

MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 17 JUNE 2019

HOURL CALLED: 7.30pm

PRESENT: The meeting commenced at 7.30pm with the Mayor (Ald D C Chipman) in the Chair and with Aldermen:

B A Blomeley
H Chong
L Edmunds
D Ewington
R H James
W Kennedy
T Mulder
J Peers
S von Bertouch
J Walker
B Warren; present.

1. APOLOGIES

ORDER OF BUSINESS Items 1 – 13

IN ATTENDANCE

General Manager
(Mr A Paul)

Chief Financial Officer
(Ms M Coleman)

Group Manager Engineering Services
(Mr R Graham)

Corporate Secretary
(Mr I Nelson)

Manager Health and Community Development
(Mr J Toohey)

Acting Manager City Planning
(Mr D Ford)

Co-ordinator Council Support
(Ms J Ellis)

The Meeting closed at 9.37pm.

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 17 JUNE 2019

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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 27 May 2019 and the Special Council Meeting held on 3 June 2019, as circulated, be taken as read and confirmed.

Decision: **MOVED** Ald Blomeley **SECONDED** Ald Kennedy

“That the Minutes of the Council Meeting held on 27 May 2019 and the Special Council Meeting held on 3 June 2019, as circulated, be taken as read and confirmed”.

CARRIED

FOR

Ald Blomeley
Ald Chipman
Ald Chong
Ald Edmunds
Ald Ewington
Ald James
Ald Kennedy
Ald Mulder
Ald Peers
Ald von Bertouch
Ald Walker

AGAINST

Ald Warren (abstained)

3. MAYOR'S COMMUNICATION

INVESTMENT MISSION

The Mayor tabled a report on his recent Investment Mission trip to China, which is attached.

RETIREMENT OF GENERAL MANAGER

In recognition of the impending retirement of Council's General Manager, Mr Andrew Paul, the Mayor noted Mr Paul's long career in Local Government spanning 43 years from its beginning as an environmental health officer to becoming the Chief Executive Officer of the City of Greater Bendigo prior to becoming the General Manager of Clarence City Council in 2003.

/ contd on Page 6...

MAYOR’S COMMUNICATION /contd...

The Mayor went on to highlight some of the significant achievements and changes for the Council and the City during Andrew’s tenure including the expansion of sewerage and water into Cambridge resulting in the significant industrial commercial growth in the area, the implementation of robust asset management planning, development of parks and trail networks and implementation of community service initiatives.

The Mayor noted that Andrew is held in high regard not only within Clarence but also in the greater local government community and further afield. On behalf of Council the Mayor extended his sincere thanks to Andrew for his dedicated service to Council and the Clarence community and wished him all the best for his forthcoming retirement.

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
Tranmere Rokeby Structure Plan	
Waste Management Survey	
Suburb Boundary Change	3 June

RECOMMENDATION:

That Council notes the workshops conducted.

Decision: **MOVED** Ald Peers **SECONDED** Ald Walker

“That the Recommendation be adopted”.

CARRIED

FOR

Ald Blomeley
Ald Chipman
Ald Chong
Ald Edmunds
Ald Ewington
Ald James
Ald Kennedy
Ald Mulder
Ald Peers
Ald von Bertouch
Ald Walker

AGAINST

Ald Warren (abstained)

REPORT ON VISIT TO CHINA 8-13 JUNE 2019

**By
MAYOR DOUG CHIPMAN**

Background

1. On 4 Apr 2019 Mr John Perry, Coordinator-General for the Tasmanian Government invited me to accompany him on an Investment Mission to China in early June (Attachment 1).
 - a. The purpose of the visit was to strengthen the relationship with the Shandong Province in China and demonstrate support for existing and future Chinese investment in Tasmania. This was especially important against the backdrop of guidelines introduced by the Chinese Government in August 2017 which increase restrictions for outward investment.
 - b. It was intended to meet with the Government of Binzhou during the Mission to discuss investment in agriculture, tourism and education; and to articulate the importance of the Kangaroo Bay (KB) development to Tasmania. This would also provide an opportunity for Clarence to further its 'Friendship City' cooperation in line with the Memorandum of Understanding between the two cities that was signed in May 2017.
 - c. It was also intended to meet with the Chairman of Shandong Chambroad Holding Group Co. Ltd. (Chambroad) to emphasise that bringing the KB development to fruition is a high priority for both the Tasmanian Government and the Clarence City Council. The aim was to secure Chambroad's continued commitment to the development.
2. On 6 May 2019 Council approved the Mayor's participation in an Investment Mission to Binzhou in June 2019.
3. On 15 May 2019 I reported in a Media Release that Council's Acting General Manager had written that day to the KB Project Developers to state there was a six-month period in which they can commence construction, but if, at the end of that period, there has not been substantial commencement, council will consider a buy-back of the land.

Visit Preparation

4. In preparation for the visit, I received briefings from Mr John Perry, Coordinator-General, Mr Finely Zhang (Chambroad Tasmania), and Professor Rufas Black, Vice-chancellor, University of Tasmania (UTAS).
5. Professor Black requested that I convey to Mr Ma Yunsheng, Chairman Chambroad, on behalf of the Chancellor UTAS a letter, accompanied by a small gift as a token of good will. UTAS has been in discussion with the Office of the Coordinator General and Chambroad about the project and has expressed interest in providing

collaborative education pathways through a hospitality management school as part of the Kangaroo Bay development.

Itinerary

6. The itinerary for my visit is at Attachment 2.
7. The flight out of Hobart was delayed due to fog in Sydney causing us to miss the connection to Hong Kong. We were rebooked through Guangzhou with China Southern and then on to Jinan with Air China.
8. Ultimately we arrived in Binzhou three hours late on Sunday afternoon 9 Jun. All scheduled meetings were achieved with the first, a meeting with the Chairman of Chambroad (Mr Ma) having slipped.

