

MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 26 FEBRUARY 2018

HOUR CALLED: 7.30pm

PRESENT: The meeting commenced at 7.34pm with the Mayor (Ald D C Chipman) in the Chair and with Aldermen:

N M Campbell
H Chong
P Cusick
D Hulme
R H James
J Peers
D Thurley
J Walker; present.

1. APOLOGIES

S von Bertouch (Leave of Absence)
D Doust
P K McFarlane

ORDER OF BUSINESS

Items 1 – 13

IN ATTENDANCE

General Manager
(Mr A Paul)
Corporate Treasurer
(Mr F Barta)
Group Manager Engineering Services
(Mr R Graham)
Corporate Secretary
(Mr A van der Hek)
Manager City Planning
(Mr R Lovell)
Co-ordinator Council Support
(Ms J Ellis)

The Meeting closed at 9.10pm.

Prior to the commencement of the meeting, the Mayor made the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also advised the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

COUNCIL MEETING
MONDAY 26 FEBRUARY

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	ATTENDANCE AND APOLOGIES	5
2.	CONFIRMATION OF MINUTES	5
3.	MAYOR’S COMMUNICATION.....	5
4.	COUNCIL WORKSHOPS.....	5
5.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE	6
6.	TABLING OF PETITIONS	7
7.	PUBLIC QUESTION TIME	8
7.1	PUBLIC QUESTIONS ON NOTICE	8
7.2	ANSWERS TO QUESTIONS ON NOTICE.....	8
7.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	8
7.4	QUESTIONS WITHOUT NOTICE.....	8
8.	DEPUTATIONS BY MEMBERS OF THE PUBLIC.....	9
9.	MOTIONS ON NOTICE	10
10.	REPORTS FROM OUTSIDE BODIES	11
10.1	REPORTS FROM SINGLE AND JOINT AUTHORITIES.....	11
	• SOUTHERN TASMANIAN COUNCILS AUTHORITY	
	• COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY	
	• TASMANIAN WATER CORPORATION	
10.2	REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES ..	12
11.	REPORTS OF OFFICERS	23
11.1	WEEKLY BRIEFING REPORTS	23
11.2	DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS	24

11.3 PLANNING AUTHORITY MATTERS

11.3.1	DEVELOPMENT APPLICATION D-2017/294 - 1 SANDVILLE PLACE, SANDFORD – ANCILLARY DWELLING	26
11.3.2	DEVELOPMENT APPLICATION D-2017/431 - 36 DOSSITER STREET, BELLERIVE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)	28
11.3.3	DEVELOPMENT APPLICATION D-2017/508 - 39 SOUTH ARM ROAD, ROKEBY - CHANGE OF USE TO MANUFACTURING AND PROCESSING	30
11.3.4	DEVELOPMENT APPLICATION D-2017/609 - 3 LUCAS STREET, HOWRAH - 2 MULTIPLE DWELLINGS (1 EXISTING AND 1 NEW)	32
11.3.5	DEVELOPMENT APPLICATION D-2018/8 - 1 ROWITTA ROAD, LINDISFARNE – DEMOLITION OF EXISTING BUILDING AND NEW CHILD CARE CENTRE.....	34
11.3.6	SUBDIVISION APPLICATION SD-2017/30 - 74 SUGARLOAF ROAD AND 16 MARLOCK STREET, RISDON VALE - 71 LOT SUBDIVISION	37
11.3.7	SUBDIVISION APPLICATION SD-2017/31 - 74 SUGARLOAF ROAD, RISDON VALE - 86 LOT SUBDIVISION.....	40
11.3.8	DEVELOPMENT APPLICATION D-2017/532 - 201 KENNEDY DRIVE, CAMBRIDGE – TRANSPORT DEPOT (INCLUDING OFFICE AND STORAGE CONTAINER BUILDINGS AND ON-SITE PARKING)	43

11.4 CUSTOMER SERVICE - NIL ITEMS**11.5 ASSET MANAGEMENT**

11.5.1	ROCHES BEACH – BEACH ENTRY MANAGEMENT – RESULTS FROM COMMUNITY CONSULTATION	47
11.5.2	BELTANA PARK MASTER PLAN	48

11.6 FINANCIAL MANAGEMENT - NIL ITEMS**11.7 GOVERNANCE**

11.7.1	QUARTERLY REPORT TO 31 DECEMBER 2017	51
11.7.2	ALMA’S ACTIVITIES CENTRE UPGRADE AND DESIGN OPTIONS	52
11.7.3	GREATER HOBART CITY DEAL	54

12.	ALDERMEN’S QUESTION TIME.....	55
12.1	QUESTIONS ON NOTICE.....	55
12.2	ANSWERS TO QUESTIONS ON NOTICE.....	55
12.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE.....	55
12.4	QUESTIONS WITHOUT NOTICE.....	55
13.	CLOSED MEETING.....	56
13.1	APPLICATIONS FOR LEAVE OF ABSENCE	

1. ATTENDANCE AND APOLOGIES

Refer to cover page

2. CONFIRMATION OF MINUTES

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 5 February 2018, as circulated, be taken as read and confirmed.

Decision: **MOVED** Ald Chong **SECONDED** Ald Peers

“That the Minutes of the Council Meeting held on 5 February 2018, as circulated, be taken as read and confirmed”.

CARRIED UNANIMOUSLY

3. MAYOR’S COMMUNICATION

The Mayor advised that the Local Government Board has advertised the calling of submissions for review of the Tasman and Sorell merger.

