

COUNCIL MEETING
MONDAY 12 OCTOBER 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.
- advise that conduct at our council meeting must be respectful and considerate. Any conduct that is considered offensive, defamatory or threatening is not acceptable and will not be tolerated.

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

Council Meeting 31 August 2026

It has been brought to Council's attention that a discrepancy exists between the minutes of the meeting of 31 August 2026 and the recording of that meeting. The discrepancy relates to Item 9.1 Notice of Motion – Councillor Hulme – Signage on Council Owned Land and Facilities Policy and Guidelines.

Regulation 43(7) of the Local Government (Meeting Procedures) Regulations 2025 requires that if after the minutes of a meeting have been confirmed as a true record a discrepancy of that meeting is noticed, Council is to review and confirm that the minutes are a true record or amend the minutes. The minutes show that Cr Hunter voted both for and against the item. The minutes should show that Cr Hulme voted for the item and Cr Hunter voted against. The minutes have been corrected and now need to be confirmed as amended to be a true record.

RECOMMENDATION:

That the Minutes of the Council Meeting held on 31 August 2026, as amended, be taken as read and confirmed".

Council Meeting 21 September 2026

RECOMMENDATION:

That the Minutes of the Council Meeting held on 21 September 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

30 September 2025 Quarterly Report pending.

The Copping Refuse Disposal Site Joint Authority has distributed its Quarterly Reports for the periods ending 31 December 2025, 31 March 2026 and 30 June 2026.

In accordance with Regulation 17(2)(h) of the Local Government (Meeting Procedures) Regulations 2025 the Reports will be tabled in Closed Meeting.

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**AUDIT PANEL – CHAIRPERSON'S REPORT**

The following is a report on activities of the Audit Panel from its meetings on 1 July and 30 September 2026. All members of the Panel were present for both meetings.

The Panel received updates on the following:

Audit Projects

- **Project 62 Review of Council's Purchasing Policies**
The review of Council's Procurement Policy and Procedures is continuing, and it is anticipated that drafts will be presented to the Panel's November meeting.
- **Project 63 Review of Council Name and Address Register**
Council is to be part of a trial undertaken by its software provider which will examine methods for evaluating information to detect duplication.
- **Project 64 Review of Council's Pricing and Terms of Lease Policy**
Wise Lord and Ferguson were engaged to undertake the audit and prepared a report based on the agreed scope and follow up meetings with relevant staff. The Report was presented to the Panel's meeting in July and highlighted several key issues for consideration.

Wise Lord and Fergusson have now been engaged to develop the revised policy.
- **Project 65 Cash Handling**
The "Request For Quote" document has been finalised and was sent out to four suitable providers. An evaluation panel has been identified, and will assess, advise and/or engage providers prior to the end of October.

Review of Council's Business Continuity Recovery Plan

Council's Head of Governance provided a report on the review including the introduction of resilience planning and review of roles and responsibilities.

Financial Statements 2025/26

The Panel reviewed the draft annual Financial Statements and is currently awaiting finalisation of the external audit (see below). The Panel congratulated the management team on presentation of the statements and submission to Audit Tasmania by the due date.

The Council remains in a strong financial position. The Panel queried management indicators relating to asset renewal and asset sustainability which are currently below target, but it is understood that over the course of the 10 year asset planning cycle, these will run at 100 per cent. The Panel is also mindful that the Council holds significant reserves available for asset renewal works.

2025/26 External Audit

The Chief Financial Officer provided an overview of this year's audit. The external audit is currently underway and is expected to be completed by the end of October.

Annual Outcomes Report

The Annual Outcomes Report is produced by Audit Tasmania in June on the basis of its preliminary audit activities, with findings presented to State Parliament. For Clarence, ten items were carried forward from the previous year, of which one was resolved, and one new item was recorded. Of the outstanding items, one item was assessed as high risk while all other items were all assessed as medium or low risk.

The Panel received a written report in September outlining plans to address these issues with a full report to be provided in November. The Panel supports management's prioritisation of these actions as these issues represent a significant risk to Council.

Annual Plan 2026/27 – Auditor General

The Panel noted the Annual Plan of the Auditor-General which includes a proposed performance audit of asset management in local government, likely to be commenced in August 2027.

Update on Kerbside Collection

Council's Manager Waste and Sustainability provided a verbal update to the July meeting. The report includes assessment of contractor performance against contractual obligations, including actions and mitigation measures for identified issues.

Standing Items

In addition to specific items presented to the Panel, the following items are reported to the Panel at each meeting.

- Strategic Risks
- Significant Insurance/Legal Claims

An Audit Panel Annual Report will be presented to the Council in November.

Heather Salisbury

CHAIRPERSON

OTHER REPORTS

The newsletter from the Australian Coastal Councils Association Inc dated October 2026 is provided for information (Attachment 1).

NEWSLETTER

October 2026



Australia unveils Sustainable Ocean Plan

The Albanese Government has released its national Sustainable Ocean Plan, setting a shared direction for our ocean and ocean economy as well as solidifying Australia's position as a global leader in marine management.

The Plan represents the first time that governments and interest groups have agreed on a written, shared direction, and has been developed with input from First Nations peoples, ocean communities, researchers, conservationists, all levels of government, and marine industries ranging from fishing, energy and tourism to ports, defence and the space sector.

The government argues Australia's new Sustainable Ocean Plan will help improve our stewardship of the ocean, address key challenges, and support the growth of Australia's \$229 billion ocean economy.

The plan sets out a national vision for a sustainable ocean future and highlights the outcomes Australia will achieve across 8 priority areas. These are: taking climate action; growing ocean industries; working with First Nations peoples; protecting, restoring, and building the resilience of our marine environment; strengthening collaboration; ensuring equity and inclusion; building knowledge; and mobilising finance.

Early implementation steps will see the Albanese Government establish a National Ocean Steering Committee and a National Ocean Advisory Group to support the advancement of outcomes across the priority areas and strengthen national coordination and collaboration across sectors – building on our already strong foundations for sustainably managing 100 per cent of Australia's ocean.

Minister for the Environment and Water, Murray Watt said releasing the plan reaffirmed Australia as a global ocean leader. "Australia is a proud member of the High Level Panel for a Sustainable Ocean Economy – a group of world leaders working to set the direction for global ocean action – with a goal of 100 per cent sustainable ocean management," he said.

"The ocean is vital to our natural environment, our economy, national security, wellbeing and way of life. It regulates our climate and supports Australian jobs and regional communities, provides an intrinsic link between healthy Country and healthy people for Traditional Custodians and contributes to national food and energy security.

"As Australians, we rely on the ocean in so many ways. Yet this is the first time we have come together across jurisdictions and sectors on a shared vision and priorities for our ocean's future.

"The plan acknowledges the many ways Australians rely on the ocean and its role as the life source of our planet, Minister Watt said.

For more information: [Australia's Sustainable Ocean Plan - DCCEEW](#)

Sea levels could cost Australia \$855 billion by 2100

A study by the Climate Council has found that a quarter of a million homes across Australia worth \$274 billion could be lost to sea level rise by 2100.

The *Rising Seas, Rising Bills* report estimates that rising sea levels could cost Australia at least \$855 billion by the end of the century, across property and land use loss, based on conservative projections of current emissions.

Queensland is set to lose the most homes, with more than a third of those affected concentrated in the Gold Coast. NSW, which has the greatest proportion of its population on the coast, could lose just over 71,000 properties, with northern NSW taking the brunt of the loss of both homes and economic cost. The Central Coast has almost as many properties at risk.

WA, the state with the longest coastline, is set to experience the greatest economic impact, at about \$230 billion by 2100, across land-use and property loss.

The country's smallest mainland state, Victoria, would be set to lose the largest amount of residential land, with 17,364 homes at risk across 27,000 hectares, including large swathes of prestigious Melbourne suburbs such as Brighton, Elwood, Port Melbourne and Middle Park.

Dr Andrew Watkins, Climate Council councillor and adjunct professor at Monash University's School of Earth, Atmosphere and Environment, said the differences across the country's coastlines shaped how much of an impact sea level rise would have on each state.

"Around Port Phillip Bay in Victoria a lot of the coastline is very low," he said, noting much of Brighton is only a metre or two above sea level, which meant water could already reach multimillion-dollar homes during major storms.

The report notes that many of these losses would not be covered by insurance as they fall under the category of "actions of the sea", which excludes events like tidal inundation, coastal erosion and shoreline movement as they are too inevitable and foreseeable to be insurable events.

The report finds that a mean sea level rise of 54 centimetres by 2100 – assuming a 3-degree temperature increase due to climate change – would leave much of the country, including the entirety of NSW and much of WA, more than 400 times more likely to experience coastal flooding each year.

The Climate Council recommends planning and managing retreat and designating "no build" zones to preserve existing shoreline from future erosion, with protection measures such as sea walls and even natural restoration a costly last resort.

"We really need to reach net zero as fast as we can and halt the warming," Dr Watkins said.

"These are not easy things. They need a lot of care, consideration and a long planning period for the different actions," he said, noting that sea level rise was just one aspect of a changing climate.

More information at - <https://www.climatecouncil.org.au/resources/rising-seas-rising-bills/>

ALGA calls for action on Government inquiry into local government funding

After two and a half years of evidence, the Federal Government has wrapped up hearings in its inquiry into the financial sustainability of local government, locking in years of testimony from councils, local government associations, Commonwealth departments and other stakeholders.

ALGA has consistently welcomed the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport's Inquiry into Local Government Funding and Fiscal Sustainability as an important opportunity to address the growing financial pressures facing councils and to build a stronger, more sustainable funding partnership between local government and the Commonwealth.

However, ALGA President Mayor Matt Burnett said that after more than two years of hearings from councils about the growing pressures they face there was little relief for local government.

"The key issues for councils remain the same," he said. "Our councils need strong support as their communities face multiple challenges from housing pressures to rising cost of living and natural disasters.

"We need to see solid recommendations from the Committee and strong action from the Federal Government to ensure the grassroots level of government in this nation is not left behind."

Mayor Burnett said the Labor Party's promises toward a Federation Compact with local government present a strong opportunity to act on concerns raised in the Inquiry.

"And it needs to happen now," he said. "Councils can't wait years for the Government to act on the findings of the Inquiry."

Mayor Burnett said councils were watching and waiting in anticipation of the Committee's findings.

"We call on all levels of government and all spheres of politics to take seriously the needs of local government and the important role it plays in the community," he said.

ALGA has consistently called for more reliable funding streams from the Commonwealth to allow local governments to meet community needs.

Over the course of the inquiry, the Committee heard evidence across a broad range of issues affecting council financial sustainability.

These issues have included the complexity of Commonwealth funding programs and barriers to accessing grants, the adequacy, effectiveness and coordination of existing funding mechanisms; the growing responsibilities being taken on by councils without corresponding increases in resources; and the particular capacity and funding challenges facing regional, rural, remote and Indigenous communities.

The Committee has also examined the increasing financial impact of climate change, natural disasters and infrastructure renewal on councils, as well as questions about whether Commonwealth funding arrangements adequately reflect the different needs and revenue-raising capacities of communities across Australia.

ALGA argues that councils need a funding framework that provides certainty, flexibility and equity.

Building boom along NSW coast

The *Sydney Morning Herald* (SMH) reports that a boom in building activity is spreading up and down the NSW coast, as Newcastle, Wollongong and the Central Coast record an unprecedented wave of high-density development.

Planners say the boom is driven by population growth, affordability pressures and NSW government planning reforms designed to boost density in areas previously restricted to low and medium-rise housing.

The scale of the development is increasingly prompting residents, councils and community groups to question whether infrastructure and essential services can keep pace.

Local residents also question whether coastal communities can absorb growth without losing the character that made them attractive in the first place.

Across the three regions, the NSW government has set a target of almost 30,000 new homes by 2029 – 11,100 in Newcastle, 9,400 on the Central Coast and 9,200 in Wollongong – as part of its commitment to deliver 377,000 homes across the state.