Meetings

9. **Mr and Mrs Ma.** The first meeting with Mr Ma Yunsheng and his wife Wendy Wan was essentially a welcome afternoon tea at which I delivered the Chancellor's letter and gift, expressing UTAS interest in the KB project. I was presented with a small ceramic Chinese tea set and a Chinese calligraphy scroll annotated by Mr Ma personally.
10. Mr Ma took the opportunity to speak generally of Chambroad diversification into education, child care, aged care, and environmentally sustainable agriculture, timber and building construction. We toured new aged care and primary school facilities.
11. Chambroad is now 56% owned by LeAn Charity Foundation, Chair of which is Mrs Ma.
12. An Introduction to Chambroad is at Attachment 3.
13. **Vice-mayor Dinner.** After checking into the Binzhou Hotel we were hosted for dinner by Vice-mayor Mr Jia Shanyin whose responsibilities included foreign relations. Keen interest was expressed in developing further the friendship agreement between Binzhou and Clarence, put in place by the MOU signed on my previous visit in 2017.
14. The Binzhou Municipal Government comprises appointed Mayor, Vice-mayor and 6 Deputy Mayors, all with separate portfolio responsibilities.
15. **Formal Mayoral Meeting.** Our first event on Monday 10 June was a meeting with the Mayor of Binzhou, Mr Yu Xiangdong. We shared information about our two municipalities and discussed possible areas of mutual interest, including agricultural research and trading opportunities, education, cultural exchanges and visits, and tourism.
16. The Mayor observed that friendships and relationships can only grow and be nurtured through regular contact and that the KB project would be an excellent stimulus for that to continue. I conveyed that he would be most welcome to visit Clarence.
17. I was presented with a silk pocket book edition of Sun Zu's "Art of War". Sun Zu was a revered ancient Chinese general, teacher and philosopher native to the local area.

In return, I presented a framed photograph of the Bellerive Beach/Oval precinct and a bottle of Sullivan's Cove Whisky distilled and bottled at Cambridge.

18. **Investment Seminar.** Ms Vivian Zhao, Tasmania's representative from Austrade in Shanghai and Binzhou City officials arranged an investment seminar convened by the Coordinator-General for 21 local business leaders and government officials. The aim was to highlight business and investment opportunities in Tasmania generally while I was able to add a Clarence perspective.
19. Considerable interest was shown in Tasmania as a market as well as in investment and collaboration opportunities. We also received briefings on the industrial, food and agricultural sectors in Binzhou, including the very significant alumina industry.
20. Mr Perry offered to facilitate follow up meetings should there be further on any enquiries.
21. Mr Perry and I were interviewed by local media who showed considerable interest in the event.
22. **Visit to Lianhua School.** After a lunch hosted by Vice-mayor Jia, we visited Lianhua School. The school is only several years old and was established to provide students (about 1000) from years 1-9 with an education highly orientated about preparing them for a rich and balanced life. An emphasis on traditional arts and values underpins the education, with teacher personal development also strongly emphasised.
23. Interestingly, we watched a play put on by Grade One students (6-7 years old) which was brilliantly produced and choreographed, using an early dialect of Mandarin. The play represented the culmination of their studies into Sun Zu and featured some quite martial scenes and philosophical learnings.
24. **Binzhou Zhongyu Food.** Following the school visit we visited Binzhou Zhongyu Food Co. Ltd, an agricultural business focussed on managing the entire life-cycle of wheat, from paddock to plate and back to paddock via recycling of waste. Many innovative wheat products were on display, apart from regular bakery items, including vital wheat gluten, edible alcohol, noodles, and frozen steamed buns.
25. **Official Dinner.** Monday evening we were hosted to an official dinner by Mr. Zhang Kai, Deputy Party Secretary, Binzhou Government.
26. Interestingly, it was Mr. Zhang who, as Deputy Mayor led the delegation to Clarence in 2016.
27. Discussions included in particular the KB project and Mr. Zhang was clearly of the view that the project had an importance beyond any simple commercial value. It was clear that the Party was very keen for it to go ahead. He added that the current Chinese policy in relation to foreign investment was not an issue because it was put in place after the KB project was approved, and would not apply retrospectively.
28. **Official Visit to Chambroad Corporation.**
 - a. The first part of our visit to Chambroad was to *Shandong Chambroad Wood Base Material Co, Ltd*. That company uses forestry products to manufacture an extremely attractive, tough composite wood product which has outstanding insulation and moisture resistant properties.

- b. The wood product can then used in virtually all aspects of the building industry, including high quality doors, windows, and furniture, as well as for structure.
- c. Mr. Ma enthused that he would like to see his wood products featured in the KB project.
- d. We then visited a division of Chambroad which manufactures and exports (including to Australia) quality *Autoclaved Aerated Concrete* products. Aerated cement is an innovative type of concrete containing around 80 percent air. These special concrete blocks have a number of advantages: They're strong, light and provide better sound and thermal insulation than conventional blocks.
- e. Finally before an official lunch, we travelled through a large ecological forest farm planted by Chambroad to a division specialising in agricultural research, as well as the production of mushrooms and flowers.
- f. Once again the conservation and recycling ethos was apparent with the full life cycle of agricultural products being delivered, from seed germination, natural fertilisers, pest control, harvesting, product development, marketing and back to waste management.

Kangaroo Bay Development

- 29. Following lunch, both parties convened to formally discuss progress on the KB Project.
- 30. The meeting was Chaired by Mr. Robert Wang, President of Chambroad.
- 31. Apart from myself, Clarence City Council's interests were represented by Mr John Perry, Ms Vivian Zhao, Mr Edwin Lee (Chairman GLC of Shanghai and a Chambroad affiliate).
- 32. Chambroad representatives included Mr Ma as Chairman of Chambroad, several other board members and a number of senior staff.
- 33. I presented Clarence City Council's perspective, including the status of Planning Approvals and reminded the meeting of the need for substantial commencement under the terms of the land sale contract. I also conveyed the interest of UTAS and their need for the hotel to be an intrinsic part of the campus.
- 34. Mr Perry recapped the history of the project and relationship with Mr Ma and discussed the issues that TasTAFE has experienced and the resultant change in management and leadership. He apologised for the delay caused by TasTAFE's issues which has meant that TasTAFE was unable to progress the joint venture. Mr Perry outlined the extensive work undertaken by his office including retaining consultants to review international best practise for high-end hospitality education/training and to assess each of the key institutions and their offerings. The work also included interviewing the hiring/training of heads in the Asia Pacific Region at most of the top international hotel operators to understand the market around graduate recruitment and trends. Mr Perry noted that the work had indicated that best-practice was for higher-education to be offered (at least to masters' level) and that a linked hotel was typically an intrinsic part of the education and training.