4. COUNCIL WORKSHOPS

In addition to the Aldermen’s Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE	DATE
Beltana Park Master Plan Future Office Accommodation Derwent Estuary Program	13 February
Presentation – Hunter Developments Revised Youth Plan Cycleway Access, Kangaroo Bay	19 February

RECOMMENDATION:

That Council notes the workshops conducted.

Decision: **MOVED** Ald Thurley **SECONDED** Ald Cusick

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE
(File No)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

INTEREST DECLARED: NIL

6. TABLING OF PETITIONS
(File No. 10/03/12)

Nil

7. 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 an Alderman 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.

7.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the General Manager of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 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.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC
(File No 10/03/04)

Nil

9. MOTIONS ON NOTICE

Nil

10. 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.

10.1 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.

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**
Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

December Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**
Representatives: Ald Jock Campbell
(Ald James Walker, Deputy Representative)

Quarterly Reports

December Quarterly Report pending.

Representative Reporting

The Deputy Mayor gave a brief outline of meetings and reporting from the Authority.

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**LAND AND COASTCARE RESOURCE MANAGEMENT COMMITTEE – QUARTERLY REPORT**

(File No)

Chairperson’s Report – Alderman Kay McFarlane

Report to Council for the 3 month period 1 October 2017 to 31 December 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee’s prime objectives are to:

- advise Council on the strategic planning and management of bushland and coastal reserves and parks throughout the City;
- provide advice on Council’s Reserve Activity Plans and Catchment Management Plans in the context of the “Clarence Bushland and Coastal Strategy”;
- administer, in conjunction with Council, the Land and Coast Care Grants Program;
- facilitate and provide guidance for the implementation of Council’s adopted “Clarence Bushland and Coastal Strategy”; and
- promote information sharing of natural resource related matters affecting the City.

In working towards these goals the Committee, in conjunction with Council’s Natural Assets Officer, implemented a range of activities, which are set out below.

2. CAPITAL WORKS PROJECTS

Nil.

3. RECURRENT INITIATIVES**Work for the Dole Program**

A new 6 month Work for the Dole Program has commenced in partnership with Community Enterprises Australia (CEA). The crew are currently working about the Clarence Plains area undertaking brush cutting, pruning, fuel reduction work and weed control.

Development of Reserve Activity Plans (RAP) 2017 - 2018

The updated Tranmere Coastal RAP is currently in draft format. Feedback on the draft Plan is currently being sought from the local community and interested parties.

A RAP is being developed for Acton Trails and Reserves. A first draft will be available soon.

Implement Natural Area Reserve Activity Plans

The Tranmere Coastal Reserve has been slashed and brush cut as part of scheduled maintenance for this quarter. Defined landscaped areas have undergone weed control and some areas have been “topped up” with mulch.

Rosny Foreshore Reserve has undergone weed control, brush cutting and garden bed maintenance.

She Oak Point has undergone further entrance landscaping from the Rosny College Entrance. Plants and mulch are now on the shore side of the multi-user path at the entrance.

Two picnic table and seat sets have been installed in the Seven Mile Beach Coastal Reserve near the Seven Mile Beach Shop. Council has received great feedback about the new amenities.

A new seat has been installed at Second Bellerive Bluff to replace an old seat made and installed by the Bellerive - Howrah Coastcare Group approximately 2 decades ago.

Thoona Bushland Reserve has undergone general maintenance, including brush cutting, weed control and garden bed maintenance.

Wetland/Storm Water Retention Basins

Cambridge Park Wetland has recently been mowed and brush cut. Extensive Cumbungi control has been achieved at Cambridge Park Wetland, Entura Wetland and swale drains about Cambridge Park.

Drainage Swales

Kangaroo Bay Rivulet and Geilston Bay Rivulet have both had maintenance work performed including: brush cutting, weeding (including cumbungi) and litter/debris removal. Advanced blackwood trees have been watered on the stream bank of Kangaroo Bay Rivulet below the Edgeworth Soccer Ground.

Clarence Plains Rivulet has undergone brush cutting, weed control and debris removal. Extensive cumbungi removal is being done by the work for dole crew.

Priority Weed Management

Significant weed control work has been administered in various CCC natural areas including: Thoona Bushland Reserve, Wiena Bushland Reserve, Clarence Plains Rivulet, Rosny Hill and Risdon Vale.

CCC Land and Coastcare Grants' Program

The following groups were successful in receiving Landcare Grant Funds:

- Antarctic Climate and Ecosystem Cooperative Research Centre;
- Acton Park Landcare Group;
- Bellerive Bluff L/C and C/C Group Inc;
- Glebe Hill Bushland Reserve Landcare;
- Lauderdale Primary School and CVA;
- Limekiln Point Landcare Group Inc;
- Mt Rumney Landcare;
- Pipe Clay Coastcare;
- Rosny Montagu Bay L/C and C/C Inc; and
- Tranmere-Clarence Plains L/C and C/C Inc.

All groups have received their funding, apart from Lauderdale Primary School, who is required to clarify with Conservation Volunteers Australia if they have the resources to complete their project.

Maintenance Clarendon Vale Rivulet

The Clarence Plains Rivulet is looking great at the moment thanks to the input of the current work for the dole program. Weed control, brush cutting, litter removal, watering of plants, mulching, thinning of vegetation (mostly silver wattle) and pruning has all been done by the participants.

Schools Landcare Support Program

We are awaiting the return of School for students to progress the program into 2018.

Community Clean Up Program

The program is underway with groups having submitted their interest to be part of the program and working bees have been scheduled for clean-up events.