But SMH analysis of projects already moving through the planning system suggests the eventual number could be substantially higher.

More than 16,000 apartments are now proposed through state-significant planning projects alone, including 6,341 apartments across 24 developments in Newcastle, 6,317 across 22 projects in Wollongong and 4,233 across 18 developments on the Central Coast.

The state's transport-oriented development program is adding thousands extra, with more than 20,000 homes approved or under assessment around transport hubs and town centres.

Some projects are on a scale more commonly associated with Sydney, including the proposed 1,110-home Newcastle Quay redevelopment, a 1,500-home development on Gipps Street in Wollongong, and the 39-storey Central Coast Quarter project in Gosford.

The transformation is already visible on the skyline, with crane index data by Rider Levett Bucknall showing 139 cranes were operating across Wollongong during the first quarter of this year, up from 83 a year earlier, while Newcastle recorded 125 cranes and the Central Coast had 44.

UNSW City Futures Professor Chris Pettit said factors contributing to the construction boom included housing demand driven by outward migration from Sydney.

Meanwhile, hundreds of acres of coastal farmland are being subdivided in Bundaberg, in Queensland. Like coastal residents in NSW, the locals at Bundaberg are concerned over added pressure on infrastructure and services from rapid population growth.

IN BRIEF

Off-leash trial on Mona Vale beach extended

Dog owners on Sydney's Northern Beaches will be able to continue off-leash access at Mona Vale Beach with Council extending the trial for a further 12 months until 13 October 2027. The trial began on 14 October 2025 and was originally due to conclude on 13 October 2026. The extension will allow the trial to continue while Council completes an evaluation of the initial year of the trial, ensuring uninterrupted access for the community. Community feedback played an important role in Council's decision, with more than 560 submissions received during the recent consultation on the proposed trial extension with the majority of respondents supporting the extension of the trial. There will be no changes to the current trial arrangements with the designated area and existing time restrictions remaining in place for the extended trial period. The Mona Vale Beach trial remains the only Council-managed off-leash area on an ocean beach, apart from limited dog access at North Curl Curl Lagoon. More information about the trial is available on [Council's website](#).

NSW drones spot 20 sharks every day

AAP reports that drone patrols in NSW have spotted an average of 20 sharks a day at patrolled beaches over winter as aerial surveillance is ramped up for the school holidays. Drone operators across NSW detected 1,225 sharks from 1 July to 31 August, fresh data has revealed. The shark sightings prompted 360 safety measures, including water evacuations, alarms to alert swimmers and surfers, and the deployment of inflatable boats and jet skis. Surf Life Saving NSW's statewide drone operations recorded 49,000 flights, totalling 16,150 hours and covering 343,000 km. The NSW government released the figures as it rolled out "the world's largest and most advanced aerial shark surveillance program" in time for the state's school holidays.

SA Council calls for drone operators to monitor erosion

As regional communities try to comprehend the challenge they face from coastal erosion, researchers are recruiting citizen scientists to fly drones and measure changes. The District Council of Robe has called for expressions of interest for a project working with Flinders University, with low-cost drones and training to be supplied to participants. Flinders University associate professor Graziela Miot da Silva is a coastal geomorphologist and oceanographer. She said the work was a new initiative of the National Collaborative Research Infrastructure Strategy aimed at increasing the observation of coastal erosion around Australia. "We're trying to get community members involved so we can cover more coastline, more area, and also a greater number of storm events," she said. "We are asking people to go once a month during the two years and also keep an eye on storm events. "Then they just go back to the beach after the storm events to measure the change."

ASSOCIATION CONTACT DETAILS

TEL	0418 254 132
ADDRESS	PO Box 550, Williamstown VIC 3016
EMAIL	info@coastalcouncils.org.au
WEB	https://coastalcouncils.org.au

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 21 and 28 September and 5 October 2026 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 21 and 28 September and 5 October 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.

Nil.

5.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

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 REVIEW OF REPRESENTATIONS - LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED PERMIT APPLICATION PDPSPAMEND-2022/028417 – 2 PIPER ROAD, GEILSTON BAY, 647 EAST DERWENT HIGHWAY & 657 EAST DERWENT HIGHWAY, RISDON**EXECUTIVE SUMMARY****PURPOSE**

This report has been prepared to consider the representations received during the public exhibition of draft amendment PDPSPAMEND-2022/028417 and the associated development permit.

The proposal relates to a request to amend the Clarence Local Provisions Schedule through the rezoning of land, from Rural Living B to a Particular Purpose Zone - Clarence Lifestyle Village, together with a combined permit application for the consolidation of two lots (2 Piper Road & 647 East Derwent Highway), development of 54 Residential (Retirement Village) Units, demolition of existing dwelling and outbuilding at 647 East Derwent Highway, and associated works.

LEGISLATIVE REQUIREMENTS

The draft amendment and associated permit were certified and approved for exhibition by the Planning Authority on 20 July 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 19 October 2026.

CONSULTATION

Two representations were received during the exhibition period, comprising one representation from a state authority and one public representation submitted on behalf of two people from the same property.

The representations from the members of the public related to:

- Stormwater, flooding and downstream impacts;
- Detention basins, external flows and system resilience;
- Existing dam releases;
- Erosion, waterway and infrastructure maintenance;
- Landscape and water sensitive urban design;
- State highway drainage;
- Pedestrian access, bus stops and public transport connectivity;
- Future road link;
- Access arrangements and removal of the emergency access onto East Derwent Highway; and
- Noise impacts from the highway.

RECOMMENDATION:

- A. Pursuant to Section 40K(2) and Section 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-2022/028417 and the associated planning application for the consolidation of two lots (2 Piper Road & 647 East Derwent Highway), 54 Residential (Retirement Village) Units, demolition of existing dwelling and outbuilding at 647 East Derwent Highway and associated works, are contained in the Associated Report, and the Planning Authority considers that a minor modification to the associated planning permit is warranted.
- B. Pursuant to Section 40K(2) and Section 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is satisfied that the draft amendment meets the LPS criteria.
- C. Pursuant to Section 40K (1) and Section 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 permit application relates to land at 2 Piper Road, Geilston Bay, and 647 and 657 East Derwent Highway, Risdon. 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 at 2 Piper Road, Geilston Bay and 647 East Derwent Highway, and
- to allow for the consolidation of two lots (2 Piper Road & 647 East Derwent Highway), construction of 54 Residential (Retirement Village) Units, demolition of existing dwelling and outbuilding at 647 East Derwent Highway and associated works.

The land is currently zoned Rural Living B under the Tasmanian Planning Scheme - Clarence. The proposed development outcomes and use are prohibited within this zone, as a retirement village is not an allowable use. The proposal would therefore require a planning scheme amendment to proceed.

Council, as Planning Authority, considered the request and resolved at its meeting of 20 July 2026 to certify the draft amendment as meeting the Local Provisions Schedule criteria under Section 34 of LUPAA, and approve the draft permit for public exhibition, subject to the certified amendment.

The certified draft amendment and associated permit material 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 consists of three titles. The land at 2 Piper Road, Geilston Bay and 647 East Derwent Highway are under the same ownership and will be consolidated into one lot with the resultant area being 8.43ha. The adjoining land at 657 East Derwent Highway has an area of 1599m² and will not form part of the rezoning but is included for access and infrastructure sharing purposes only. It is noted that 657 East Derwent Highway, Risdon has changed ownership within the last three months. The landowner consent submitted at lodgement remains valid. However, the applicant has been advised to liaise with the new owner regarding the specifics of the proposal.

The site is shown in Figure 1, with the subject titles highlighted.

The proposal includes works within Crown Land (the East Derwent Highway Road Reserve) administered by the Department of State Growth (now Building Tasmania).

The works in the reserves are for sewer, water and stormwater infrastructure. Landowner consent for the application was provided by the Department of State Growth.



Figure 1: Subject Titles. (Source Council GIS,2026)

2.2. The Draft Amendment and Planning Permit

On 20 July 2026, the Planning Authority resolved to certify a draft amendment that:

- Rezones land at 2 Piper Road, Geilston Bay and 647 East Derwent Highway from Rural Living B to a Particular Purpose Zone - Clarence Lifestyle Village.
- Determines that the draft amendment meets the requirements of LUPAA, including the Section 34 Local Provisions Schedule criteria.
- Determines a draft planning permit for the consolidation of two lots (2 Piper Road & 647 East Derwent Highway), construction of 54 Residential (Retirement Village) Units, demolition of existing dwelling and outbuilding at 647 East Derwent Highway and associated works.
- Places the certified draft amendment, draft planning permit and associated permit material 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.

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 19 October 2026.

4. CONSULTATION

The certified draft LPS amendment and associated draft planning permit were publicly exhibited for 28 days, concluding on 31 August 2026 in accordance with the requirements of LUPAA.

Public notification of the proposal included:

- advertisements in The Mercury on 1 August 2026 and 15 August 2026,
- letters to landowners and occupiers adjoining the subject land, and
- the placement of notification signage on the subject site.

During the exhibition period, two representations were received.

5. DISCUSSION ON THE MERITS OF THE REPRESENTATIONS

The representations comprise:

- one representation from a State Agency, and
- one representation from a member of the public.

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, accompanied by the original landowner consent reiterating the conditions of approval, and one representation was received from a member of the public (non-authority representation).

Both representors expressed support for the proposal in principle while raising engineering concerns relating to accessibility, stormwater, flooding, erosion and drainage infrastructure. Given that two representations were received raising substantially similar issues, the respective concerns have been consolidated and addressed as follows.

5.1. Stormwater, Flooding and Downstream Impacts

Building Tasmania raised concern that the submitted flood information does not include post-development flood mapping or clearly demonstrate impacts on the East Derwent Highway reservation. It also questioned whether the stormwater analysis has appropriately accounted for the two external overland flow paths through the site. The representation by the member of the public also reported existing flooding, overtopping and erosion at 673 East Derwent Highway and expressed concern that increased impervious areas or underperformance of the proposed system could worsen downstream impacts.

- **Response**

The concerns regarding downstream flooding, stormwater discharge and impacts on adjoining land are acknowledged.

The application has been supported by specialist flood and stormwater assessments that identify a range of mitigation measures including detention basins, cut-off drains and overland flow management infrastructure. These measures are intended to manage stormwater runoff and maintain acceptable flood behaviour across the site.

It is proposed that permit conditions be imposed requiring the applicant to prepare detailed stormwater and flood management designs demonstrating that the development will not adversely affect adjoining properties, receiving waterways or public infrastructure, including the East Derwent Highway reservation.

The detailed design will also need to address the interaction between the proposed drainage system and external overland flow paths. These designs would be subject to further review and approval as part of the engineering approval process.

On the basis of the information provided, there is insufficient evidence to conclude that the proposed development will result in an unacceptable increase in flooding, erosion or stormwater impacts on downstream properties.

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

5.2. Detention Basins, External Flows and System Resilience

Building Tasmania raised concern that the proposed detention basins may have been sized only for the increase in development runoff and may not account for upstream through-flows. It also noted that the basins are located within the existing north-eastern drainage course and may operate as check dams. The public representation requested assessment of detention basin overflow, infrastructure blockage, major events exceeding the design standard and independent verification of the modelling.

- **Response**

The concerns regarding detention basin performance, external overland flows and system resilience are acknowledged.

The proposed conditions, included in the draft permit, require the submission of a coordinated flood and stormwater management design prepared by a suitably qualified engineer. The detailed design must demonstrate that the stormwater management system appropriately accounts for both runoffs generated by the development and existing overland flows through the site.

The detailed design will also be required to demonstrate that the development will not create or contribute to unreasonable flooding or stormwater impacts on adjoining land or public infrastructure. The design would be subject to further review and approval through the engineering approval process.

On the basis of the information currently available, there is insufficient evidence to conclude that the proposal would result in unacceptable flood or stormwater impacts.