35. Mr Finley Zhang then provided a briefing from Chambroad's point of view which strongly implied a new DA would be required to accommodate up to 150 students at any one time (current Approvals have 105) with a modified floor plan. He also questioned the financial viability of the hotel, now estimated to cost up to \$80m. He suggested the hotel itself should become Stage 2 of the project, possibly with a significant delay. He also observed that Chambroad had already spent up to \$9m on the project.
36. During ensuing discussions we responded:
- a. Depending on which education provider is ultimately selected, it may not be necessary to have all the students onsite at any one time;
 - b. The hotel had to be finished and be ready for business when the school itself was ready;
 - c. Any further delay seeking new Planning Permits would jeopardise the prospect of substantial development before November; and
 - d. That Clarence City Council had already spent over \$15m on improvements to KB and would not want to see the Hotel site left vacant for an extended period.
37. Mr Ma acknowledged that the hotel had to be part of the campus, and the campus part of the hotel, and he expressed an interest in meeting the Vice-Chancellor in Hobart as soon as possible.
38. The meeting ended amicably with an exchange of gifts. I presented Mr Ma with framed photograph of Mt Wellington taken from Kangaroo Bay, along with a bottle of Sullivan's Cove Whisky, while Mr Ma presented Mr Perry and myself with a 2-volume set of books on traditional Chinese calligraphy, and a souvenir photo album of our visit.

Conclusions

39. The recent visit to Binzhou, Shandong Province, has raised the profile of Tasmania and highlighted and discussed opportunities for future trade, investment and cooperation.
40. The visit was generously hosted by the Government of Binzhou City, which shares a city friendship agreement with Clarence City, and confirmed Binzhou's interest in strengthening the relationship.
41. The meetings with Binzhou officials and the investment roundtable with local companies showed strong interest in Tasmania and were given lengthy coverage by Shandong's main TV station.
42. The visit also included site visits and valuable time with senior executives from Chambroad – a diversified conglomerate with significant operations in agriculture, construction, renewable and energy efficient building materials, R&D, education, health care as well as petrochemicals.
43. During the visit, Chambroad reiterated its commitment to the Kangaroo Bay project and reconfirmed that both the hospitality management college and hotel are fundamental.

44. The Council and Government's desire for the construction to progress quickly was emphasised and this resulted in the Chairman of Chambroad committing to visit Tasmania as soon as possible to finalise negotiations for the education provider.
45. During meetings with government, the senior officials confirmed the importance of the Kangaroo Bay project to the partnership and the futures of both cities, and all confirmed their strong support for it.

Recommendation

46. It is recommended that Council note this Report.



Alderman Doug Chipman
Mayor

18 June 2019

Attachments:

1. Letter from Coordinator-General
2. Itinerary
3. An Introduction to Shandong Chambroad Holding Group Co. Ltd.

Office of the Coordinator-General

Level 1 Cornwall Square
12-16 St John Street, Launceston TAS 7250
PO Box 1186, Launceston TAS 7250 Australia
Phone +61 3 6777 2786
Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



10/04/2019

Alderman Doug Chipman
Mayor Clarence City Council
PO Box 96
ROSNY PARK TASMANIA 7018

Dear Mayor Chipman

Investment Mission to China - June 2019

I am planning a brief investment-focused visit to China in early June 2019 which will include meetings in the cities of Binzhou and Boxing.

I am writing to ask you to accompany me given the current collaborations that the City of Clarence has with Binzhou.

The purpose of the visit is to strengthen the relationship with the Shandong Province in China and demonstrate support for existing and future Chinese investment in Tasmania. This is especially important against the backdrop of guidelines introduced by the Chinese Government in August 2017 which increase restrictions for outward investment.

It is intended that we meet with the Government of Binzhou during the Mission to discuss investment in agriculture, tourism and education; and to articulate the importance of the Kangaroo Bay development to Tasmania. This provides an opportunity for you to also further your 'Friendship City' cooperation in line with the Memorandum of Understanding between the cities of Clarence and Binzhou that was signed in May 2017.

Importantly, we will also meet with the Chairman of Shandong Chambroad Holdings Co. Ltd (Chambroad) to emphasise that bringing the Kangaroo Bay development to fruition is a high priority for both the Tasmanian Government and the Clarence City Council. The aim will be to secure Chambroad's continued commitment to the development.

I believe this visit should take place as a matter of priority. For Tasmania to remain competitive in this landscape we need to build on strategic relationships and emphasise the importance of international trade and investment to our State.

At this stage, I am planning to arrive in China on the evening of 7 June and depart the evening of 11 June.

I am hoping that you can attend and look forward to your earliest advice on the matter.

Yours sincerely

John Perry
COORDINATOR-GENERAL

Ph: (03) 6777 2804 (Direct)
E: john.perry@cg.tas.gov.au

ATTACHMENT 2

Itinerary for Mayor Doug Chipman and Coordinator-General, John Perry

Saturday, 8 June 2019		
Local Time	Program	
0630	Hobart – Sydney (QF1582) Sydney - Hong Kong (QF0127) Hong Kong – Jinan (KA960)	
2315	Arrive Jinan International Airport	<i>Airport pick-up booked by Vivian via hotel (Sheraton) Vivian will fly from Shanghai to Jinan ETA 1215</i>
0030+1	Arrive Sheraton Jinan Hotel	Address: 8 North Long Ao Road Confirmation #: JP 80628 DC 80629 VZ80703
Sunday, 9 June 2019		
Local Time	Program	
1030	Depart for Chambroad	<i>Transport arranged by Binzhou Foreign Affairs Office</i>
1230	Informal lunch with Mr & Mrs Ma (Wendy) at Chambroad	Wendy is the chairman of LeAn Charity Foundation which holds 56.41% share of Chambroad Holding Group Attendees: Mayor Chipman, Clarence City Council Mr John Perry, Coordinator-General Ms Vivian Zhao, Austrade Mr Edwin Lee, GLC Group Mr and Mrs Ma, Chambroad Mr Yan Yu, VP Chambroad Mr Finely Zhang, Chambroad Australia Ms Gu Yinzi, Binzhou FAO *Gifts for Mr and Mrs Ma and daughter – presented by John Perry
1430	Visit Chambroad aged care centre	<i>Transport arranged by Binzhou Foreign Affairs Office</i>
1530	Depart for Binzhou	<i>Transport arranged by Binzhou Foreign Affairs Office</i>
1630	Arrive Binzhou Hotel	Address: 762 Bohai 18th Rd, Binzhou