Clean up Australia Day

Many groups have registered for Clean-up Australia Day 2018. Sally Johns has been engaged to help groups with registering, establishing clean-up sites, material requirements, skip bins and rubbish pick up details.

Prison Program Project

The Prison Crew have continued with dry stone retaining wall work along the new gravel path from Gordon's Hill Road to the Rosny Barn.

The Prison Crew have continued with maintenance-type work in the natural areas about Risdon Vale and have also performed extensive vegetation management works about Grass Tree Hill Rivulet.

Extensive weed control has been done along footpaths and natural areas at Risdon Vale.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Nil.

5. GOVERNANCE MATTERS.

Committee Meeting

A committee meeting will be scheduled as need arises.

6. EXTERNAL LIAISON

The NRM and Grants Committee have assessed all Landcare Grant Applications and funds have been distributed to successful applicants.

RECOMMENDATION:

That the Chairperson’s Report be received by Council.

Decision: **MOVED** Ald Chong **SECONDED** Ald Peers

“That the Chairperson’s Report be received by Council”.

CARRIED UNANIMOUSLY

TRACKS AND TRAILS ADVISORY COMMITTEE

(File No 07-06-09)

Chairperson's Report – Alderman R James

Report to Council for the 3 month period for 1 October 2017 to 31 December 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- provide advice and make recommendations, including policy, to assist Council in the development of tracks and trails in the City;
- assist in the development and periodic review of Council's Tracks and Trails Strategy;
- develop and maintain a Tracks and Trails Register which captures all existing and possible future trail and track networks (including multi-user pathways) in Clarence;
- develop and review (on a rolling basis) the Tracks and Trails Action Plan for endorsement by Council that articulates the development initiatives prioritised and proposed to be conducted over a 5 year programme which recognises the access and needs of all users eg: walkers, horse riders, mountain bikers, etc;
- monitor progress and work to address the actions of the plan according to their level of priority; and
- as part of internal referral process to provide input and advice on the provision and requirements for trail networks and the provision of trail linkages as part of new subdivisions.

In working towards these goals, the Committee undertook a range of activities, which are set out below.

2. CAPITAL WORKS PROJECT**Howrah Beach Outlet Pipe Bypass Track**

A new track has been constructed above the outlet pipe at Howrah Beach to allow people to avoid getting wet when walking along the beach.

Richmond Park Track to Brinktop Reserve

The track starts at Morgan Street, Richmond and ends at Brinktop Reserve. An opening ceremony and walk was held on 1 December 2017, with 20 people attending.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES**Trail Audit**

An audit has been carried out on tracks within the municipality and maintenance work will be carried out in accordance with the audit.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS**Mortimer Bay Coastal Trail extension at South Arm**

A licence agreement has been forwarded to Males Sand to allow public access across their property.

Clarence Kayak Trail

A consultant has prepared a document identifying suitable kayak routes around the Clarence coastline. It will be launched once public liability issues are resolved.

Rokeby to Lauderdale Track

An Aboriginal Heritage Survey has been completed and Parks and Wildlife Service has completed the Reserve Activity Assessment. Quotes have been sought from contractors. An application for an Aboriginal Heritage Permit has been submitted and approval is required prior to works commencing.

Blessington Track to Fort Direction Road

A track alignment has been identified at Fort Direction. The Defence Force has approved a 10 year licence agreement with Council for a track to link the foreshore to Fort Direction Road and Potters Hill Reserve.

Meehan Range Strategic MTB Plan

The Tasmanian Parks and Wildlife Service Meehan Range Management Statement is complete. The Draft Meehan Range Strategic MTB Plan will be updated and prepared to go to public consultation.

5. GOVERNANCE MATTERS.

Committee Meetings

Two committee meetings were held on 19 October and 14 December 2017.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson’s Report be received by Council.

Decision: **MOVED** Ald James **SECONDED** Ald Cusick

“That the Chairperson’s Report be received by Council”.

CARRIED UNANIMOUSLY

BICYCLE STEERING COMMITTEE – QUARTERLY REPORT

(File No 04-03-02)

Chairperson's Report – Alderman S von Bertouch

Report to Council for the 3 month period 1 October 2017 to 31 December 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- advise Council on the identification, development and maintenance of cycling routes and infrastructure along roads and other easements throughout the City;
- facilitate and provide guidance for the implementation of Council's adopted Bicycle Strategy;
- be actively involved in providing design advice relating to cycling infrastructure projects undertaken by Council;
- be actively involved in providing advice to CyclingSouth on matters relating to regional cycling infrastructure; and
- promote information sharing of cycling related matters affecting the City.

In working towards these goals the Committee arranged and implemented a range of activities, which are set out below.

2. CAPITAL WORKS PROJECTS**2.1. Mornington Roundabout Pedestrian/Cycling Underpass**

Pitt and Sherry have submitted a report for this project. Further investigation and assessment is required before proceeding. CyclingSouth has received funding for the investigation and design of a pathway along the Tasman Highway which will end at the Mornington Roundabout.

2.2. Silwood Avenue Track Upgrade

The Aboriginal Heritage Assessment has been completed and an application for a Permit to Conceal has been lodged with Aboriginal Heritage Tasmania.

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Clarence Street Safety Assessment Report

At its Meeting held on 3 July 2017, Council decided to adopt Option 1 as its preferred option. Survey of Clarence Street is being obtained so detailed design can commence.

Clarence Foreshore Trail – Simmons Park to Anzac Park

Design is well advanced and cost estimate has been completed.