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

5.3. Existing Dam Releases

The public representation raised a concern regarding the apparent releases of water from dams within the existing Clarence Lifestyle Village at various times without prior warning and requested assessment of dam operation and any controlled discharges as part of the overall drainage and flood management strategy.

- **Response**

The concerns regarding the operation of existing dams and associated downstream impacts are acknowledged.

Where existing drainage infrastructure forms part of, or is affected by the proposed development, it is proposed that permit conditions require it to be considered as part of the detailed stormwater and flood management design. The detailed design will need to demonstrate that the development does not create or contribute to adverse impacts on adjoining land or downstream receivers.

The concerns raised primarily relate to the operation of existing infrastructure rather than the merits of the current proposal. On that basis, the matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

5.4. Erosion, Waterway and Infrastructure Maintenance

The public representation raised concern regarding erosion beneath their boundary fence, instability of fencing infrastructure and the condition and maintenance of the natural drainage corridor. The representation requested that the proposed development not increase reliance on a waterway already experiencing difficulties during significant storm events.

- **Response**

The concerns regarding erosion, waterway stability and infrastructure maintenance are acknowledged.

The proposed conditions included in the draft permit require detailed stormwater and flood management design to demonstrate that the development will not cause or contribute to adverse erosion, scour or flooding impacts on the site or adjoining land. Additional requirements relating to erosion and sediment control during construction are also proposed to minimise impacts on downstream waterways and infrastructure.

These requirements are intended to ensure that stormwater generated by the development is appropriately managed and does not result in unreasonable impacts on neighbouring properties or receiving waterways.

The maintenance of existing private infrastructure, including boundary fencing, and the rectification of any pre-existing damage are separate matters unless it can be demonstrated that such impacts are caused or exacerbated by the proposed development.

On that basis, the matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

5.5. Landscape and Water Sensitive Urban Design

The public representation requested a comprehensive landscape plan incorporating vegetated swales, strategic tree planting, rain gardens and the use of drainage and easement corridors for soft landscaping and infiltration where practical.

- **Response**

The request for additional landscaping and Water Sensitive Urban Design measures is acknowledged.

It is proposed that permit conditions require the submission of a detailed landscape plan, including planting, landscaping treatments and ongoing maintenance requirements. The development will also be subject to detailed stormwater design requirements to ensure runoff is appropriately managed and adverse impacts on adjoining land and receiving waterways are avoided.

Measures such as vegetated swales, rain gardens and strategic planting may be incorporated into detailed design where appropriate. However, it is not considered necessary to prescribe specific design solutions at this stage, provided the development achieves the required landscape and stormwater management outcomes.

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

5.6. State Highway Drainage

Building Tasmania requested that the drainage requirements contained in the Crown Landowner Consent dated 20 December 2024 be reflected in the permit. These include detailed hydraulic modelling of the two overland flow paths, pre- and post-development 1% AEP flood mapping showing impacts on the State Highway Reservation, and separate Ministerial consent for any concentrated stormwater discharge to the State Road reserve.

- **Response**

The matters raised by Building Tasmania are acknowledged.

The proposed permit conditions require the submission of detailed stormwater and flood management designs demonstrating that the development will not adversely affect the East Derwent Highway reservation or associated public infrastructure. This assessment will be required to consider external overland flows and the potential impacts of the development on surrounding land and infrastructure.

Any works within, or discharge to, the State Road reserve remain subject to separate approval from the relevant State authority. These approvals are additional to, and separate from, any planning approval issued for the development.

The matters raised are capable of being addressed through the detailed design process and any subsequent approvals required from the relevant State authority.

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

5.7. Pedestrian Access, Bus Stops and Public Transport Connectivity

Building Tasmania raised concerns regarding pedestrian accessibility between the proposed retirement village, nearby bus stops and the existing pedestrian network.

Concern was expressed regarding the lack of a dedicated footpath connection to public transport infrastructure given the expected demographic of future residents.

- **Response**

The concern regarding pedestrian accessibility is acknowledged. The issue of a pedestrian connection between the site and nearby bus stops has been considered throughout the assessment process, including discussions between the applicant, council officers and relevant State authority.

While the applicant has indicated a willingness to contribute toward pedestrian infrastructure, delivery of a pathway within the State Road corridor involves matters outside the scope of the current application and would require separate agreement and approval from the relevant road authority.

The proposal provides an internal pedestrian network throughout the development site and has been assessed against the applicable requirements of the Parking and Sustainable Transport Code. While the requested external footpath connection does not form part of the current proposal, the representation identifies a legitimate accessibility issue, and Council supports ongoing discussions with the applicant and relevant authorities regarding future opportunities to improve pedestrian connectivity and access to public transport services.

Regarding alternative transport, the Clarence Lifestyle Village shuttle bus currently operates weekly, between Eastlands, Glenorchy and Moonah, with provisions for one off or special request trips. However, the service is rarely full as approximately 85% to 90% of residents own private vehicles. Additional services will be introduced if demand increases following the construction of the new homes.

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

5.8. Future Road Link

In addition to the above concerns, Building Tasmania suggested that Council should ensure that a connection between Napier Street and Dumbarton Drive is constructed as soon as possible to minimise traffic utilising the existing Piper Road intersection with the East Derwent Highway.

- **Response**

The concern regarding the future road connectivity is noted. However, the subject land is privately owned, and Council has no head of power to initiate or construct the connection between Napier Street and Dumbarton Street. This is dependent upon the landowner's future development plans.

On that basis, the matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

5.9. Access Arrangements and Removal of the Emergency Access onto East Derwent Highway

The Crown consent noted that only one access point is to be retained for the proposed development and that once consolidated, any existing rights-of-way should be extinguished. While Building Tasmania acknowledges the removal of the emergency exit from the proposed plans, as per the condition of granting landowner consent, concern was raised that the bushfire hazard management report still refers to the emergency fire access to the north-western side of the site.

- **Response**

As noted on the concept plan of subdivision (consolidation), vehicular access and egress will be via the existing access from Piper Road. This plan will form an endorsed document, if the permit is approved. Any existing rights-of-way or access licence will be extinguished upon the sealing of the final plan.

Furthermore, as conditioned on the draft permit, an updated bushfire report will be required, and any inconsistencies will be rectified at that stage. A minor modification to this condition is proposed to reflect the above request, ensuring that any references to the emergency exit are removed from the bushfire management report to align with the plan of subdivision (consolidation).

5.10. Noise Impacts from the Highway

Building Tasmania acknowledged and noted its support of the recommendations made within the noise report to mitigate potential traffic noise impacts from the Highway. Furthermore, they also reiterated that the responsibility for noise mitigation rests entirely with the developer, noting that under the Tasmanian Traffic Noise Management Guidelines, the department will not provide noise mitigation due to land use changes, or increased traffic or population growth.

- **Response**

The comments are noted and matters relating to noise mitigation will be addressed under the Road and Railway Assets Code and additional provisions have been included in the proposed zone provisions.

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

6. EXTERNAL REFERRALS

The original application was referred to TasWater, Tasmania Fire Service (TFS), TasNetworks, The Department of Natural Resources and Environment – Aboriginal Heritage 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 Council's adopted Strategic Plan and other relevant Council policies.

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 Living B to Particular Purpose Zone – Clarence Lifestyle Village together with a combined permit application to enable the expansion of the existing residential development (Retirement Village) and associated infrastructure is considered to meet the LPS criteria as required under Section 34 of LUPAA.

Having assessed the merits of each representation, it is considered that they do not warrant modification to the draft LPS amendment. However, a minor modification of proposed permit condition 3, relating to bushfire management is warranted to ensure consistency between the report and the consolidation plan.

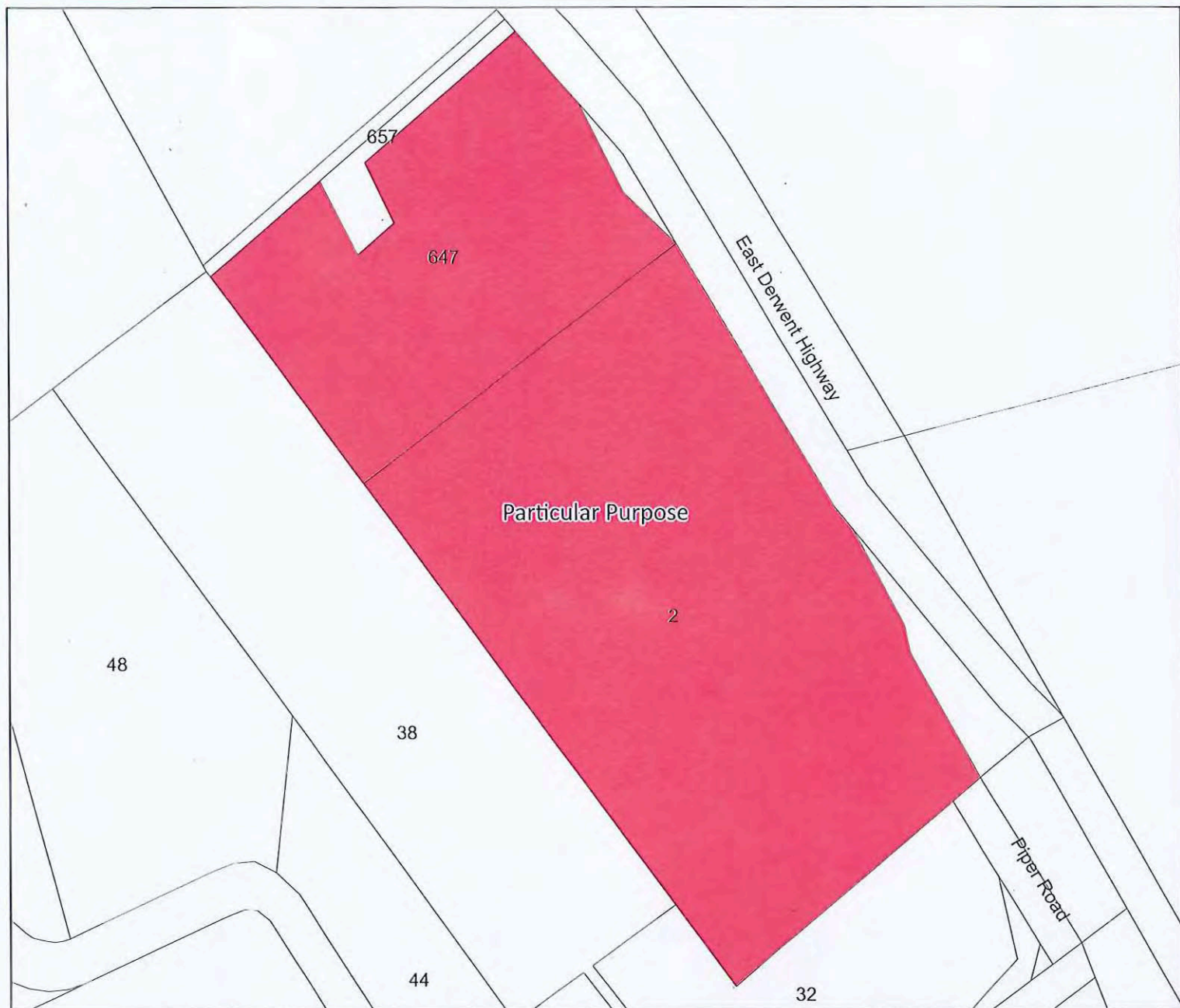
It is therefore appropriate that the certified draft amendment and associated modified draft planning permit be submitted to the Tasmanian Planning Commission with a recommendation that both be approved.

Attachments: 1. Certified Plan (1)
2. Updated Draft Planning Permit (7)

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-2022/028417**

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

- rezoning the entirety of 2 Piper Road, Geilston Bay (CT 226109/1) and 647 East Derwent Highway, Risdon (CT 115696/1) from Rural Living Zone B to Particular Purpose Zone – Clarence Lifestyle Village.