	<i>Hotel check in and refresh</i>	
1800	Dinner hosted by Mr Jia Shanyin, Deputy Mayor of Binzhou	Venue: Sunwu Hall, Binzhou Hotel Attendees: Mayor Chipman, Clarence City Council Mr John Perry, Coordinator-General Ms Vivian Zhao, Austrade Mr Edwin Lee, GLC Group Interpreter Mr Jia Shanyin, Deputy Mayor Mr Guo Jinpeng, Director General of Binzhou FAO, Mr Cui Hongtu, Deputy Director of Binzhou FAO <i>*Professional Interpreter arranged</i>
	Accommodation	Binzhou Hotel
	<i>No further official business activity</i>	
Monday, 10 June 2019		
Local Time	Program	
0900	Meeting with Mr Yu Xiangdong, Mayor of Binzhou <i>Meeting brief provided</i>	Venue: VIP Hall, Binzhou Hotel Attendees: Mayor Chipman, Clarence City Council Mr John Perry, Coordinator-General Ms Vivian Zhao, Austrade Mr Edwin Lee, GLC Group Mr Yu Xiangdong, Mayor of Binzhou Mr Jia Shanyin, Deputy Mayor of Binzhou Mr Wang Jindong, Secretary General Binzhou Government Mr Liu Zuqing, Deputy Secretary General, Binzhou Government Mr Guo Jinpeng, Party Secretary & Director General, Binzhou Foreign Affairs Office Role of Mayor Chipman (per meeting brief): Speech and Gift exchange with Mayor of Binzhou <i>*Professional Interpreter arranged</i>
0930	Binzhou-Tasmania Investment Seminar <i>Meeting brief provided</i>	Venue: Donghai Hall, Binzhou Hotel Attendees: Mayor Chipman Mr John Perry, Coordinator-General

		<p>Ms Vivian Zhao, Austrade</p> <p>Mr Edwin Lee, GLC Group</p> <p>Mr Jia Shanyin, Deputy Mayor of Binzhou</p> <p>Mr Liu Zuqing, Deputy Secretary General, Binzhou Government</p> <p>Senior Government officials from Binzhou Foreign Affairs Office, Department of Commerce, Department of Education, Department of Culture and Tourism, Department of Health etc.</p> <p>Senior executives from 10 local companies</p> <p>Role of Mayor Chipman (per meeting brief) – speech and media interview</p> <p>There will be a local media interview with Mayor Chipman and Mr Perry after the seminar. Questions will be provided in advance, Vivian will brief Mayor Chipman and Mr Perry prior to attending this event.</p> <p><i>*Professional Interpreter arranged</i></p>
1130	Lunch	<p>Venue: Lamei Hall, Binzhou Hotel</p> <p>Attendees: Mayor Chipman, John Perry, Vivian Zhao, Edwin Lee, Interpreter</p> <p>Mr Jia, Mr Liu, Mr Guo</p>
1500	Depart for Lianhua College	<i>Transport arranged by Binzhou Foreign Affairs Office</i>
1510	Lianhua College tour accompanied by Ms Panqing, Deputy Mayor of Binzhou	Address: 338 5 th Huanghe Road
1630	Binzhou Urban Planning Exhibition Centre	Address: 355 8 th Huanghe Road
1740	Return to Binzhou hotel	<i>Transport arranged by Binzhou Foreign Affairs Office</i>
1800	Official dinner hosted by Mr Zhang Kai, Deputy Party Secretary, Binzhou Government	<p>Venue: Sunwu Hall, Binzhou Hotel</p> <p>Attendees: Mayor Chipman</p> <p>Mr John Perry, Coordinator-General</p> <p>Ms Vivian Zhao, Austrade</p> <p>Mr Edwin Lee, GLC Group</p> <p>Mr Zhang Kai, Deputy Party Secretary</p> <p>Ms Pan Qin, Deputy Mayor</p> <p>Mr Liu Chunguo, Party Secretary, Department of Education</p>

		Mr Guo Jinpeng, Binzhou FAO *John Perry to toast and appreciate the support from Binzhou, present a gift to Mr Zhang
	Accommodation	Binzhou Hotel
	No further official business activity	
Tuesday, 11 June 2019		
Local Time	Program	
0800	Breakfast and check out	
0900	Depart for Boxing	Transport arranged by Binzhou Foreign Affairs Office
1000	Chambroad visit (Timber and Environment Protection new material business)	Attendees: Mayor Chipman Mr John Perry, Coordinator-General Ms Vivian Zhao, Austrade Mr Edwin Lee, GLC Group <u>Chambroad</u> Mr Ma Mr Wang Junhua, President Mr Chen Jinluan, Board Member Mr Yan Yu, Vice President Mr Song Jie, Vice President Mr Finely Zhang Mr Sun Chaoyang <u>Binzhou Foreign Affairs Office</u> Mr Cui Hongtu Ms Gu Yinzi
1200-1400	Official lunch at Chambroad	Attendees: Mayor Chipman, Mr John Perry, Ms Vivian Zhao, Mr Edwin Lee Chambroad- Mr Ma, Mr Wang Junhua, Mr Chen Jinluan, Mr Yan Yu, Mr Song Jie, Mr Finely Zhang, Mr Sun Chaoyang Binzhou FAO- Mr Cui Hongtu, Ms Gu Yinzi
1430-1630	Meeting with Chambroad team re Kangaroo Bay Project	Agenda: Opening speech by Mr Wang Junhua, President Opening speech by Mr John Perry Kangaroo Bay project update by Mr Finely Zhang Discussion on Kangaroo Bay Project Discussion on other projects opportunities (agri, timber and EP material)

