicants will be notified in writing of the outcome of their application."

insert:

"Where an application is refused, or an existing registration is revoked, Council will provide the applicant with written reasons for the decision. The applicant may request an internal review of the decision within 28 days of receiving notice of the decision. The review is to be undertaken by an appropriately authorised Council officer who was not the original decision-maker, and the applicant is to be advised in writing of the outcome of the review."

2. authorises the Chief Executive Officer to make any minor administrative or formatting amendments necessary to give effect to these changes”.

EXPLANATORY NOTES

The No Spray Register Policy 2026 was adopted by Council at its meeting of 10 August 2026. During debate, amendments were proposed to strengthen the policy by providing greater clarity around the exercise of Council's discretion when determining applications and by introducing a simple internal review mechanism where an application is refused or an existing registration is revoked.

These amendments were intended to improve the transparency, consistency and procedural fairness of the policy while preserving Council's ability to manage statutory obligations, public safety, environmental responsibilities and operational requirements.

As the amendments were not adopted, it is appropriate that Council now formally considers whether the policy should be updated for the following key reasons:

1. Clearer grounds for refusing an application

The current policy allows Council to reject an application where it is considered to be *"not within the overall interest of Council"*. While Council should retain discretion in administering the policy, this provision is very broad and provides little guidance to applicants or decision-makers. Replacing it with objective criteria linked to statutory obligations, public and worker safety, environmental responsibilities and the operation of Council infrastructure would improve transparency, consistency and accountability while preserving Council's operational flexibility.

2. Improved procedural fairness

The policy allows applications to be refused and existing registrations to be revoked but does not expressly provide applicants with reasons for those decisions or an opportunity for internal review. Introducing a straightforward internal review process by an authorised officer who was not the original decision-maker would improve procedural fairness without creating an onerous appeals process or delaying operational decisions.

3. Strengthening an otherwise sound policy

The No Spray Register Policy is a valuable initiative that provides residents with greater choice regarding vegetation management while ensuring they accept responsibility for maintaining adjoining Council land. These proposed amendments do not alter the intent of the policy. Instead, they refine two administrative provisions to make the policy more transparent, robust and fair for both residents and Council.

Cr Allison Ritchie
DEPUTY MAYOR

CHIEF EXECUTIVE OFFICER'S COMMENT

The suggested changes can be made to the policy or included in a procedure. In the circumstances, it is appropriate that the suggested changes be included in the policy.

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. How much or how many or what acreage of foreign owned agricultural land holdings are in Clarence and remaining idle that is land banking?

ANSWER

Taken on Notice.

(Further Information) This matter is still being investigated as to whether this information is readily available, and a further response will be provided in due course.

2. My question relates to housing which was referred to by a member of the public in question time earlier this evening. I noticed when I drove past the other day that there is now a caravan and some other people there, so the boulevard development site now has caravans. My question is, what can be done to turn this into a semi-permanent caravan park right on the edge of our city?

(Chief Executive Officer) I just want to clarify whether the question is actually about caravan parks in the city or the boulevard site?

(Cr Mulder) For use of the boulevard site as emergency housing in caravans.

ANSWER

(Chief Executive Officer) The boulevard is subject to a development permit and council has contractual arrangements in place regarding the future of that land so it can't be used as a caravan site, and it certainly wouldn't fit within the planning scheme as I understand it.

(Question continued) I would like clarification. We are talking about emergency accommodation. Admittedly this is on private land but there is lots of public land, but this is

happening right in the centre of our city. What can we do to move homeless people in caravans off that place to another site?

ANSWER

(Acting Head of Community and Culture) At that particular site, as the CEO has outlined, there are a number of people that are accessing that space with a number of vehicles on the space. We are working with the Salvation Army to contact those particular occupants to understand what we can do to support them going for permanent housing. It is really complex and each of those occupants in each of those vehicles that you are referring to have a different life story, that is not to say that we are not doing everything we can to assist them to moving to better accommodation.

Cr Hulme

My question is in relation to Council's Cycling Strategy and Action 10 which includes "instal bicycle parking rails and secure longer term bicycle parking at transport hubs, shopping areas and town centres; provision of quality parking protects against theft and vandalism". My understanding is that secure bicycle parking is referring to lockers or cages. I am just wondering in terms of that action what the process is to progress it or to look at those proposals for secure bicycle parking in those areas identified?

ANSWER

Taken on Notice.