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS
BEEN HEREUNTO AFFIXED, THIS *24th* DAY OF
2026, PURSUANT TO A RESOLUTION OF THE COUNCIL
PASSED THE 20th DAY OF JULY 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: PDPSPAMEND-2022/028417 Approval Date: 01 January 1900

Description: Consolidation of Two Lots (2 Piper Rd & 647 East Derwent Highway), 54 Residential (Retirement Village) Units, Demolition of existing Dwelling & Outbuilding at 647 East Derwent Highway and Associated Works.

Address: 2 Piper Road, Geilston Bay 647 East Derwent Highway & 657 East Derwent Highway, Risdon

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. Development must occur in accordance with the recommendations contained within the Clarence Lifestyle Village - Noise Impact Assessment by Noise Impact Consulting, dated 28 October 2024. These measures are to be certified by a recognized Acoustic Engineer or other appropriately qualified person and submitted as part of a Building Permit.
3. An updated Bushfire Report must be submitted showing the following:
 - All dwellings be designed and built to BAL-12.5 minimum standard under AS 3959:2018.
 - An updated TFS-endorsed bushfire emergency plan drafted in accordance with the current template documents found on the TFS website.
 - All new dwellings be designed with a basic ember protection at a minimum.
 - The whole site must be maintained as a hazard management area.
 - Deletion of any references to the emergency exit in the Bushfire report.

must be submitted to and approved by Chief Executive Officer or delegate prior to the commencement of the use / prior to the issue of a certificate of likely compliance (CLC) for building works, (whichever occurs first). When approved, the plans will form part of the permit.

4. Suitable covenants must be included in the Schedule of Easements with respect to:
 - Establishing the 13m setback to the rear (southern boundary) of the subject property an exclusion zone with no new habitable buildings to be built within this zone.
 - the whole site must be maintained in a low fuel state as a hazard management area.

Additional covenants or other controls must not be included on the titles to the lots created by the subdivision where they are in conflict with any provisions of, or seek to prohibit any use provided for within, the relevant Planning Scheme applying to the lot.

5. The proposed non-combustible fence must be designed in accordance with the specifications referred to in the bushfire hazard report and the construction of the non-combustible fence must be implemented as part of the site civil works to the satisfaction of Council's Chief Executive Officer or delegate.
6. A landscape plan must be submitted to and approved by Council's Chief Executive Officer or Delegate prior to the commencement of the use / prior to the issue of a certificate of likely compliance (CLC) for building works, (whichever occurs first). The landscape plan must be to a standard scale, provide the designer's contact details and be legible when reproduced at A3 size. The landscape plan must clearly document the following:
 - a north point/arrow,
 - existing property information such as building footprints, location of underground and overhead services, boundary lines, outdoor structures, garden beds and fences,
 - existing trees identified, marked clearly as "retained" or "for removal". An outline of tree protection measures – inclusive of calculated Tree Protection Zones in line with AS 4970-2009 – is required for all "retained" trees,
 - existing contours, relevant finished floor levels and any proposed alterations to ground levels,
 - areas of proposed landscape hard work treatments such as driveways, paths, buildings, carparks, retaining walls, edging and fencing,

- areas of proposed landscape soft work treatments including garden beds and lawns,
- proposed planting design with locations of individual plants at intended spacing and clearly identified species (use of symbols with a legend or direct labelling of plants preferred),
- a table listing selected species' botanical names, mature height, mature width, pot size and total quantities,
- avenue type plantings adjacent to the Commerce Road boundary with the inclusion of Ornamental pear species,
- details of proposed ongoing maintenance schedule (e.g. watering, weeding), and
- estimated cost for the installation of landscape works.

Note: Refer to "Preparing Landscape Plans for Development Applications" pamphlet for further information. Installed landscape works (soft and hard) will be inspected for adherence to the approved landscape plan and for quality of workmanship.

7. The detailed landscape plan must be consistent with the hazard management area requirements.
8. 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.
9. 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 Chief Executive Officer or Delegate.
10. Engineering designs, prepared by a suitably qualified person, are required for:
 - access arrangements;
 - carpark and driveways construction;
 - service upgrades or relocations;

and must show the extent of any vegetation removal proposed for these works. Such designs must be submitted to and approved by Council's Chief Executive Officer or Delegate.

The detailed engineering plans must also include the internal accessways, car parking and manoeuvring areas, pedestrian paths and crossings, and demonstrate

appropriate grades, dimensions, turning movements, parking delineation and pedestrian safety treatments.

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

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

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

11. Driveways, parking areas and other areas accessible to vehicles must be constructed in bituminous concrete or concrete, providing for adequate stormwater drainage, prior to the commencement of the use. Details of the construction must be submitted to and approved by Council's Head of Infrastructure and Natural Assets prior to the commencement of any works. The detailed engineering plans must also include the internal accessways, car parking and manoeuvring areas, pedestrian paths and crossings, and demonstrate appropriate grades, dimensions, turning movements, parking delineation and pedestrian safety treatments.
12. 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.
13. Any existing services on the land must be contained within a single lot. For any services extending beyond the property boundary, a suitable easement must be created on the affected titles and the service replaced in PVC or copper type A for water.
14. All services must be sealed off prior to any demolition works.
15. 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 Chief Executive Officer

or delegate 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.

16. Prior to the issue of Engineering Approval, detailed and coordinated stormwater and flood management design, prepared by a suitably qualified engineer, must be submitted to and approved by Council's Chief Executive Officer or delegate.

The design must be consistent with the approved development plans and address the relevant findings of the supporting stormwater and flood reports. The design must demonstrate that:

- a) the proposed drainage, detention and major overland flow systems safely manage the 1% AEP event, inclusive of the adopted climate change allowance;
- b) post-development stormwater discharge from the development does not exceed pre-development discharge at the relevant discharge points;
- c) the cut-off drain, check dams, headwalls, pipe network, detention basins, internal roads and overflow paths are coordinated and adequately designed to safely manage site runoff and external overland flows, including relevant design calculations, hydraulic modelling, longitudinal sections, cross sections, profiles, levels, pipe schedules, basin details and capacity calculations;
- d) the proposed works do not cause or contribute to adverse flooding, permanent scour or erosion impacts on the site, adjoining land, East Derwent Highway or public infrastructure; and
- e) finished floor levels and relevant access levels are set in accordance with the approved flood and drainage design, including appropriate freeboard where required.

The submission must include sufficient supporting calculations, modelling outputs and detailed engineering drawings to demonstrate compliance with this condition.

When approved, the amended plans will form part of this permit. If compliance with this condition cannot be demonstrated, the approved development must not proceed in its approved form, and a further planning approval may be required.

17. An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil & Water Management on Building & Construction Sites document, must be submitted and approved by Council's Chief Executive Officer or delegate prior to the commencement of the works / prior to the issue of a certificate of likely compliance (CLC) for building works, (whichever occurs first). All debris/construction materials must be contained within the property. All works must be carried out in compliance with the approved erosion and

sediment control plan or to the satisfaction of Council's Chief Executive Officer or delegate prior to the commencement of works.

18. A weed management plan identifying methods to control weeds, must be submitted to and approved by Council's Chief Executive Officer or delegate prior to commencement of works. The plan must:
- reference any Weeds of National Significance and Declared Weeds under the Weed Management Act and address the spread of soil-based pathogens in accordance with the Tasmanian Washdown Guidelines for Weed and Disease Control,
 - identify the weed species, initial treatment, on-going management and maintenance period thereof. The plan may include manual removal of larger plants and/or chemical control as recommended by the relevant Government department, and
 - include a detailed breakdown of estimated costs.

The Final Plan and Schedule of Easements for any stage will not be sealed until the weed management plan for that stage has been implemented and maintained to the satisfaction of Council's Chief Executive Officer or delegate. Alternatively, a bond of 1.5 times the estimated cost of works associated with implementing the weed management plan for that stage must be submitted prior to sealing. The bond will be held as security to ensure both development and maintenance of each lot is undertaken in accordance with the approved plan until each of the newly created lots are sold or the management period has expired, whichever comes first. The bond is to be a cash deposit or a bank guarantee.

19. All works must be undertaken generally in accordance with the Wetlands and Waterways Works Manual produced by the Tasmanian Department of Primary Industries, Water and the Environment 2003 [copy available at <https://nre.tas.gov.au/conservation/flora-of-tasmania/tasmanias-wetlands/wetlands-waterways-works-manual>].
20. Certificates of Title for subject land, Volume 226109/1 and Volume 115696/1 must be consolidated into one title prior to the issue of a building/plumbing permit or commencement of works, whichever occurs first. To consolidate the titles, the final plan and schedule of easements must be submitted to Council for sealing.
21. The development must meet all required Conditions of Approval specified by TasWater notice dated 05/07/2024 (TWDA 2022/0088 - CCC).

The following advice is also provided:

- a. This permit will lapse after 2 years from the date on which it is granted in accordance with Section 42C(2) (a) of the Act unless the development / use has been substantially commenced.

In accordance with Section 42C(3) an application may be made to the Planning Authority for an extension in accordance with Section 42C (2) (b) or (c), any time before the period of 6 months from 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. All units and other structures are to comply with Fire Separation under the relevant National Construction Code and the Building Act 2016.

Daniel Marr
HEAD OF CITY PLANNING

8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil Items.

8.2 ASSET MANAGEMENT

Nil Items.

8.3 FINANCIAL MANAGEMENT

Nil Items.

8.4 GOVERNANCE**8.4.1 REMOVAL OF “PARK RESERVE” NOTATION ON TITLE – 8B BANGALEE STREET, LAUDERDALE****EXECUTIVE SUMMARY****PURPOSE**

To consider removal of the “Park Reserve” notation currently registered on title to the council property at 8B Bangalee Street, Lauderdale contained in Folio of the Register Volume 32758 Folio 6 to enable subdivision and proposed transfer of part of the Land to the State Fire Commission in accordance with the *Local Government Act 1993 (Tas.)* to enable the redevelopment and expansion of the existing Lauderdale Fire Station situated on the adjoining property.

RELATION TO EXISTING POLICY/PLANS

The following policies and plans are relevant:

- Strategic Plan 2025-2035
- Clarence Municipal Emergency Management Plan 2024
- Bushfire Mitigation Strategy 2024-2034

The proposed transfer aligns with Council’s Strategic Plan 2025–2035, particularly outcomes relating to strategic partnerships, sustainable asset management and community resilience. It also supports the *Clarence Municipal Emergency Management Plan 2024* and *Bushfire Mitigation Strategy 2024-2034* by enabling investment in local emergency-response infrastructure and strengthening Council’s partnership with the State Fire Commission. The area of land proposed to be transferred is not identified for future open-space use and has no planned recreational function, meaning its transfer would not compromise Council’s strategic open-space objectives.

LEGISLATIVE REQUIREMENTS

Section 84C of the *Conveyancing and Law of Property Act 1884* is applicable.

CONSULTATION

Consultation has occurred between council officers and representatives of the State Fire Commission. Public consultation will take place via the Recorder of Titles in accordance with the requirements of the *Conveyancing and Law of Property Act 1884 (Tas.)* if the recommendations are adopted.

FINANCIAL IMPLICATIONS

The State Fire Commission has agreed to pay all fees to the Recorder of Titles associated with removal of the “Park Reserve” notation on title.