		<p>Closing and summary by Mr Ma and <u>Mayor Chipman</u></p> <p>Attendees: Mayor Chipman, Mr John Perry, Ms Vivian Zhao, Mr Edwin Lee</p> <p>Chambroad - Mr Ma, Mr Wang Junhua, President, Mr Chen Jinluan, Board Member, Mr Yan Yu VP, Mr Song Jie VP, Mr Finely Zhang, Mr Yue Xiaotong, Principal Chambroad business school etc</p> <p>Binzhou FAO - Mr Cui Hongtu, Mr Gu Yinzi</p>
1700	Depart for Jinan	Transport arranged by Binzhou Foreign Affairs Office
2000	Arrive Sheraton Jinan Hotel	<p>Address: 8 North Longao Road, Jinan</p> <p>Confirmation #: JP 80630 DC 80631 VZ80702</p>
	No further official business activity	
Wednesday, 12 June 2019		
0530	<p>Mayor Chipman:</p> <p>Depart Jinan at 0815 (KA961) to Hong Kong</p> <p>Jinan-Hong Kong 0815-1130</p>	Airport transfer arranged by Vivian via hotel (Sheraton)
	Note- Mr John Perry and Ms Vivian Zhao will continue on to Beijing via train	

Introduction to Shandong Chambroad Holding Group Co., Ltd.

Shandong Chambroad Holding Group is one of China's Top 500 companies - a modern group providing energy, new materials, development of agriculture, rural areas and farmers, logistics and other products; technologies, services and system solutions to the terminal and society. It has brought value and services to customers and partners in countries and regions, including China, the United States, Russia, Japan, Singapore, Australia, South Africa and the Middle East. In 2018, the company achieved sales revenue of 53.5 billion yuan.

Chambroad ranks No.284 among the top 500 Chinese companies; No.19 among the top 500 Chinese petroleum and chemical companies in 2018, No.102 among the top 500 private enterprises in China, No.48 among the top 500 private manufacturing enterprises in China; and No.28 among the top 100 enterprises of Shandong in 2018 and No.13 among the top 100 private enterprises of Shandong.

Since establishment in 1991, the company focuses on creating reliable products, systems and services, taking the leading technology research and development innovation idea to build a future with sustainable low-carbon services and energy, so as to make contribution to the development of the industry and the improvement of quality of life for consumers.

At present, Chambroad Holding has developed representative scientific research achievements and advanced technologies in the fields of high-end manufacturing, new generation of information technology, biotechnology, green and low-carbon, especially the research in the fields of energy conservation and environmental protection, eco-environment protection, new energy, high-end equipment manufacturing and new materials, having created great value for the society.

Chambroad has established 9 industries for global development, including high-end chemical industry, culture and art, modern service, eco-environment protection, new materials, modern logistics, real estate, investment & finance, and modern eco-agriculture, growing into a modern industrial group integrating R&D, design, production, market and

service. Through more than 11,000 employees all over the world, the company, based on China's native and excellent traditional culture, strives to serve global customers with more valuable "Made in China" products and Chinese cultural wisdom.

In the process of enterprise development, Chambroad carries out the transformation from a single product provider to a systematic service solution provider and follows the concept of "Chambroad is not for profit, but takes profit as a means to integrate the limited social resources in the industry, so as to maximize the value of resources", continuously providing systematic solutions to its partners.

We firmly believe that strong partnerships can spur innovation and realize a win-win situation. Cooperate with excellent partners and achieve innovation and success. This is why we seek external partners in academia and industry to carry out cooperation and form strategic alliances and supplement our research capacity.

Based on benevolence & filial piety to make the country rich by developing industry, Chambroad is committed to being the most beneficial business to employees, partners and society, to become a pattern for private enterprise, a model for Chinese companies, as well as a world-class enterprise. Chambroad insists on being a conscientious enterprise, focusing on employee needs and customer demands, practicing the enterprise spirits of hard-working, dedicated, diligent and thrifty as well as the spirit to advance despite difficulties; values of integrity, dedication, improvement and altruism, produces satisfactory products for customers and cultivates beneficial talents for the society, living up to the historical opportunities and missions given to us by the times, so as to build a business that is most responsible and beneficial to society and to provide a business platform with continuous profitability for succeeding generations.

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.

Questions on notice and their answers will be included in the minutes.

Ms Kay McFarlane of Clarendon Vale has given notice of the following question:

CLIMATE CHANGE INITIATIVES**BACKGROUND**

Council endorsed support for the “Paris Agreement” (COP21) in Council’s Strategic Plan in 2016.

Use of social media has become a proven method of sharing information and Council has both Web and active Facebook pages.

This would provide quarterly news that residents can easily read and assimilate.

QUESTION

Can Council consider reporting on their Climate Change initiatives via quarterly social media newsletters or update?

7.2 ANSWERS TO QUESTIONS ON NOTICE

The General Manager provided the following answer to Question Taken on Notice listed at Item 7.1.

CLIMATE CHANGE INITIATIVES

Council currently report on our climate change initiatives through the Quarterly Report. We will look at emerging avenues of trying to inform the community better in relation to climate change activities and related matters, that may at some point in the future include the social media channels we operate. Currently though we are only providing that information through the Quarterly Report, which is made available on our website.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE**LIGHT TOWERS – BELLERIVE OVAL**

Joanne Marsh of Bellerive asked, at Council's Meeting of 3 December 2018 the General Manager undertook to write to Cricket Tasmania to ask for a report on the structural issues affecting the light towers in October 2018, to reassure the community that their safety had not been compromised at any stage before the towers were repaired. Considering that the undertaking was given at a public meeting in response to a public question without notice, are the contents of the letter and any response received a matter for public record, if so, where can this information be accessed. If not, could the General Manager please provide an update for this meeting of any outcome from his communications with Cricket Tasmania.

ANSWER

The General Manager advised that the question would be taken on notice and a written response would be provided to Mrs Marsh.

KANGAROO BAY DRIVE

Victor Marsh of Bellerive, referring to photos provided to the meeting asked, bare in mind that safety is the law, when did Council's Community Safety Officer assess the number of persons attending the junior soccer event at Kangaroo Bay on Saturday mornings, with the intention of considering the need for a Traffic Management Plan for Kangaroo Bay Drive to provide for safe and efficient traffic movement, considering the age and numbers of children involved.