(Further information) The State Government has been developing a Greater Hobart Bicycle Parking Master Plan, an initiative backed by the Tasmanian Government's \$1.4 million [Transport Emissions Reduction and Resilience Plan](#). It aims to fund secure pilot parking sites in partnership with local councils. The trial sites for secure storage are the upgraded Bellerive Ferry terminal (under construction) and the Claremont Park and Ride. Council officers have provided input into the development of the Greater Hobart Bicycle Parking Master Plan. The results of the trial will be considered for implementing at other sites across Greater Hobart.

There is a budget allocation of \$12,265 for short term bicycle parking rails in the 2026/27 financial year. Sites have been identified at Bellerive village for installation of bicycle parking hoops in response to requests from business owners.

Cr James

1. What stage are we currently at with Pass Road, is that first stage going out to tender in the foreseeable future?

ANSWER

(Head of Infrastructure and Natural Assets) The officers' intent is still to try and tender the project Stage 1 which is Winterbourne to Connor Place this year. We are still involved in the land acquisition process with a number of landowners, TasNetworks is completing their high voltage relocation, we need as constructed drawings and TasWater is looking at the water main in those locations. Once we have all those resolved we will be going to tender.

2. My question is regarding the major project at Kangaroo Bay. It is my understanding that submissions to the TPC have now closed. Could I receive some advice from the

CEO or the appropriate officer as to where we are with that stage at close of submissions?

ANSWER

(Head of City Planning) Coincidentally there was a set of hearings held before the Development Assessment Panel (constituted through the Tasmanian Planning Commission) last week. They went from Tuesday to Friday and I attended on some of the days. There are some matters that are still to be the subject of the submissions to the panel and following that they will then make a determination. They have 90 days from the close of advertising to make that determination so that is the timeframe we are working on.

Cr Goyne

1. I just want to know if we have received the EPA “Monitoring of Lead in the Atmosphere” report for the Eastern Shore that was expected last month and if so, could it be made available to councillors and the public?

ANSWER

(Chief Executive Officer) We are not aware that it has been released yet but we can follow up with the EPA.

(Further Information) The EPA has advised the Lead Monitoring Program and Human Health Risk Assessment is not yet complete. Additional sampling has been undertaken to strengthen the dataset. The findings will be released publicly soon after they are finalised. Updates will be posted to the EPAs dedicated webpage as they are available -[Rosebery, Lutana and Hobart's Eastern Shore | EPA Tasmania](#)

2. Do we have any updates on the Lauderdale canal lease negotiations particularly in relation to the outstanding issues regarding contamination of the water, because I constantly see people fishing off the jetty and given the water quality concerns, I wonder if council would possibly consider installing advisory signs or whether we have any guidance on whether fish are safe to eat from the canal?

ANSWER

(Head of Governance) In relation to the lease negotiations we have not received any further updates from the Crown.

The second part of the question relating to water quality was taken on notice.

(Further information) It is understood that bream and small Australian salmon are the species commonly targeted in the Lauderdale canal by recreational fishers. It is general practice that both bream and salmon are caught and released at such fishing spots. The public health advice on the [Fishing Tasmania](#) website states: “Do not eat Bream from the Derwent Estuary”, which would include waterways such as the Lauderdale Canal. There is no public health advice that Australian Salmon are unsafe to eat when caught in the River Derwent, if that is the intention of the angler.

Given Lauderdale Canal is a popular public area enjoyed by anglers, there would appear to be benefit in installing advisory signage, taken from the Fishing Tasmania website. Council officers will explore this further.

Cr Chong

Last week we held a very successful Richmond Together event on the Village green which

over two hundred people came to, and we know that because the Firies ran out of sausages on the barbecue. Youth Services came down and a number of the young people in Richmond really enjoyed having them down there and the question from the community is, how often can we get youth services back in Richmond?

ANSWER

(Acting Head of Community and Culture) Our Youth Services team are currently talking with the Richmond community about how often that can actually happen and given we are looking at having youth Services service our whole community there is a resourcing issue there which we need to work through. But between now and the end of the calendar year we have committed to two more times within Richmond and to explore what that looks like going forward after that.

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 have been 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 LEGAL MATTER
- 11.3 TENDER 1646-26 VERGE AND HORSE TRAIL MAINTENANCE
- 11.4 LEGAL MATTER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 17 of the Local Government (Meeting Procedures) Regulation 2025 as the detail covered in the report relates to:

- commercial information of a confidential nature that, if disclosed, is likely to prejudice the commercial position of the person who supplied it, or confer a commercial advantage on a competitor of the council; or reveal a trade secret;
- contracts and tenders for the supply of goods and services;
- applications by Councillors for a Leave of Absence; and
- matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

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.

PROCEDURAL MOTION

“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”.