RECOMMENDATION:

That Council:

- A. In accordance with section 84C(1)(a) of the *Conveyancing and Law of Property Act 1884*, gives notice of its intention to make application to the Recorder of Titles to remove the “Park Reserve” notation currently registered on title to Council’s public land situated at 8B Bangalee Street, Lauderdale contained in Folio of the Register Volume 32758 Folio 6.
- B. Authorise the Chief Executive Officer to take all actions necessary to respond to any objections to removal of the notation received by the Land Titles Office.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The title of the public open space at 8B Bangalee Street, Lauderdale contained in Folio of the Register Volume 32758 Folio 6 has a notation on title of “Park Reserve” (“**the Notation**”) which means the whole of the property (**the Land**) has been legally designated and set aside for public open space and recreation.
- 1.2.** The Land comprises vacant land and is zoned Local Business under the Tasmanian Planning Scheme – Clarence.
- 1.3.** The Land has been used as an informal overflow parking area by nearby businesses with no approval by Council. The Land is not included as land within Council’s draft Open Space Strategy and Council has no intention to develop the Land into a park.
- 1.4.** Removal of the Notation can only occur through an application by Council to the Recorder of Titles pursuant to section 84C of the *Conveyancing and Law of Property Act 1884 (Tas.) (CLPA)*.
- 1.5.** The Recorder of Titles may extinguish the Notation if they are satisfied that the Notation has become obsolete.

2. REPORT IN DETAIL

2.1. Council officers met with officers from the State Fire Commission (**SFC**) on 23 February 2026 to discuss preliminary plans for an extension to the Lauderdale Fire Station at 8A Bangalee Street, Lauderdale.

2.2. By letter from Council to the SFC dated 16 March 2026, Council advised the processes required to be undertaken for Council to consider transferring part of the Land to the SFC.

This included the disposal of land process pursuant to the *Local Government Act 1993 (Tas.)* (**the LG Act**), removal of the Notation by an application to the Recorder of Titles, and Council planning approval for subdivision/boundary adjustment.

2.3. The SFC has advised that the proposed fire station redevelopment includes the construction of three new appliance bays to accommodate additional emergency vehicles along with significant internal upgrades. These improvements are essential to ensure the Lauderdale Fire Station and the SFC can effectively service the growing communities of Lauderdale, Acton and surrounding areas.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Consultation has occurred between Council officers and representatives of the SFC regarding the processes and costs for the removal of the Notation.

3.3. Other

If the recommendations in this report are approved, Council will apply to the Recorder of Titles for the removal of the Notation as required in accordance with the CLPA and the Recorder of Titles will act in accordance with section 84E of the CLPA in relation to notification to those whose estates or interests may be affected by removal of the Notation.

It is envisaged that removal of the Notation will have little or no effect on members of the local community as the Land is not currently utilised as a park/reserve.

3.4. Further Community Consultation

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

The Land is not currently maintained by Council or used by the broader community, other than for some limited parking by local businesses, so removal of the Notation will not negatively impact the community use of the Council-owned public open space. In addition, the facilities proposed by the SFC on the Land are for the benefit of the broader community to assist in servicing the growing areas of Lauderdale, Acton Park and surrounds, thereby maintaining ongoing use of Council's public open space for the community.

6. RISK AND LEGAL IMPLICATIONS

Council is required to comply with the requirements of the CLPA for the removal of the Notation.

7. FINANCIAL IMPLICATIONS

There are no material financial implications. The SFC has agreed to be responsible for payment of all fees payable to the Recorder of Titles relevant to the removal of the Notation.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

It is appropriate that Council supports the recommendation that the “Park Reserve” notation be removed from the title to the property situated at 8B Bangalee Street, Lauderdale, and that the statutory process for its removal be progressed in accordance with section 84C of the *Conveyancing and Law of Property Act 1884*.

Attachments: 1. Title Plan (1)

Ian Nelson

CHIEF EXECUTIVE OFFICER

APPROVED 27 OCT 1987 <i>M. J. Stanfield</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM	REGISTERED NUMBER D.32758
FILE NUMBER S.P. 32399	GRANTEE PART OF 33AC. & 225AC. GTD. TO DANIEL STANFIELD	DRAWN 9/9/87

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF LAUDERDALE

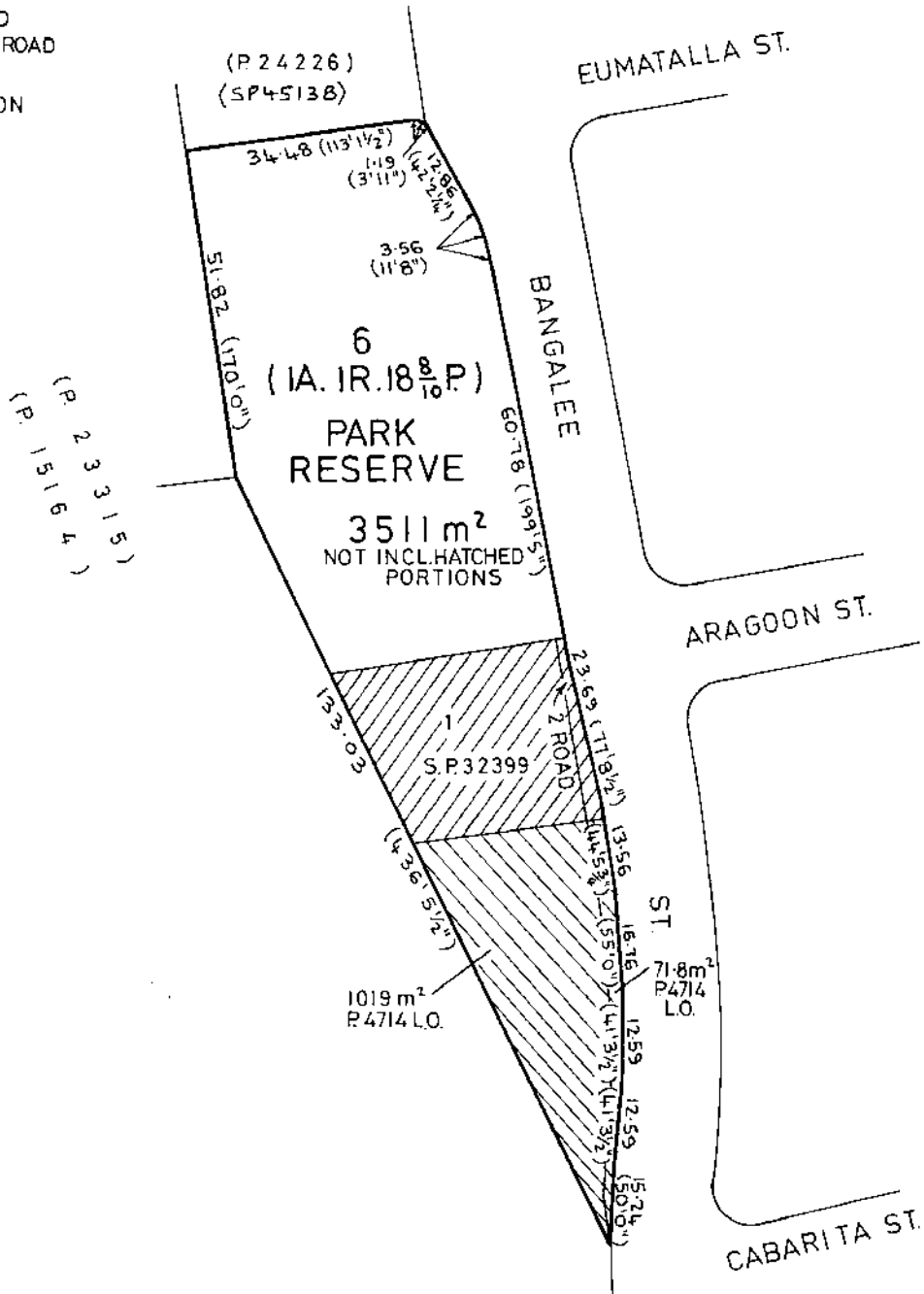
LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN FEET & INCHES.

EXCEPTED LAND
932 m², LOTS 1 & 2 ROAD
ON S.P. 32399
1019 m² & 71.8 m² ON
NOTN^S 51-0044 &
51-0421 RESP
P4714 L.O.

D. 32758



**8.4.2 PROPOSED TRANSFER OF PUBLIC LAND TO TASMANIA FIRE SERVICE
– 8B BANGALEE STREET, LAUDERDALE****EXECUTIVE SUMMARY****PURPOSE**

To consider disposal of an area of approximately 599m² of public land being part of 8B Bangalee Street, Lauderdale contained in Folio of the Register Volume 32758 Folio 6 to the State Fire Commission in accordance with the *Local Government Act 1993* (Tas.) to enable the redevelopment and expansion of the existing Lauderdale Fire Station situated on the adjoining property.

RELATION TO EXISTING POLICY/PLANS

The following policies and plans are relevant:

- Strategic Plan 2025-2035
- Clarence Municipal Emergency Management Plan 2024
- Bushfire Mitigation Strategy 2024-2034

The proposed transfer aligns with Council's Strategic Plan 2025–2035, particularly outcomes relating to strategic partnerships, sustainable asset management and community resilience. It also supports the *Clarence Municipal Emergency Management Plan 2024* and *Bushfire Mitigation Strategy 2024-2034* by enabling investment in local emergency-response infrastructure and strengthening Council's partnership with the State Fire Commission. The area of land proposed to be transferred is not identified for future open-space use and has no planned recreational function, meaning its transfer would not compromise Council's strategic open-space objectives.

LEGISLATIVE REQUIREMENTS

Section 178 of the *Local Government Act 1993* (Tas.) is applicable.

CONSULTATION

Consultation has occurred between council officers and representatives of the State Fire Commission. Public consultation will take place in accordance with the requirements of section 178 of the *Local Government Act 1993* (Tas.) if the recommendations are adopted.

FINANCIAL IMPLICATIONS

The proposal is to transfer the land to the State Fire Commission for nil consideration in recognition of the proposed community use.

The State Fire Commission has agreed to pay all costs and fees associated with the transfer including survey costs, advertising fees associated with the section 178 process, state government stamp duty and land titles office fees.

RECOMMENDATION:

That Council:

- A. Subject to subdivision approval and the successful removal of the “Park Reserve” notation currently registered on the title by the Recorder of Titles, in accordance with section 178 of the *Local Government Act 1993* (Tas.) gives notice of its intention to dispose of approximately 599m² of public land by transfer to the State Fire Commission, being part of the property situated at 8B Bangalee Street, Lauderdale contained in Folio of the Register Volume 32758 Folio 6, described as Lot 1 on the plan forming Attachment 1 to the Associated Report.
- B. Authorises the Chief Executive Officer to take all actions necessary to complete public notification of Council’s intent to dispose of the Land in accordance with section 178 of the *Local Government Act 1993* (Tas.).
- C. If no objections to the proposed disposal of the Land are received within the statutory notification period, authorises the Chief Executive Officer to take all actions necessary for the transfer of the Land to the State Fire Commission.
- D. If objections are received during the statutory notification period, requests that the Chief Executive Officer provide a further report to Council to consider the objections received and then determine whether or not to transfer the Land to the State Fire Commission.

NB: A decision to dispose of public land requires an absolute majority of Council.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The area of land proposed to be transferred is approximately 599m² of public land (**the Land**) and forms part of 8B Bangalee Street, Lauderdale (**“the Property”**). The Property was purchased by Council in 1965.
- 1.2.** The Property is adjacent to 8A Bangalee Street, Lauderdale which is owned by the State Fire Commission, and which accommodates the existing Lauderdale Fire Station.
- 1.3.** The Property comprises vacant land and is zoned Local Business under the Tasmanian Planning Scheme – Clarence.

- 1.4. The Property has been used as an informal overflow parking area by nearby businesses with no approval by Council. The Property is not included as land within Council's draft Open Space Strategy and Council has no intention to develop the Property into a park.
- 1.5. The Property is public land by virtue of section 177A of the *Local Government Act* 1993 (Tas.) (**the LG Act**). Council as a local authority is therefore required to deal with the Land in accordance with the statutory land disposal process contemplated by section 178 of the LG Act (**the section 178 process**).
- 1.6. The section 178 process requires Council to give notice of intent, invite objections, consider submissions received and determine whether to proceed or not with disposal of public land. Any decision to dispose of public land is appealable to the Tasmanian Civil and Administrative Tribunal (**TasCAT**).