ANSWER

The General Manager advised that he would ask Council's Traffic Engineer to undertake a review of the traffic arrangements at Kangaroo Bay Drive.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2015 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

NOTICE OF MOTION – ALD BLOMELEY – PROACTIVE STEPS TO ADDRESS THE HOUSING AND HOMELESSNESS CRISIS

(REFER ITEM 9.1)

Angela Coutts addressed the Meeting regarding the above matter.

DEVELOPMENT APPLICATION D-2018/469 – 30A, 64, 64A, 64B, 64C, 74A AND 78 CAMBRIDGE ROAD, BELLERIVE, ADJACENT CROWN FORESHORE (INCLUDING PUBLIC BOARDWALK) WITH ACCESS OVER 78 CAMBRIDGE ROAD FROM KANGAROO BAY DRIVE – MARINA REDEVELOPMENT

(REFER ITEM 11.3.2)

Richard Gilbert, Rear Commodore Bellerive Yacht Club Inc, addressed the meeting regarding the above Development Application.

9. MOTIONS ON NOTICE

9.1 NOTICE OF MOTION - ALD BLOMELEY PROACTIVE STEPS TO ADDRESS THE HOUSING AND HOMELESSNESS CRISIS (File No 10-03-05)

In accordance with Notice given it was:

Decision:	MOVED Ald Blomeley SECONDED Ald Peers
	<p>“A. That this Council acknowledges the reality of the housing and homelessness crisis in the Greater Hobart Area.</p> <p>B. That this Council congratulates the Hobart City Council on taking a leadership role on this issue and accepts their invitation to attend the 20 June 2019 Meeting to address the housing and homelessness crisis.</p> <p>C. That this Council commits to taking all necessary steps to proactively engage with all southern Tasmanian Councils to look at ways to increase housing supply.</p> <p>D. That this Council, in partnership with other southern Tasmanian Councils, will actively engage with the portfolio-responsible Ministers and bureaucrats at a State and Federal level, social housing, shelter and homelessness service providers, relevant business and all other stakeholders who can assist in delivering an immediate solution to the crisis”.</p>
	CARRIED UNANIMOUSLY

9.2 NOTICE OF MOTION - ALD JAMES
PROVISION OF TEMPORARY FENCING - ANZAC PARK CLIFF FACE
(File No 10-03-05)

In accordance with Notice given it was:

Decision: **MOVED** Ald James **SECONDED** Ald Mulder

“As there may be a delay before the consultant completes the development of a City of Clarence Top Risk Assessment plan, Council considers, as a matter of urgency, the installation of temporary fencing in the open area on the cliff face at the rear of the Cenotaph ANZAC Park Lindisfarne”.

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

FOR

Ald Edmunds
Ald James
Ald Mulder
Ald Peers

AGAINST

Ald Blomeley
Ald Chipman
Ald Chong
Ald Ewington
Ald Kennedy
Ald von Bertouch
Ald Walker
Ald Warren

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

The Southern Tasmanian Councils Authority has distributed its Quarterly Report for the period 1 January to 31 March 2019.

RECOMMENDATION:

That the Southern Tasmanian Councils Authority Quarterly Report for the period 1 January to 31 March 2019 be received.

Decision: **MOVED** Ald Chong **SECONDED** Ald Kennedy

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

Representative Reporting

The Mayor tabled a report on the Regional Climate Change Initiative.

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald James Walker
(Ald Luke Edmunds, Deputy Representative)

Quarterly Reports

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly Summary of its Meetings for the period ending 8 June 2019.

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period 1 January to 31 March 2019.

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 the Report will be tabled in Closed Meeting.

Representative Reporting

REPORTS FROM SINGLE AND JOINT AUTHORITIES /contd...

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

ALMAS ACTIVITY CENTRE MANAGEMENT COMMITTEE

- Ald von Bertouch tabled the Minutes of Meeting held on 14 May and 11 June 2019.

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

(File No 10/02/02)

The Weekly Briefing Reports of 27 May and 3 and 10 June 2019 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 27 May and 3 and 10 June 2019 be noted.

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

Ald Mulder left the Meeting at this stage (8.36pm).

“That the Recommendation be adopted”.

The **MOTION** was **put** and **CARRIED UNANIMOUSLY**

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

11.2.1 PETITION – EASTSIDE SQUASH CENTRE – OFFICER’S REPORT

(File No)

EXECUTIVE SUMMARY

PURPOSE

To consider the report from Council officers in response to a petition received requesting Council funding for purchase (or other financial support) of the Eastside Squash Centre at 69 Cambridge Road, Bellerive.

RELATION TO EXISTING POLICY/PLANS

Council’s Strategic Plan 2016-2026 is relevant.

LEGISLATIVE REQUIREMENTS

Section 60 of the Local Government Act, 1993 requires Council to formally consider petitions within 42 days of receipt.

CONSULTATION

Council has sought, and is awaiting, reports in respect to land valuation, building condition and the business plan for the Centre. Further consultation is pending receipt of the reports.

FINANCIAL IMPLICATIONS

No funds have been specifically allocated in the current Annual Plan for purchase or other financial support for this property.

RECOMMENDATION:

- A. That Council notes the petition.
- B. That Council requests a further report by Council officers upon receipt of the land valuation, building condition and business plan reports.
- C. That Council authorises the General Manager to advise the petitioners of Council’s decision.

Decision: **MOVED** Ald Blomeley **SECONDED** Ald Kennedy

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

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-2019/64 – LOT 2, 10 SCHAW STREET, RICHMOND (CT160221/2) – DWELLING AND OUTBUILDING
(File No D-2019/64)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a dwelling and outbuilding at Lot 2, 10 Schaw Street, Richmond (CT160221/2).

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and is subject to the Road and Rail Assets Code, Parking and Access Code, Stormwater Management Code, Waterway and Coastal Protection Code and Historic Heritage 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 19 June 2019 as agreed with the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and one representation was received raising the issue of access arrangements.

RECOMMENDATION:

- A. That the Development Application for a dwelling at Lot 2, 10 Schaw Street, Richmond (CT160221/2) (C1 Ref D-2019/64) be approved subject to the following conditions and advice.
 - 1. GEN AP1 – ENDORSED PLANS.
 - 2. Amended plans showing the following must be submitted to and approved by Council's Manager City Planning prior to the issue of a Certificate of Likely Compliance (CLC) for building works:

- inclusion of a vertical mullion within the upper level window on the northern elevation of the dwelling.