Tasman Highway – Extension from Tasman Bridge to Montagu Bay Road

Council has been successful in receiving funding of \$70,000 under the Vulnerable Road User Program for this project. With Council's contribution of \$50,000 the total funding available is \$120,000. Waiting on final negotiations with the Church regarding boundary locations on their property to allow for the pathway alignment, and with the Department of State Growth on the shared responsibilities for the area between the southern property boundary and the edge of the Tasman Highway.

Tasman Highway – Tasman Bridge to Mornington

Cycling South has been successful in being awarded funding of \$25,000 for the feasibility and concept design for a multi-user pathway along the Tasman Highway road reservation.

Howrah and Tranmere Roads – Investigation of Bike Infrastructure

The consultant's report is complete. Staff is currently working through the list of the recommended outcomes.

Clarence Foreshore Track – Marana Avenue to Montagu Bay Park

The first section from Marana Avenue has been upgraded to 2.5m wide concrete path. Design for a realigned path around Montagu Bay Primary School is underway. Negotiations with Crown Land Services and Montagu Bay Primary School relating to land tenure for the foreshore track is progressing.

5. GOVERNANCE MATTERS.**Committee Meeting**

The Committee held 2 meetings during the quarter on 2 October 2017 and 4 December 2017.

6. EXTERNAL LIAISON

CyclingSouth Annual General Meeting was held on 24 October 2017.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Decision: **MOVED** Ald Walker **SECONDED** Ald Hulme

“That the Chairperson's Report be received by Council”.

CARRIED UNANIMOUSLY

OTHER COMMITTEES**BOARD OF MANAGEMENT OF BUSINESS EAST**

- Ald Hulme tabled the Minutes of a Meeting held on 12 December 2017.

BELLERIVE COMMUNITY ARTS CENTRE COMMITTEE

- Ald Thurley tabled the Minutes of a Meeting held on 14 February 2018 and the Bank Statement for the period ending 31 December 2017.

LINDISFARNE COMMUNITY ACTIVITIES CENTRE MANAGEMENT COMMITTEE

- Ald Peers tabled the Minutes of a Meeting held on 15 February 2018.

TRACKS AND TRAILS ADVISORY COMMITTEE

- Ald James tabled the Minutes of a Meeting held on 14 December 2017.

11. REPORTS OF OFFICERS**11.1 WEEKLY BRIEFING REPORTS**

(File No 10/02/02)

The Weekly Briefing Reports of 5, 12 and 19 February 2018 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 5, 12 and 19 February 2018 be noted.

Decision: **MOVED** Ald Hulme **SECONDED** Ald Chong

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

11.3 PLANNING AUTHORITY MATTERS

In accordance with Regulation 25 (1) of the Local Government (Meeting Procedures) Regulations 2015, 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:

**11.3.1 DEVELOPMENT APPLICATION D-2017/294 - 1 SANDVILLE PLACE,
SANDFORD - ANCILLARY DWELLING**
(File No D-2017/294)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an Ancillary Dwelling at 1 Sandville Place, Sandford.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Resource and subject to the Bushfire Prone Areas, Road and Railway Assets, Parking and Access, Stormwater Management, On-Site Wastewater Management and Natural Assets Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires with the written consent of the applicant on 28 February 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- proposed development prohibited use;
- inappropriate site;
- accuracy of plans;
- visual impact;
- size of carport;
- privacy; and
- impact on natural values.

RECOMMENDATION:

- A. That the Development Application for an Ancillary Dwelling at 1 Sandville Place, Sandford (CI Ref D-2017/294) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
 2. GEN AP3 – AMENDED PLAN [the ancillary dwelling to be sited within the cluster of existing development supporting the main dwelling and not exceeding 65m separation distance].
 3. The development is to be undertaken in accordance with the recommendations of the Natural Values Assessment prepared by Lark and Creese dated February 2018.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

Decision: **MOVED** Ald Chong **SECONDED** Ald Cusick

 “That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.3.2 DEVELOPMENT APPLICATION D-2017/431 - 36 DOSSITER STREET, BELLERIVE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)
(File No D-2017/431)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing + 1 new) at 36 Dossiter Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and is subject to the Road and Rail Assets Code, Parking and Access Code and the Stormwater Management Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on the 28 February 2018 as agreed with the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- building height;
- loss of privacy;
- loss of views;
- dwelling density; and
- overshadowing.

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings (1 existing + 1 new) at 36 Dossiter Street, Bellerive (CI Ref D-2017/431) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A1 – NEW CROSSOVER [3.6m wide].

3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.
5. ENG S2 – SERVICES.
6. ENG S4 – STORMWATER CONNECTION.
7. ENG M1 – DESIGNS DA.
8. The existing and proposed crossovers must be constructed in bituminous concrete or concrete.
9. The development must meet all required Conditions of Approval specified by TasWater notice dated 2 October 2017 (TWDA 2017/01534-CCC).

ADVICE

- (a) It is advised that the development approval does not guarantee compliance with Section 31A(6) of the Strata Titles Act 1998, which requires Council to ensure an application for a certificate of approval does not effectively constitute a subdivision of the land within the meaning of Part 3 of the Local Government (Building and Miscellaneous Provisions) Act 1993. In this case, the absence of “common property” and physical separation of the 2 units may not be consistent with the requirements of the Act; on the basis the layout is tantamount to a subdivision.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

Decision:	MOVED Ald Cusick SECONDED Ald Thurley
	“That the Recommendation be adopted”.
	CARRIED UNANIMOUSLY

11.3.3 DEVELOPMENT APPLICATION D-2017/508 - 39 SOUTH ARM ROAD, ROKEBY - CHANGE OF USE TO MANUFACTURING AND PROCESSING
(File No D-2017/508)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Change of Use to Manufacturing and Processing at 39 South Arm Road, Rokeby.