2. **REPORT IN DETAIL**

- 2.1. Council officers met with officers from the State Fire Commission (**SFC**) on 23 February 2026 to discuss preliminary plans for an extension to the Lauderdale Fire Station at 8A Bangalee Street, Lauderdale.
- 2.2. By letter from Council to the SFC dated 16 March 2026, Council advised the processes required to be undertaken for Council to consider transferring the Land to the SFC. This included the disposal of land process pursuant to the LG Act, removal of the "Park Reserve" notation currently on title by an application to the Recorder of Titles, and Council planning approval for subdivision/boundary adjustment.
- 2.3. The acquisition of the Land involves a proposed boundary adjustment relevant to lots within different zones (Community Purpose and Local Business). As a result of the two different zones, the proposal cannot be considered as a minor boundary adjustment but must be considered as a subdivision.

- 2.4.** The SFC has advised that the proposed fire station redevelopment includes the construction of three new appliance bays to accommodate additional emergency vehicles along with significant internal upgrades. These improvements are essential so that the Lauderdale Fire Station can effectively service the growing communities of Lauderdale, Acton Park and surrounding areas. Preliminary sketches of the proposed development are **Attachment 2** to the Associated Report.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Consultation has occurred between council officers and representatives of the SFC regarding the processes and costs for the transfer of the Land to occur.

3.3. Other

Nil.

3.4. Further Community Consultation

If the recommendations in this report are approved, Council will undertake public notification of the proposed disposal in accordance with the section 178 process, inviting the community to lodge any formal objection to the transfer of the Land. If an objection is received, Council must consider all objections received and determine whether or not to proceed with the transfer of the Land to the SFC.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

While the expansion of the Lauderdale Fire Station may marginally reduce the size of the overall public open space, it will not result in any material loss of usable public open space for the community.

The Property is not currently maintained by Council or used by the broader community, other than for informal parking by local businesses, so disposal will not negatively impact the community use of the public open space. In addition, the facilities being developed by the SFC on the Land are for the benefit of the broader community to assist in servicing the growing areas of Lauderdale, Acton Park and surrounds, thereby, maintaining ongoing use of Council's public open space for community benefit.

6. RISK AND LEGAL IMPLICATIONS

Council is required to comply with the process for the disposal of public land under section 178 of the LG Act before it can dispose of any public land.

7. FINANCIAL IMPLICATIONS

There are no material financial implications. The proposal is to transfer the Land to the SFC for nil consideration in recognition of the proposed community use. The SFC has agreed to be responsible for payment of all outgoings relevant to the transfer of the Land to the SFC, including survey costs, land titles office fees, state government stamp duty and the advertising fees associated with the section 178 process.

8. ANY OTHER UNIQUE ISSUES

The section 178 process will run at the same time as the subdivision process and the removal of the "Park Reserve" which is the subject of a separate report in this agenda.

9. CONCLUSION

That, subject to subdivision approval and successful removal of the "Park Reserve" notation currently registered on title to the Property, Council support the recommendation that an area of 599m² situated at 8B Bangalee Street Lauderdale be transferred to the SFC and the statutory land disposal process be progressed in accordance with the process for the potential disposal of public land set out in section 178 of the LG Act.

Attachments: 1. Plan (1)
2. Preliminary Sketches (2)

Ian Nelson
CHIEF EXECUTIVE OFFICER

LEGEND

Title / Proposed boundary
Adjoining boundary
0.2m contour interval

Existing Property Services

SRM TasWater Pressurised Sewer (QL-D)
W TasWater Water (QL-D)
SW Council Stormwater (QL-D)
HV TasNetworks (QL-D)

Tasmanian Planning Scheme

- Zones

Local Business
Community Purpose

- Codes

C12.0 Flood-prone areas
C11.0 Coastal Inundation Hazard Code Low and Medium (Pattern Not Shown)

FR 181743/8
34 Mannata Street
Owner:DOURIAS MGH PTY LTD

FR 23315/26
6 Bangalee Street
Owner: Colleen Ann Wilson
Annette Leigh Harvey



PLANAR DATUM
(GDA2020 MGAZ55 AT SP4 9533)



BOUNDARY ADJUSTMENT
LOT 1 (599m²) to be added to FR 32399/1 (895m²)
to form a single parcel of 1494m²±.

FR 56453/0
10A Bangalee Street

**BALANCE OF FR 32758/6
'PARK RESERVE'
2912m²±**

**LOT 1
599m²**

No. 8A
Lauderdale Fire station
Ex .brick building
conc. apron

**FR 32399/1
895m²**
DN40 PVC

BANGALEE STREET

ARAGON STREET

Existing crossover

Existing stormwater
kerb connection

Existing Water connection

Existing sewer connection

PLAN OF SUBDIVISON

Property Owner
Clarence City Council;
State Fire Commision

Title References
FR 32758/6; FR 32399/1

Property Address
'Lauderdale Fire Station'
8a & 8b Bangalee Street Lauderdale

Council
Clarence City Council

Tasmanian Planning scheme
Clarence Local Provisions Schedule

Zone
14 Local Business
27 Community Purpose

Code Overlay Name
C12.0 Flood-prone areas
C.11 Low coastal inundation hazard band
C.11 Medium coastal inundation hazard band
C.16 Airport obstacle limitation area

Schedule of Easements
Nil

Important Note
This plan has been prepared by
Aerial Imagery and Listmap Cadastral
parcels only and as such is indicative
only.
This plan has been prepared for the
purpose of obtaining planning
approval from the Council.
The information shown hereon should
not be used for any other purpose or
be relied upon in any financial
agreement.
All measurements and areas are
subject to final survey.

Cadastral Parcels
LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

UG Sewer & Water Utilities
TasWater Asset Information Portal
by TasWaterSpatial
https://taswater.maps.arcgis.com
BY 3.0

Digital Aerial Photo:
Clarence Urban 10cm 2024-25
by State of Tasmania
https://nre.tas.gov.au/land-tasmania
/aerial-photography
CC BY 3.0 modified

0.2m Generated Contours:
Clarence2019 C1 AHD
https://elevation.fsd.org.au/
CC BY 4.0

Subsurface Utility Information Quality Levels
QL-D
Indicative position of utilities using existing
records, cursory site inspection, anecdotal
evidence.
(refer AS 5488-2019)

REV	AMENDMENTS	DRAWN	DATE	APPR.
B	MOVE BOUNDARY TO 18M OFFSET FROM BUILDING	MK	2.9.26	MD
A	PLAN OF SUBDIVISION	MK	16.12.25	MD
0	DRAFT PLAN OF SUBDIVISION	MK	12.12.25	MD

DRAWING STATUS:
COORDINATE / DATUM:
PLANAR DATA: Scaled About a reference point
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

PLANNER:	REVIEWED:
DRAWN:	REVIEWED:
MK	MD
JOB MANAGER: MATTHEW DENHOLM	
ISSUED DATE: 16 DECEMBER 2025	

CLIENT:	TASMANIAN FIRE SERVICE
PROJECT DESCRIPTION:	BOUNDARY ADJUSTMENT
ADDRESS:	8A & 8B BANGALEE STRET, LAUDERDALE
DRAWING TITLE:	PLAN OF SUBDIVISION



127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Huonville, Launceston,
Swansea, Devonport & Burnie

SCALE		PAPER	
1:500		(A3)	
JOB NUMBER	DRG	SHEET	REVISION
55548 - DA-01 - B			

PRELIMINARY



ALTERNATIVE ENTRY
DOOR IN THIS AREA?

EXISTING FLOOR AREA:- 169 sq.m.
ADDITIONAL FLOOR AREA: - 163 sq.m.
TOTAL NEW AREA: - 331 sq.m.

FLOOR PLAN LEGEND

- | | |
|---|---|
|  | EXISTING WALLS |
|  | 155mm EXTERNAL NEW
TIMBER WALLS.
- 90mm STUD WALLS
- 35mm TIMBER BATTEN
- 30mm TRIMDEK VERTICAL
CLADDING/
- OR CEMENT SHEET
CLADDING |
|  | 90mm INTERNAL
TIMBER FRAMED WALLS. |
| Ex. D. | EXISTING DOOR |
| Ex. W. | EXISTING WINDOW |
| Ex. Conc. | EXISTING CONCRETE FLOOR |
| Ex. C. | EXISTING CARPET |
| ConcF. | CONCRETE WITH CLEAR
COAT FINISH |
| Cft. | CERAMIC FLOOR TILES |

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strictly prohibited.

Project and Address:
Proposed Alterations &
Additions to Lauderdale
Fire Station at 8A Bangalee
St., Lauderdale.

Client:
State Fire Commission

Drawing Title:
Floor Plan - Option A

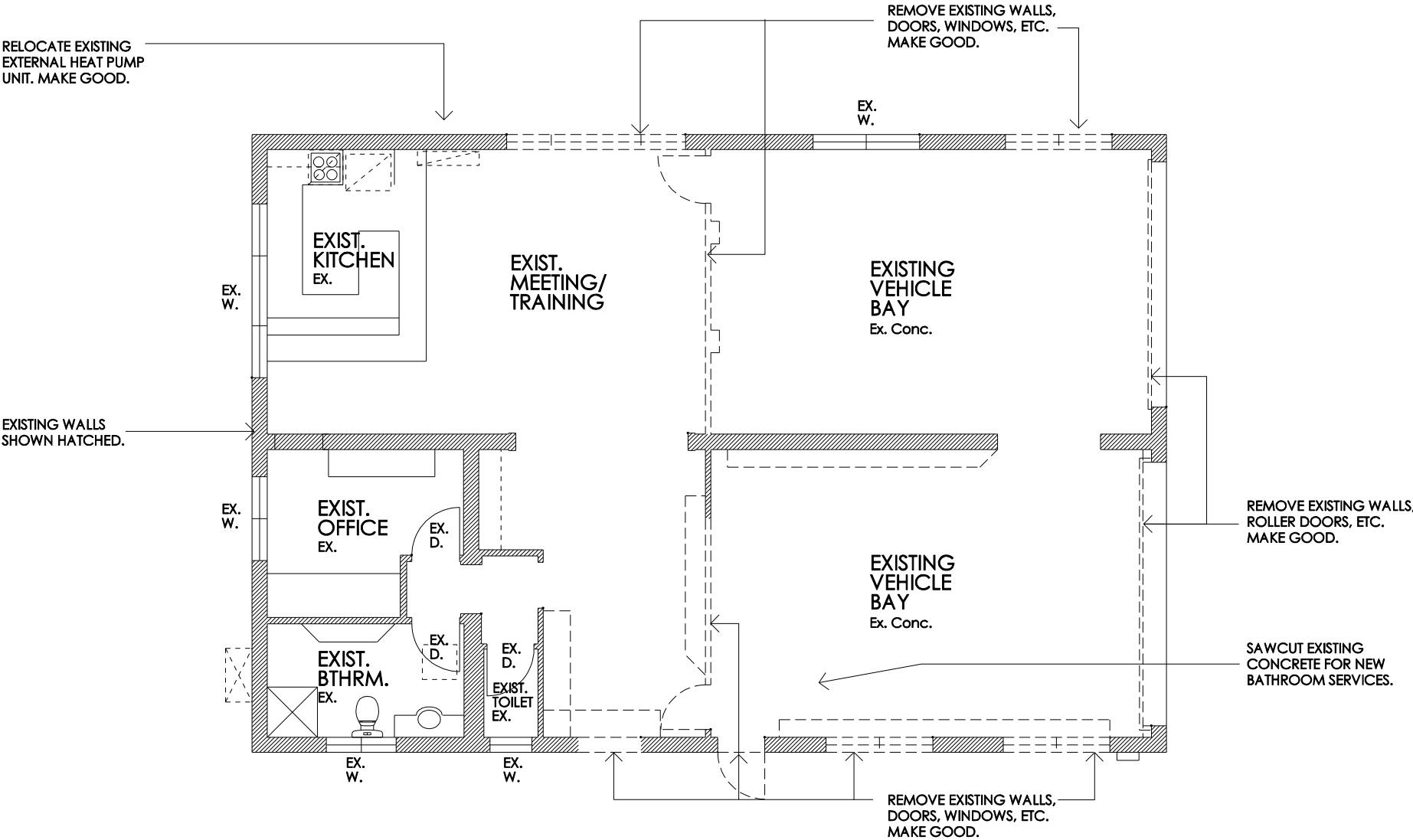
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 15/12/2025	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3

 NORTH	Project No.:	25.29
	Drawing No.:	sk03
Rev.		-

OPTION A

PRELIMINARY



DEMOLITION PLAN - OPTION A
SCALE 1:100

note:
- all works shown dotted (walls, etc.) are to be removed or demolished.
- salvage all items where possible & store to proprietors direction unless to be re-used.
- demolition showing main items. contractor to allow for all demolition to suit the intent of the overall works.