When approved, the plans will form part of the permit.

3. The existing driveway formation at the western end of the Council maintained section of Schaw Street must be widened to provide a 5.5m wide by 7.5m long seal passing bay. The passing bay must not impact upon the other accesses and features within the road reservation. The remainder of the driveway formation to the boundary of 10 Schaw Street must be widened to provide a minimum seal of 3.6m wide in accordance with *Tasmanian Standard Drawing TSD-R09 (Urban)* (copy available from Council). Modifications to the existing driveway formation adjacent to 10 Schaw Street to provide for appropriate vehicle turning must also be undertaken. The access upgrades must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete and must be completed prior to the commencement of the use of the dwelling.
4. Engineering designs prepared by a suitably qualified person are required for:
 - access arrangements including provision of a passing bay and a turning facility for the new access from the western end of Schaw Street as required by Condition 3; and
 - must show the extent of any vegetation removal proposed for these works. Such designs must be submitted to and approved by Council's Group Manager Engineering Services. The engineering design drawings must be submitted and approved by Council's Group Manager Engineering Services prior to the issue of a Building Permit.

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.

5. All vehicles associated with the construction phase of the dwelling and garage must obtain access from the existing eastern property access only.

- 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 35 for Decision on this Item...

**DEVELOPMENT APPLICATION D-2019/64 – LOT 2, 10 SCHAW STREET,
RICHMOND (CT160221/2) – DWELLING AND OUTBUILDING /contd...**

Decision:

MOVED Ald Chong **SECONDED** Ald Ewington

Ald Mulder returned to the Meeting at this stage (8.38pm).

“That the Recommendation be adopted”.

The **MOTION** was **put** and **CARRIED UNANIMOUSLY**

11.3.2 DEVELOPMENT APPLICATION D-2018/469 - 30A, 64, 64A, 64B, 64C, 74A AND 78 CAMBRIDGE ROAD, BELLERIVE, ADJACENT CROWN FORESHORE (INCLUDING PUBLIC BOARDWALK) WITH ACCESS OVER 78 CAMBRIDGE ROAD FROM KANGAROO BAY DRIVE - MARINA REDEVELOPMENT

(File No D-2018/469)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for a marina redevelopment at 30A, 64, 64A, 64B, 64C, 74A and 78 Cambridge Road, Bellerive, adjacent Crown foreshore (including public boardwalk) with access over 78 Cambridge Road from Kangaroo Bay Drive.

RELATION TO PLANNING PROVISIONS

The land is zoned Particular Purpose Zone 4 – Kangaroo Bay and Open Space and is subject to the Potentially Contaminated Land Code, Road and Rail Assets Code, Parking and Access Code, Stormwater Management Code, Waterway and Coastal Protection Code, Inundation Prone Areas Code and Public Art 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 19 June 2019 as agreed with the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 10 representations were received raising the following issues:

- in support of application;
- safety of cyclists and pedestrians;
- impact of marina encroachment upon recreational users of Kangaroo Bay;
- alternative uses for foreshore land;
- access arrangements;
- landscaping of public boardwalk;
- validity of application;
- lack of public consultation;

- Crown consent;
- environmental impact;
- noise impacts;
- navigation impacts within Kangaroo Bay;
- public carpark lease and management arrangement;
- commercial vehicle movements; and
- use of dinghy storage shed.

RECOMMENDATION:

A. That the Development Application for a marina redevelopment at 30A, 64, 64A, 64B, 64C, 74A and 78 Cambridge Road, Bellerive, adjacent Crown foreshore (including public boardwalk) with access over 78 Cambridge Road from Kangaroo Bay Drive (CI Ref D-2018/469) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. An amended Staging Plan must be submitted to and approved by Council's Manager City Planning prior to the commencement of works. The plans must provide for the upgrade of the public carpark and public open space landscaping to be completed as part of Stage 2.
3. Construction works associated with Stage 4 of the marina redevelopment (the western outer end of the marina structure) must not occur until such time that the planning permit for the public pier (D-2016/439) has been substantially commenced.
4. Given Stage 4 of the marina redevelopment is dependent on the completion of the planning permit for the public pier (D-2016, 439), Stage 5 works may occur prior to or concurrently with Stage 4 works.
5. GEN S1 – SIGN CONSENT.
6. Noise monitoring by a suitably qualified person must be undertaken within 30 days of the commencement of the use of the dinghy storage building. The noise monitoring must be undertaken as far as possible to the nearest General Residential Zone boundary along Cambridge Road.

A report from the suitably qualified person verifying the noise levels for each stage must be submitted to Council within 14 days of undertaking the noise monitoring.

Measurements must be in accordance with the methods of the *Noise Measurements Procedures Manual* issued by the Director or Environmental Management and are to be averaged over a 15 minute time interval.

If the noise levels exceed the mean Lmax of 65 dB(A) and an Leq of 55dB(A) then noise attenuation measures to reduce emissions to achieve compliance with the above threshold are to be determined by a suitably qualified person and implemented to the satisfaction of Council's Senior Environmental Health Officer within a reasonable period of time, having regard to the nature of the proposed noise attenuation measures.

7. External lighting for the marina, dinghy storage shed, refuelling pontoon and public and private car parking areas must comply with all of the following:
 - (a) be turned off between 11.00pm and 6.00am, except for security lighting; and
 - (b) security lighting must be baffled to ensure it does not cause emission of light outside the site.
8. Commercial vehicle movements, (including load and unloading and garbage removal) to or from any area of the site within 50m of a residential zone must be within the hours of:
 - (a) 7.00am to 6.00pm Mondays to Fridays inclusive;
 - (b) 9.00am to 5.00pm Saturdays; and
 - (c) 10.00am to 12.00 noon Sundays and Public Holidays.
9. Unless otherwise provided for in writing by Council on a case by case basis, refuelling activities must be entirely contained within the area subject to the Bellerive Yacht Club Lease and must not impede the effective use of the adjoining Council carpark at 30 Cambridge Road.
10. All external surfaces for the marina redevelopment, dinghy storage shed and refuelling pontoon must be coloured using colours with a light reflectance value not greater than 40 percent. Details of the colour schedule must be submitted and approved prior to the commencement of the use of each stage.
11. Public art works valued at not less than \$20,000 must be provided in a form and location in accordance with Council's documented guidelines, procedure and criteria to the satisfaction of Council's Manager City Planning. The form and location must be agreed prior to the commencement of works associated with Stage 2 and installation of the art works must occur prior to the completion of Stage 2 works (marina upgrade and extension and public carpark upgrade).