RELATION TO PLANNING PROVISIONS

The land is zoned Light Industrial and Particular Purpose and subject to the Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 28 February 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- impact from noise and hours of operation;
- drainage; and
- use of area at rear of site.

RECOMMENDATION:

A. That the Development Application for Change of Use to Manufacturing and Processing at 39 South Arm Road, Rokeby (Cl Ref D-2017/508) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A5 – SEALED CAR PARKING.

3. ENG M1 – DESIGN DA delete first point, add dot point “stormwater drainage”.
4. GEN C1 – ON-SITE CAR PARKING [a total of 69] delete last sentence.
5. The use must operate in accordance with the recommendations of the Noise Impact Assessment (Watson Moss Growcott, October 2017) and any noise mitigation measures must be implemented prior to the commencement of the use.
6. Noise levels must not exceed 5dB(A) above background noise measured at the boundary of the nearest property likely to be affected by noise emissions. A report, from a suitably qualified person verifying the noise level so as not to exceed 5dB(A) above background at the agreed location, is to be submitted to Council within 30 days of the commencement of the use.

If this noise level cannot be achieved, noise attenuation measures must be undertaken to ensure compliance to the satisfaction of Council’s Senior Environmental Health Officer.
7. The development must meet all required Conditions of Approval specified by TasWater notice dated 21 November 2018 (TWDA 2017/01823-CCC).

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

Decision:**MOVED** Ald James **SECONDED** Ald Thurley

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

**11.3.4 DEVELOPMENT APPLICATION D-2017/609 - 3 LUCAS STREET,
HOWRAH - 2 MULTIPLE DWELLINGS (1 EXISTING AND 1 NEW)**
(File No D-2017/609)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing + 1 new) at 3 Lucas Street, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 1 March 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- increase in traffic; and
- increase in noise due to higher density of dwellings.

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings (1 existing and 1 new) at 3 Lucas Street, Howrah (CI Ref D-2017/609) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A1 – NEW CROSSOVER [TSD-R09 URBAN – 3.6M WIDE].
3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.

5. ENG M1 – DESIGNS DA.
6. The development must meet all required Conditions of Approval specified by TasWater notice dated 18 January 2018 (TWDA 2017/02045-CCC).

ADVICE

- (a) It is advised that the designated dimension between proposed Unit 2 and the existing garage is less than 1.8m, being the designated fire separation between a class 10a and 1a structure on the same lot. It is recommended that you seek independent advice on this matter from your Building Surveyor prior to the submission of the building permit application. It is further noted that the proposed eaves will further encroach into the fire separation.
 - (b) It is advised that an application for a Plumbing Certificate of Likely Compliance may be required.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

Decision: **MOVED** Ald Cusick **SECONDED** Ald Peers

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.3.5 DEVELOPMENT APPLICATION D-2018/8 - 1 ROWITTA ROAD, LINDISFARNE - DEMOLITION OF EXISTING BUILDING AND NEW CHILD CARE CENTRE
(File No D-2018/8)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for the demolition of existing building and a new child care centre at 1 Rowitta Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and is subject to the requirements of the Road and Rail Assets Code, Parking and Access Code and Stormwater Management Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme, the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 1 March 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of inaccuracies in supporting documents.

RECOMMENDATION:

A. That the Development Application for demolition of existing building and new child care centre at 1 Rowitta Road, Lindisfarne (Cl Ref D-2018/8) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Child care must only be within the following hours:
 - Monday – Friday: 6.30am to 6.30pm;
 - Weekends: CLOSED;
 - Public holidays: CLOSED.

3. The development is limited to a maximum of 82 children without the further approval of Council.
4. Outdoor play areas must not be used prior to 8am.
5. Commercial vehicle movements (including loading and unloading and garbage removal) to or from the site must only occur within the following hours:
 - 7.00am to 5.00pm Monday to Friday;
 - NIL on weekends and public holidays.
6. Noise levels from the child care centre and outdoor play areas must not exceed 5dB(A) above background noise measured at the boundary of the nearest property likely to be affected by noise emissions. The exact noise monitoring location is to be determined by a suitably qualified person and agreed with by Council's Senior Environmental Health Officer. A report, from a suitably qualified person verifying the noise level so as not to exceed 5dB(A) above background at the agreed location, is to be submitted to Council within 30 days of the commencement of the use.

If this noise level cannot be achieved, noise attenuation measures must be undertaken to ensure compliance to the satisfaction of Council's Senior Environmental Health Officer.

7. GEN AM67 – OUTDOOR LIGHTING.
8. GEN S1 – SIGN CONSENT.
9. ENG A1 – NEW CROSSOVER [TSD-R09 (Urban) – In accordance with approved engineering drawings – minimum of 6m].
10. ENG A5 – SEALED CAR PARKING.
11. ENG A7 – REDUNDANT CROSSOVER.
12. ENG S1 – INFRASTRUCTURE REPAIR.
13. ENG S11 – SEALING OF SERVICES.
14. ENG M1 – DESIGNS DA [Provision of a bicycle parking facility for at least 1 bicycle].

15. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council's Group Manager Engineering Services for approval prior to the issue of a building or plumbing permit. This report is to include the maintenance management regime/replacement requirements for the treatment facility.
16. LAND 1A – LANDSCAPE PLAN.
17. LAND 2 – LANDSCAPE BOND (COMMERCIAL).
18. The development must meet all required Conditions of Approval specified by TasWater notice dated 11 January 2018 (TWDA 2018/00048-CCC).