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

m. 0408 882283
a. p.o.box 2018 howrah 7018
e. tas.buildingdesign@bigpond.com

cc 652

residential commercial

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Project and Address:
Proposed Alterations & Additions to Lauderdale Fire Station at 8A Bangalee St., Lauderdale.

Client:
State Fire Commission

Drawing Title:
Demolition Plan - Option A

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 15/12/2025 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

NORTH

Project No.:
25.29

Drawing No.:
sk02

Rev.:
-

8.4.3 AMENDMENT TO COUNCIL MEETING SCHEDULE**EXECUTIVE SUMMARY****PURPOSE**

To consider a change to Council's adopted Meeting Schedule for 2026 to postpone the ordinary Council Meeting scheduled for Monday 9 November 2026 to Monday 16 November 2026.

RELATION TO EXISTING POLICY/PLANS

The proposed change will not impact on Council's previous endorsement of a 3 weekly meeting cycle for Ordinary Council Meetings however, the postponement will result in a two week gap until the next scheduled meeting of 7 December which also includes the Annual General Meeting.

LEGISLATIVE REQUIREMENTS

Division 1 Clause 5 of the Local Government (Meeting Procedures) Regulations 2025 requires that an ordinary Meeting of Council is held at least once in each month.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

Not applicable.

RECOMMENDATION:

That the ordinary Council Meeting scheduled for Monday 9 November 2026 be postponed until Monday 16 November 2026 so that statutory notice and distribution timeframes can be met following receipt of the Certificate of Election on 6 November 2026.

ASSOCIATED REPORT**1. BACKGROUND**

Council adopted its current Meeting Schedule on 21 October 2024.

2. REPORT IN DETAIL

2.1. The scheduled Council Meeting for 9 November was proposed as the first meeting of the new Council term following the Local Government Elections. This date was based on previous election period timeframes for finalisation of the ballot and issuing of the certificate of election, which in the past occurred on or around 1 November.

2.2. Advice has been received from the Tasmanian Electoral Commission that the Certificate of Election will not be available until 6 November 2026. The Certificate of Election denotes the commencement of the new Council term and 6 November will be past the statutory notice and distribution requirements for agenda documentation. In addition, it does not provide any opportunity for induction/familiarisation of newly elected councillors. Therefore, it is proposed to postpone the meeting for one week to 16 November.

2.3. Division 1 Clause 5 of the Local Government (Meeting Procedures) Regulations 2025 requires that a Council Meeting is conducted at least once in each month. Postponing the meeting to 16 November will not impact this requirement.

3. CONSULTATION

3.1. Community Consultation Undertaken

Not applicable.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Not applicable

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Division 1 Clause 5 of the Local Government (Meeting Procedures) Regulations 2025 requires that a Council Meeting is conducted at least once in each month. Postponing the meeting for one week will not affect this requirement.

7. FINANCIAL IMPLICATIONS

Not applicable.

8. ANY OTHER UNIQUE ISSUES

None identified.

9. CONCLUSION

Council's adopted meeting schedule includes an ordinary meeting for 9 November. Following advice from the Tasmanian Electoral Commission that the Certificate of Election will not be available until 6 November, it is proposed that the meeting be postponed to 16 November so that statutory notice and agenda distribution timeframes can be met.

Attachments: Nil.

Ian Nelson
CHIEF EXECUTIVE OFFICER

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION – COUNCILLOR BLOMELEY
SUPPORT FOR OUTDOOR DINING ON FOOTPATHS AND PUBLIC SPACES**

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

“As the City of Clarence is a business-friendly council, with our aim being to help the businesses of Clarence grow and thrive, this Council:

1. recognises that outdoor dining is an important aspect of a strong local economy as it brings life to the community and transforms hospitality precincts into popular, lively and vibrant destinations;
2. encourages appropriate outdoor dining in specific precincts such as Bellerive Village, Rosny Park, Lindisfarne Village, and Richmond Village, in accordance with the Public Places By-Law (No.1 of 2018);
3. commits to collaborating with businesses to create spaces that enable an environment for social and economic vitality and vibrancy in the public realm;
4. will engage independent traffic advice to determine how outdoor dining can be safely accommodated in relevant hospitality precincts if requested by hospitality businesses in those areas; and
5. will implement all necessary and appropriate measures required to enable outdoor dining to occur safely”.

EXPLANATORY NOTES

In recent months, Council has directed several small businesses to remove the outdoor seating at their businesses, citing safety concerns and requiring these businesses to obtain independent traffic reports, at significant cost.

This action has detrimentally impacted these small businesses and has caused concern in the community.

Noting that Council cannot permit an outdoor dining arrangement where the risk to public safety is unacceptable or cannot be appropriately controlled, there is a clear need for each proposal to be assessed on its own merits and having regard to the particular circumstances of the site, traffic conditions, pedestrian movements, available separation from vehicles, and the effectiveness of any protective measures that may be required.

As Council supports the activation of public spaces where it is safe and appropriate to do so, with our overriding obligation being to protect the safety of pedestrians, diners and other users of the public spaces, it is appropriate that Council undertake the investigatory work and associated safety measures to be satisfied that any proposed dining arrangement can operate safely and that any risk has been reduced to an acceptable level.

This approach sends the clear message that Clarence is open for business. That Clarence is supportive of small business and, that Clarence supports an engaged and connected community.

Cr B A Blomeley
MAYOR

CHIEF EXECUTIVE OFFICER'S COMMENT

Recent directions to businesses to remove outdoor dining installations have arisen because either a permit was not applied for or there was non-compliance with a permit issued.

Key assessment considerations when assessing a permit application for outdoor dining on footpaths or public places include:

- Whether the permit will support local business activity
- Whether public safety can be maintained
- Whether pedestrian accessibility (including DDA accessibility) can be maintained
- Whether outdoor dining will enhance the streetscape
- Whether the operator has adequate public liability insurance coverage
- Whether there are any unreasonable impacts on neighbouring properties; and
- Whether outdoor dining can be effectively managed and enforced in the relevant area.

A recent incident involving five fatalities in Daylesford, Victoria provides a leading example of why a risk driven process is important when assessing outdoor dining permit applications, with a particular focus on the risks and consequences associated with vehicle incursions into the outdoor dining space. The subsequent coronial examination reinforced the importance of councils carefully assessing vehicle risks, ensuring appropriate approvals and conditions are in place and requiring effective safety measures where necessary.

Presently, businesses are required to meet the cost of risk and traffic impact assessments, plus costs associated with risk mitigation measures (for example, impact absorbing bollards).

While there is no budget at present to fund risk and traffic impact assessments, it is expected that this could be accommodated with some budget reallocation in the current financial year, with a dedicated budget line to be added to the FY2027/28 budget. Further, there is currently no budget allocation for remediation measures to be funded if a permit is approved. Dependant on costs associated with each approved permit, there may be need for a council approved budget variation in the current financial year, with a budget line established for future years.

**9.2 NOTICE OF MOTION – COUNCILLOR HULME
LEASE FEES SPORTS CLUBS**

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

“That Council authorises the CEO to prepare a report—to be presented to Council in conjunction with the external review of the Leased Facilities Pricing and Term of Lease Policy 2006—on the fees levied on sports clubs for the lease of council facilities including:

- Clubrooms;
- storage space;
- office space;
- sports grounds (including courts, fields and ovals);

comparing the City of Clarence’s fees to those levied by other councils in Tasmania and including for comparison, where possible:

- the standard, age and condition of facilities; and
- whether the clubs have permission to run commercial services through facilities or sub-let their facilities to other tenants”.

EXPLANATORY NOTES

Twenty-six clubs have joined together, with the support of Clubs Tasmania, to form an alliance known as Clarence Community Sporting Clubs.

Key among the concerns raised by Clarence Community Sporting Clubs is their contention that the City of Clarence charges lease fees that are high by Tasmanian standards.

Gathering data on the comparison between the City of Clarence’s lease fees and those levied by other councils in Tasmania will help inform discussions with sports clubs about their concerns.

While this motion helps inform Council’s response to one of the concerns raised by Clarence Community Sporting Clubs, it is recognised that others will need to be addressed and a concerted effort made by Council to address its relationship with sports clubs generally.

D Hulme
COUNCILLOR

CHIEF EXECUTIVE OFFICER’S COMMENT

Council has been operating under the Leased Facilities Pricing and Term of Lease Policy 2006 (**‘lease policy’**). The Audit Panel has previously endorsed an external review of the lease policy. This review was undertaken by Wise Lord Ferguson (WLF) and WLF is currently drafting a revised lease policy with a first draft expected shortly. WLF are drafting the revised lease policy with reference to other contemporary Council lease policies.

Once the draft lease policy has been reviewed by staff, the draft policy will be presented to the Audit Panel and then workshopped with the new Council.

There are numerous complex variables involved in lease and licence arrangements beyond setting the lease rental or licence fee. These include the type of facility, such as an oval compared with clubrooms, a function room or multiple ovals; the level of maintenance required of the lessee and of Council; responsibility for outgoings; and the lessee's ability to generate a commercial return. Given these variables, it is difficult to compare one Council's lease and licence arrangements with another at a facility by facility level. In addition, lease terms are often treated as confidential. Consequently, there is concern that the Motion, as currently drafted, may not be able to be delivered. It would be more appropriate to await the first draft of the WLF policy and then conduct our internal review in the usual way (Audit Panel review and then councillor workshop), with reference to the comparator policies utilised by WLF.

It is also recommended that any current lease renewal negotiations be placed on hold pending the review and approval by Council of the draft lease policy. Leases subject to renewal negotiation can continue 'at will' on their current lease terms, provided the lessee acts in accordance with lease terms, until the draft lease policy is approved by Council.

**9.3 NOTICE OF MOTION – COUNCILLOR GOYNE
ACKNOWLEDGEING THE IMPACT OF DOMESTIC AND FAMILY VIOLENCE
AND COMMITTING TO AWARENESS TRAINING**

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

“That Council:

1. Commits to improving domestic and family violence awareness among Council staff and elected members.
2. Requests the CEO to report back to Council with a proposed training plan that:
 - identifies relevant training, policies and support arrangements already in place, including the status and findings of Council’s previously identified review of domestic and family violence services and training programs;
 - recommends training appropriate to different roles, including elected members, managers and staff who interact with the public;
 - addresses safe responses to disclosures, confidentiality, and referral to specialist services; and
 - sets out the proposed scope, timing, staff time and direct costs”.

EXPLANATORY NOTES

Domestic and family violence causes lasting physical, psychological, financial and social harm to victim-survivors. It can have multi-generational impact on children, other family members, colleagues and the broader community.

Nationally, the Australian Bureau of Statistics estimates that 23 per cent of women and 7.3 per cent of men have experienced physical and/or sexual violence by an intimate partner.

Council staff and elected members may be personally, or encounter people effected - through their duties. Training can help them respond respectfully and safely, understand the limits of their roles, and connect people with appropriate specialist support.