ADVICE

- (a) **ADVICE A5 – FOOD SPECIFICATION ADVICE.**
 - (b) It is advised that the child care operator implements the recommendations of the Traffic Impact Assessment that staff utilise the car parking spaces located furthest away from the child care centre building to ensure maximum usage of the available on-site car parking spaces.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

Decision: **MOVED** Ald Thurley **SECONDED** Ald Peers

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

**11.3.6 SUBDIVISION APPLICATION SD-2017/30 - 74 SUGARLOAF ROAD AND
16 MARLOCK STREET, RISDON VALE - 71 LOT SUBDIVISION**
(File No SD-2017/30)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 71 lot subdivision at 74 Sugarloaf Road and 16 Marlock Street, Risdon Vale.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Bushfire Prone Areas, Road and Railway Assets, Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). The 74 Sugarloaf Road Specific Area Plan also applies to the site. In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires with the written consent of the applicant on 28 February 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- boundary fencing;
- environmental impact; and
- noise.

RECOMMENDATION:

A. That the application for a 71 lot Subdivision at 74 Sugarloaf Road and 16 Marlock Street, Risdon Vale (CI Ref SD-2017/30) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN POS4 – POS CONTRIBUTION. Delete “5%” and replace with “0.68%”, and [Lots 1-70 inclusive].

3. LAND 5 – SUBDIVISION LANDSCAPING.
 4. ENG A1 – NEW CROSSOVER [TSD-R09 (URBAN), 3.6m minimum].
 5. ENG S1 – INFRASTRUCTURE REPAIR.
 6. ENG S4 – STORMWATER CONNECTION.
 7. ENG S10 – UNDERGROUND SERVICES.
 8. ENG M2 – DESIGNS SD.
 9. ENG M4 – POS ACCESS.
 10. ENG M5 – EROSION CONTROL.
 11. ENG M7 – WEED MANAGEMENT PLAN.
 12. ENG M8 – EASEMENTS.
 13. ENG R1 – ROAD NAMES.
 14. ENG R2 – URBAN ROAD.
 15. ENG R5 – ROAD EXTENSION.
 16. ENG R6 – VEHICLE BARRIERS.
 17. All stormwater designs for the development must include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council’s Group Manager Engineering Services for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime/replacement requirements for any treatment facilities.
 18. The development must meet all required Conditions of Approval specified by TasWater notice dated 3 October 2017 (TWDA 2017/01497-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

/ Refer to Page 39 for Decision on this Item...

SUBDIVISION APPLICATION SD-2017/30 - 74 SUGARLOAF ROAD AND 16 MARLOCK STREET, RISDON VALE - 71 LOT SUBDIVISION /contd...

Decision: **MOVED** Ald Walker **SECONDED** Ald Campbell

 "That the Recommendation be adopted".

CARRIED UNANIMOUSLY

**11.3.7 SUBDIVISION APPLICATION SD-2017/31 - 74 SUGARLOAF ROAD,
RISDON VALE - 86 LOT SUBDIVISION**
(File No SD-2017/31)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an 86 lot subdivision at 74 Sugarloaf Road, Risdon Vale.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Bushfire Prone Areas, Road and Railway Assets, Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). The 74 Sugarloaf Road Specific Area Plan also applies to the site. In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 27 February 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- boundary fencing;
- environmental impact;
- noise; and
- traffic.

RECOMMENDATION:

A. That the application for a 86 lot Subdivision at 74 Sugarloaf Road, Risdon Vale (CI Ref SD-2017/31) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN POS4 – POS CONTRIBUTION. Delete “5%” and replace with “0.68%”, and [Lots 1-85 inclusive].
 3. LAND 5 – SUBDIVISION LANDSCAPING.
 4. ENG A1 – NEW CROSSOVER [TSD-R09 (URBAN), 3.6m minimum].
 5. ENG S1 – INFRASTRUCTURE REPAIR.
 6. ENG S4 – STORMWATER CONNECTION.
 7. ENG S10 – UNDERGROUND SERVICES.
 8. ENG M2 – DESIGNS SD.
 9. ENG M4 – POS ACCESS.
 10. ENG M5 – EROSION CONTROL.
 11. ENG M7 – WEED MANAGEMENT PLAN.
 12. ENG M8 – EASEMENTS.
 13. ENG R1 – ROAD NAMES.
 14. ENG R2 – URBAN ROAD.
 15. ENG R5 – ROAD EXTENSION.
 16. ENG R6 – VEHICLE BARRIERS.
 17. All stormwater designs for the development must include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council’s Group Manager Engineering Services for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime/replacement requirements for any treatment facilities.
 18. The development must meet all required Conditions of Approval specified by TasWater notice dated 3 October 2017 (TWDA 2017/01566-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

/ Refer to Page 42 for Decision on this Item...

SUBDIVISION APPLICATION SD-2017/31 - 74 SUGARLOAF ROAD, RISDON VALE - 86 LOT SUBDIVISION /contd...

Decision:

MOVED Ald Campbell **SECONDED** Ald Cusick

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.3.8 DEVELOPMENT APPLICATION D-2017/532 - 201 KENNEDY DRIVE, CAMBRIDGE – TRANSPORT DEPOT (INCLUDING OFFICE AND STORAGE CONTAINER BUILDINGS AND ON-SITE PARKING)

(File No. D-2017/532)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for a Transport Depot (including office and storage container buildings and on-site parking) at 201 Kennedy Drive, Cambridge.

RELATION TO PLANNING PROVISIONS

The land is zoned Light Industrial and subject to the Airport Buffer Zone under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 28 February 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- appearance of building; and
- visual impact.