Council’s January–March 2024 quarterly report identified a review of domestic and family violence services and training programs for the municipality. The CEO’s report should establish what became of that work and take account of any relevant measures already in place.

The motion seeks a proposal for Council to consider. It does not approve a training program or associated expenditure at this stage.

The CEO's report will set out the resources and costs of the recommended approach.

Training can be provided via programs suitably identified by the CEO, like Safe at Home- which offer free workplace educational programs.

E Goyne
COUNCILLOR

CHIEF EXECUTIVE OFFICER'S COMMENT

Council provides employment support for employees experiencing family and domestic violence through Clause 59 of the Clarence City Council Enterprise Agreement #12/2025, including:

- 20 days paid family and domestic violence leave per year;
- capacity for additional paid or unpaid leave at the CEO's discretion;
- reasonable workplace adjustments, including changes to hours, work patterns, duties, location and contact details; and
- access to Council's Employee Assistance Program following a disclosure.

Council's previous Annual Plan identified an action to review domestic and family violence services and training programs for the municipality, identify gaps and work with external services to address them. This work has not yet commenced and therefore there were no findings arising from the proposed review.

The review identified above can be undertaken, including reporting to Council as set out in the Motion. This report can be provided for consideration in the upcoming budget process.

**9.4 NOTICE OF MOTION – COUNCILLOR RITCHIE
IMPLEMENTATION PLANS FOR COUNCIL MASTER PLANS**

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

“That Council requests the Chief Executive Officer to provide a presentation to a Council workshop, to be considered in the early stages of the next budget process, on a proposed approach to preparing and maintaining implementation plans for Council’s adopted master plans. The presentation is to address:

1. Which adopted master plans already have an implementation plan or equivalent delivery program, and which do not.
2. A practical format for implementation plans that identifies proposed stages, indicative timeframes, order of priority, preliminary cost estimates or cost ranges, funding sources and key dependencies.
3. How implementation plans could be incorporated into Council’s annual budget and longer term financial and asset planning processes, while making clear that proposed projects remain subject to Council approval and future budget funding.
4. The staff resources and indicative cost required to prepare and maintain the plans, including a proposed order for preparing plans for existing master plans.
5. How progress, changes to timeframes and barriers to delivery could be reported to Council and the community.
6. Whether an implementation plan should be prepared when future master plans are presented to Council for adoption, or within a specified period after adoption”.

EXPLANATORY NOTES

Council’s [Master Plans webpage](#) provides a useful list of projects, their status and recent updates. It includes plans adopted in earlier years, as well as projects that are in progress or on hold. For many of these projects, the public listing does not set out an overall delivery timeframe or an indicative cost for completing the proposed works.

Master plans establish a vision, but residents and community groups also need to understand what might happen next, what it could cost and what may prevent or delay delivery. An implementation plan would help Council assess priorities, plan future budgets and explain progress. Indicative dates and costs could be updated as design, consultation and funding decisions proceed.

This motion seeks advice on a workable approach before Council decides whether to require implementation plans across its master plan program. It recognises that delivery will depend on matters including available funding, approvals, land arrangements and Council's future budget decisions.

Cr A Ritchie
Deputy Mayor

CHIEF EXECUTIVE OFFICER'S COMMENT

While several recently approved Master Plans include high level implementation guidance, establishing an overarching implementation scheduling mechanism that links to Council's Asset Management Plans, 10 year Financial Plan and annual budget cycle will likely strengthen outcomes for the community and our financial planning processes.

Master plans establish a long-term vision, design framework, and priority structure for key public assets, community precincts, foreshores, and sport/recreational facilities across the municipality. However, master plans are only one component of Council's broader strategic toolkit. Delivery is also guided by overarching Council strategies, which collectively feed into Strategic Asset Management Plans and annual budget allocations.

Developing an implementation scheduling mechanism for delivery of master plan projects involves complex interdependencies and a high level of flexibility to adapt to shifting resourcing requirements, external funding opportunities, and competing priorities.

Relevantly, an implementation scheduling mechanism for Master Plans cannot, legally or financially, bind Council in respect to future budgets and financial commitments. That is, each budget can be guided by an implementation schedule but not bound by it.

Council reviews and adopts its 10 Year Financial Plan and Asset Management Plans annually during the budget process. Any project identified within a master plan implementation schedule must first be incorporated into the relevant annual Asset Management Plan which would then feed into the 10 Year financial management plan.

Council would then need to consider if they are comfortable with the amount of funding required to support all projects to be considered in the 10 Year financial management plan. Council may be happy to support the quantum of dollars but may then need to prioritise projects to be undertaken in the coming years, which may impact the scheduling of implementation plans.

Notwithstanding the considerations and potential complexities outlined above, a Master Plans implementation scheduling mechanism is worth considering as an additional tool to assist budgeting processes as well as to assist with community engagement.

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).

Cr Ritchie has given notice of the following questions:

1. INDIVIDUAL TASWATER BILLING INFORMATION (15 DAMPIER STREET)

Given Council separately calculates and recharges TasWater costs to clubs at 15 Dampier Street, could the Chief Executive Officer please explain how Council will ensure each club can obtain an itemised breakdown of its charges, including the basis of apportionment and relevant supporting invoice information, and seek clarification or review of those charges?

2. SPORTSGROUND HIRE FEE REVIEW

Could the Chief Executive Officer please provide an update on progress with the sportsground hire fee review resolved by Council on 31 August 2026, including work completed and remaining, which regular sportsground user groups have been or will be consulted, how other affected sporting and recreational organisations can provide feedback, and whether the outcomes and any recommended changes are on track to be reported to Council within six months, including the reasons for any anticipated delay and a revised reporting date?

10.2 ANSWERS TO QUESTIONS ON NOTICE

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

At Council's meeting of 10 August 2026, Cr Mulder asked the following question.

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?

The question was taken on notice for investigation as to whether this information was readily available.

The following response is now provided.

This question has been researched and is unable to be simply answered.

While areas and uses can be identified, foreign ownership is not able to be readily identified. While the current owner and registered office location can be identified (for a fee), this does not identify parent companies, nor does it determine the level or percentage of ownership identifiable to a non-Australian entity.

The Australian Taxation Office provides some information on foreign ownership at a state-level - [Register of Foreign Ownership of Australian Assets 2024-25 Report](#). However, consistent with Australia's foreign investment framework, the details of investors are not made publicly available.

Questions from Council Meeting 21 September 2026

Cr Hulme

1. Late last year I and a couple of colleagues attended the ten-year anniversary of the Howrah Men's Shed and they were talking excitedly about their extension. I am just wondering what if any council officers, or you know, what the status of that project is.

ANSWER

(Acting Head of Infrastructure and Natural Assets) The project management team within Council has been out on site and has met with representatives of the Howrah Men's Shed and are working on how to progress their proposal. There is a number of steps involved around what they have proposed, the planning requirements and leasing requirements to extend into that footprint but we are working quite productively with them.

2. Following on from the question from Cr Mulder on notice have any other sports clubs raised concerns, particularly the ones that have entered into ground and clubhouse leases, around the lease fees that they are paying and what the nature of those concerns are?

ANSWER

(Acting Chief Executive Officer) I am not aware of any concerns.

(Further information) Sporting clubs have not communicated directly with council officers regarding concerns related to ground hire cost, lease terms or other matters.

Cr James

1. My question is regarding an item in the Weekly Briefing Report of 7 September, page 8 which reads “council’s road engineering team is focussing on the implementation of speed limit reductions across our road network. Current vacancies have significantly constrained capacity to progress strategic initiatives. The Sealing Gravel Roads Strategy will be advanced once these roles are filled”. My question is, is there any expectation to have these roles filled before the next budget session?

ANSWER

(Acting Head of Infrastructure and Natural Assets) We have two roles currently being advertised for that team and hopefully they are filled before we commence the next budget process.

2. My question relates to Chambroad and the hotel development at Kangaroo Bay. It is our understanding that this matter will be coming before the Supreme Court in April-June next year. My understanding is that the Tasmanian Planning Commission is due to hand down its decision in relation to the major projects matter and that the ninety days expires today. Has the decision of the TPC in fact been handed down today or is it expected in the next couple of days?

ANSWER

(Head of City Planning) You are correct that there is a ninety day period that they are able to hand down their decision following close of advertising, but I believe it finishes at the end of this month. As yet we have received no advice from the Commission.

Cr Walker

1. Could I be provided with a list every council job advertised since 1 July this year including the position description, salary and if it was a new role or replacement? If it is a new role, please provide the sections in the budget papers where those new roles were listed as part of budget bids.

ANSWER

Taken on Notice.

This question is inconsistent with section 28(1) of the *Local Government Act 1993* (Tas.) and is therefore refused.

2. My question follows on from an answer that was provided to me in the Council papers from the last meeting. It notes that Council’s 2026/27 budget includes a provision for \$5,500 for civic event expenditure. After the recent event which occurred earlier this month as noted at the beginning of the meeting can I be informed whether that \$5,500 budget has been met or exceeded and if not, what is the remaining funding envelope for the remainder of the financial year?

ANSWER

Taken on Notice.

As at 30 September 2026, expenditure against the 2026-27 civic events budget totals \$7,893.90, exceeding the budget provision of \$5,500.

This expenditure includes hosting an official visit by the newly appointed Governor, an event that was not anticipated when the budget was prepared but was considered an appropriate civic function for the City.

The budget also supports citizenship ceremonies and other civic occasions throughout the year. Expenditure will continue to be monitored and managed in accordance with Council's usual financial management processes.

Cr Goyne

1. In February this year Council passed a motion recognising the equestrian safety concerns and the Tangara Trail Management Plan states that horse riding opportunities are not to be compromised. Recently we have installed large water bars on a large amount of these trails with more to come which have reduced these trails to be barely being safely ridden at a walk much less other speeds more often travelled. Can I ask what assessment was undertaken of the impact on horse rider safety and trail usability and were the equestrian community consulted?

ANSWER

Taken on Notice.

(Further information) The original Motion included the following requirement:

[That Council] Commits to including the Equestrian community in consultations related to the upcoming Tracks and Trails Strategy review to ensure multi-user trails are fit for purpose for all users, including horse riders.

The works followed Council audits that identified sections of the trails in poor condition. The water bars were installed to manage runoff and reduce erosion, while retaining access for horse riders and other trail users.

The Tangara Trail is intended for horses to be ridden at a walk to ensure the safety of all users. Track maintenance, including water bar construction, is typically undertaken without consultation with trail users. The Notice of Motion carried on 10 February 2026 does not require Council to consult on track maintenance works. However, feedback from horse riders and other trail users will be considered when planning future works.

Signs advising users of the changed track conditions will be installed shortly. For future works, these signs will be installed when the works occur.

2. In relation to the same thing I would like to know which of the local volunteer fire brigades were consulted prior particularly to the implementation of reserve improvement work undertaken as part of the bushfire management plans that we are now implementing?

ANSWER

Taken on Notice.

(Further information) Local volunteer fire brigades were not directly consulted before these works, as the works did not change the Class 5 classification of the fire trails impacted.

The Tasmania Fire Service is notified of material changes to the fire trail network, including reclassifications, realignments or closures. These changes are reported through the annual updates to the Hobart Fire Management Area Bushfire Risk Management Plan. TFS then updates its mapping and emergency dispatch systems and distributes the information to their brigades and other stakeholders as required.

Cr Kennedy

A number of us have received emails with regard to the recent Pittwater/Five Mile Beach fire, do we have any update on that?

ANSWER

(Acting Chief Executive Officer) Our update is fairly brief at this point. I am hopeful that we will be able to provide an update in the next few days. We are aware that the fire is now under control. As to how the fire started that is still being investigated.

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 JOINT AUTHORITY 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:

- (h) information that is –
 - (ii) provided to the council on the condition that it be kept confidential; and
- (l) requests by councillors for leave of absence;

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”.