RECOMMENDATION:

A. That the Development Application for a Transport Depot (including office and storage container buildings and on-site parking) at 201 Kennedy Drive, Cambridge (CI Ref D-2017/532) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. The long-term storage area must be screened by a 2.1m high solid screen on the northern, eastern and western of the lot adjoining this area. No materials or goods may be visible above the height of the screen. Plans of the screen must be submitted and approved by Council's Manager City Planning.
3. The buildings must be painted in muted colours. Amended plans showing the colour scheme must be submitted and approved by Council's Manager City Planning.
4. ENG A5 – SEALED CAR PARKING.
5. ENG S1 – INFRASTRUCTURE REPAIR.
6. ENG M1 – DESIGNS DA remove first dot point, delete last paragraph.
7. LAND 1A – LANDSCAPING PLAN delete last sentence and replace with "All landscape works must be maintained:
 - in perpetuity by the existing and future owners/occupiers of the property;
 - in a healthy state; and
 - in accordance with the approved landscape plan;

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or which was removed.

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. In order for a landscape bond to be released the works must be deemed satisfactory by Councils Landscape Design Officer. Trade standard will be the minimum quality benchmark that all landscape works will be assessed against."

8. LAND 3 – LANDSCAPE BOND (COMMERCIAL).
9. The works required by Conditions 2, 3, 4, 6, 7 and 8 must be completed within 30 days of the date of the permit. If not, all buildings and vehicles must be removed from the site until such time the works have been completed.
10. The long-term storage area must only be used for storage of vehicles associated with the use and must not be used as a wrecking yard or a scrap yard without further approval from Council.

11. No mechanical repairs or servicing of vehicles shall occur on-site without further consent of Council.
 12. GEN S1 – SIGN CONSENT.
 13. The development must meet all required Conditions of Approval specified by TasWater notice dated 21 November 2018 (TWDA 2017/01823-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

Decision: **MOVED** Ald Hulme **SECONDED** Ald Thurley

 “That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

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

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 ROCHES BEACH – BEACH ENTRY MANAGEMENT – RESULTS FROM COMMUNITY CONSULTATION**

(File No 12-17-06)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this Report is to consider the feedback from the public information session and community consultation for adopting an entry management plan for access to Roches Beach at the Lauderdale Canal.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

There are no specific legislative requirements.

CONSULTATION

A public information session was held by Council on 6 December 2017 at the Lauderdale Hall to discuss future access options. Community feedback forms were hand delivered to 1000 residents in the suburb of Lauderdale with the feedback closing on 20 December 2017.

FINANCIAL IMPLICATIONS

There are no funds currently approved for this project.

RECOMMENDATION:

- A. That Council adopts Option 2 as set out in Attachment 2 of the Associated Report as its preferred entry management to Roches Beach at the eastern end of the Lauderdale Canal.
- B. That Council authorises the General Manager to commence designing Option 2 and liaising with Crown Land Services to obtain the necessary approval.
- C. That Council consider funding the construction of Option 2 in the 2018/2019 budget process.
- D. That Council authorises the General Manager to write to the residents of Lauderdale advising of Council's Decision.

Decision: **MOVED** Ald James **SECONDED** Ald Campbell

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.5.2 BELTANA PARK MASTER PLAN

(File No L019-37a)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the Beltana Park Master Plan following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Consultation with the community and Lindisfarne Community Activities Centre was undertaken in accordance with Council's Community Participation Policy.

FINANCIAL IMPLICATIONS

The 2016/2017 Annual Plan contains funding totalling \$58,500 towards upgrading of the play equipment, seating and gazebo. It is proposed to stage the development of the Beltana Park Master Plan over 5 stages of construction, total funding \$325,830.00.

With the addition of the funds from Lindisfarne Rotary Club, (\$15,000) and Council's current funding, Stage 1 of this proposal could be constructed with additional funding by Council of \$6,300, which can be considered with Stage 2 for 2018/2019.

RECOMMENDATION:

- A. That Council removes the exercise equipment from the draft Beltana Park Master Plan.
- B. That Council adopts the Beltana Park Master Plan as the Master Plan set out in Attachment 1 of the Associated Report and modified by the requirements of "A" above.
- C. That Council stage the development over a number of financial years, subject to funding approval in future Annual Plans.
- D. That Council authorises the General Manager to write to the residents of Lindisfarne advising of Council's decision.

/ Refer to Page 49 for Decision on this Item...

BELTANA PARK MASTER PLAN /contd...

Decision:	MOVED Ald Peers SECONDED Ald Cusick																
	“A. That Council adopts the Beltana Park Master Plan as the Master Plan set out in Attachment 1 of the Associated Report.																
	B. That Council stage the development over a number of financial years, subject to funding approval in future Annual Plans.																
	C. That Council authorises the General Manager to write to the residents of Lindisfarne advising of Council’s decision”.																
	The MOTION was put and LOST																
	<table><tr><td>FOR</td><td>AGAINST</td></tr><tr><td>Ald Cusick</td><td>Ald Campbell</td></tr><tr><td>Ald Peers</td><td>Ald Chipman</td></tr><tr><td></td><td>Ald Chong</td></tr><tr><td></td><td>Ald Hulme</td></tr><tr><td></td><td>Ald James</td></tr><tr><td></td><td>Ald Thurley</td></tr><tr><td></td><td>Ald Walker</td></tr></table>	FOR	AGAINST	Ald Cusick	Ald Campbell	Ald Peers	Ald Chipman		Ald Chong		Ald Hulme		Ald James		Ald Thurley		Ald Walker
FOR	AGAINST																
Ald Cusick	Ald Campbell																
Ald Peers	Ald Chipman																
	Ald Chong																
	Ald Hulme																
	Ald James																
	Ald Thurley																
	Ald Walker																
	MOVED Ald James SECONDED Ald Hulme																
	“That the Recommendation be adopted”.																
	CARRIED UNANIMOUSLY																

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 QUARTERLY REPORT TO 31 DECEMBER 2017**

(File No 10/02/05)

EXECUTIVE SUMMARY**PURPOSE**

To consider the General Manager's Quarterly Report covering the period 1 October to 31 December 2017.

RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's previously adopted Strategic Plan 2016-2026.

LEGISLATIVE REQUIREMENTS

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

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

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

RECOMMENDATION

That the Quarterly Report to 31 December 2017 be received.

Decision: **MOVED** Ald Chong **SECONDED** Ald James

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.7.2 ALMA'S ACTIVITIES CENTRE UPGRADE AND DESIGN OPTIONS

(File No A015-17)

EXECUTIVE SUMMARY**PURPOSE**

To consider options for the possible upgrade of the Alma's Activity Centre.

RELATION TO EXISTING POLICY/PLANS

The operations of the facility align with Council's Strategic Plan 2016-2026 goals and strategies to provide for: *"...a people city and...a well-planned liveable city..."*.

LEGISLATIVE REQUIREMENTS

Council has established a Management Committee as Special Committees under the provisions of Section 24 of the Local Government Act, 1993 to manage the Alma's Activities Centre.

Works identified for the Centre are necessary to bring the facility into DDA compliance.

The Centre is listed on the Tasmanian Heritage Register and any works proposed must therefore have regard to its heritage values.

CONSULTATION

Extensive consultation has occurred with staff and the Centre Management Committee in the preparation of plans and designs to meet functional enhancement of the Centre, as well as DDA compliance. These upgrade options have been the subject of presentation and discussions at an Aldermen's Workshop on 22 January 2018.

FINANCIAL IMPLICATIONS

Although some budget allocation for the upgrade works have been committed by Council, further capital funding is required. The level of funding needed will be dependent on the preferred upgrade option chosen by Council and will then be subject to further budget deliberations based on the preferred option.

The determination on the preferred option does not predetermine the Council budget commitment.

RECOMMENDATION:

That Council determines the upgrade of the Alma's Activity Centre be based on the Option 2 "Enhancement" (ie upgrading both functionality and DDA compliance works) as its preferred option.

Refer to Page 53 for Decision on this Item...

ALMA'S ACTIVITIES CENTRE UPGRADE AND DESIGN OPTIONS /contd...

Decision:	MOVED Ald Hulme SECONDED Ald Thurley																		
	“That the Recommendation be adopted”.																		
	CARRIED																		
	<table><tr><td>FOR</td><td>AGAINST</td></tr><tr><td>Ald Campbell</td><td>Ald James</td></tr><tr><td>Ald Chipman</td><td></td></tr><tr><td>Ald Chong</td><td></td></tr><tr><td>Ald Cusick</td><td></td></tr><tr><td>Ald Hulme</td><td></td></tr><tr><td>Ald Peers</td><td></td></tr><tr><td>Ald Thurley</td><td></td></tr><tr><td>Ald Walker</td><td></td></tr></table>	FOR	AGAINST	Ald Campbell	Ald James	Ald Chipman		Ald Chong		Ald Cusick		Ald Hulme		Ald Peers		Ald Thurley		Ald Walker	
FOR	AGAINST																		
Ald Campbell	Ald James																		
Ald Chipman																			
Ald Chong																			
Ald Cusick																			
Ald Hulme																			
Ald Peers																			
Ald Thurley																			
Ald Walker																			

11.7.3 GREATER HOBART CITY DEAL

(File No 10-06-08)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to enable Council to note the Heads of Agreement between the Commonwealth and State Government to establish a Hobart City deal; and to consider authorising the General Manager to participate in officer discussions on the formation of a city deal for Greater Hobart, including the scoping of a Greater Hobart Act.

RELATION TO EXISTING POLICY/PLANS

Council, at its Meeting of 18 December 2017 resolved that: “...*Council wishes to seek the establishment of a strategic alliance of Clarence, Hobart, Glenorchy and Kingborough Councils to oversee an integrated approach to strategic planning for sustainable and competitive urban growth within metropolitan Hobart, underpinned by a Greater Hobart Act*”.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

There are no immediate financial implications. The successful negotiation of a City deal would likely see the provision of significant Commonwealth and State funding committed to Greater Hobart.

RECOMMENDATION:

- A. That the Heads of Agreement for a Hobart City Deal, marked as Attachment 1 to the Associated Report, be noted.
- B. That Council endorse the proposed Governance Framework.
- C. That the General Manager be authorised to participate in officer discussions on the formation of a City deal for Greater Hobart, including the scoping of a Greater Hobart Act.
- D. That the General Manager be requested to provide regular reports to Council on the progress of the City deal.

Decision: **MOVED** Ald Thurley **SECONDED** Ald Chong

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. 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 not be recorded in the minutes.

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, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matter was listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 the reports in the Closed Meeting section of the Council Agenda were dealt with on the grounds that the detail covered in the reports relates to:

- applications by Aldermen for a Leave of Absence.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

Decision:

PROCEDURAL MOTION

MOVED Ald Thurley **SECONDED** Ald Chong

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.

CARRIED UNANIMOUSLY

The Meeting closed at 9.10pm.