Alternatively, a cash contribution of \$20,000 may be provided to Council to provide for, or contribute towards, public artworks in accordance with Council's Public Art Policy.

12. Prior to the installation of the sewerage pump out facility as shown on Drawing No.1141-DA13 Rev.G prepared by Burbury Consulting dated 29 January 2019, detailed engineering designs for the installation and operational procedures must be submitted to and approved by Council's Senior Environmental Health Officer.

The installation location and operational procedures must be consistent with best practices to minimise impact upon the environment and public areas with attention given to noise, odour and spill management.

13. The sewerage pump out facility shown on Drawing No.1141-DA13 Rev.G prepared by Burbury Consulting dated 29 January 2019 must be installed to the satisfaction of Council's Senior Environmental Health Officer prior to or in conjunction with the completion of Stage 1 works.
14. A protective structure must be installed between the fuel storage tank and existing slipway prior to the completion of Stage 1 works to prevent potential damage to the fuel storage tank as a result of slip yard activities. Engineering designs for this structure must be submitted to and approved by Council's Manger City Planning prior to the commencement of the use of Stage 1 works.
15. A plan for the management of construction must be submitted and approved by Council's Group Manager Engineering Services prior to the commencement of each stage. The plan must outline the proposed demolition and construction practices in relation to:
 - proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on-site);
 - proposed hours of construction not exceeding the *Environmental Management and Pollution Control Act (Noise Regulations) 2016*;
 - identification of potentially noisy construction phases, such as operation of rock-breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
 - construction parking and temporary displacement of public carparks;
 - alternative arrangements for pedestrian and cycling along the Boardwalk;
 - procedures to washdown vehicles, to prevent soil and debris being carried onto the street;
 - control of dust and emissions during working hours;
 - proposed screening of the site and vehicular access points during work; and
 - soil sampling procedures as per the recommendations made within the *Limited Scope Environmental Site Assessment* prepared by Geo-Environmental Solutions dated October 2018. If contaminants in the soil exceed IB105, disposal is to occur in accordance with the *Environmental Protection Authority Information Bulletin No. 105 – Classification and Management of Contaminated Soil for Disposal*.

16. In addition to the requirements of Condition 15, a Construction Environmental Management Plan in accordance with the recommendations of *Marine Solutions, Ecological Assessment at the Site of the Proposed Development of Bellerive Yacht Club Marina, Kangaroo Bay, Tasmania* dated March 2018 and the comments of the Policy and Conservation Advice Branch of DPIPWE is required to address the following points relevant to the marine environment:
- identification, storage and disposal measures for treated timber removed from within the existing marina infrastructure;
 - translocation of marine pests by machinery working on-site including thorough cleaning protocol for any marine equipment sourced from outside south-east Tasmania;
 - management of silt disturbance during construction;
 - methodology to prevent debris from entering the bay during construction;
 - installation and maintenance of silt fencing (land) on the shoreline prior to construction and earthworks to control sediment discharge into the adjacent river during earthworks and protection of the construction area;
 - minimisation of seabed sediments including cutting of piles at the seabed as opposed to extraction;
 - methodology to prevent debris from entering the bay during construction;
 - water quality monitoring to be undertaken during piling or other construction within the water beyond the area of the silt curtain directed to monitor any resuspension of sediments;
 - marine spill kit and methodology to employ it;
 - piling (if required), and appropriate cetacean/pinniped management;
 - seasonality of construction timing to minimise risk to spotted handfish breeding. Reclamation works, piling or other construction within the water must not occur between September to January inclusive;
 - construction must be confined to calm weather conditions to minimise sediment plume dispersion;
 - prior to each day of marine construction works, the immediate area should be scanned for the presence of cetaceans, pinnipeds, turtles, and/or penguins;
 - construction activities must not occur, or must cease, if any listed cetacean and pinniped/turtle/penguin species are known to be present within 500m of construction activities;
 - a soft start technique (a slow start ramping up to full capacity over a 30 minute period) should also be used at the beginning of each pile installation day to allow any cetaceans, pinnipeds, turtles and/or penguins that may be in the immediate area to avoid the area before impact piling reaches full capacity;

- the Wildlife Management Branch within DPIPWE is to be consulted immediately prior to construction activities, to determine whether there have been any recent marine mammal sightings in the proposed work area (24hr Whale Hotline on 0427 WHALES (0427 942 537);
- occurrences of cetaceans, pinnipeds, turtles, and/or penguins should be reported to DPIPWE within 90 days of collection. Reference data should include species name, location-GPS (grid reference GDA94), observer name, date, number of individuals and area;
- undertake excavation above tidal levels to reduce disturbance of sediments from plant movement;
- no placement of excavated material into the adjacent river during construction;
- locate footings on stable and sound material (to engineer recommendations) for formation of retaining wall structures and aboveground fuel storage tank;
- prefabrication of elements off-site and delivered to site to minimise site construction times and potential impacts of construction works occurring within the river;
- utilisation of building materials that will tolerate marine exposure including-
 - concrete – high strength, 70mm cover and corrosion inhibitors;
 - steel – protective coatings;
 - aluminium – marine grade and management of dissimilar metals; and
- control of stormwater discharge during construction and access to proposed new works for ongoing maintenance and future works (ie sediment and debris collection, one-way valve controls for future sea level rise, etc).

17. A landscape plan for the public carpark must be submitted to and approved by Council's Manager City Planning prior to the commencement of works in that stage. The plan must be to scale and show:

- a north point;
- location of existing/proposed paths, buildings, car parking, retaining walls and fencing;
- any proposed rearrangement of ground levels;
- the landscaping of the car parking and circulation areas to an amount of no less than 5% of the area of the car parking area;
- details of proposed plantings including botanical names, and the height and spread of canopy at maturity; and
- estimated cost of the landscaping works.

All landscaping works must be completed and verified as being completed by Council prior to the commencement of the use. 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.

18. A bond 1.5 times the estimated cost of the landscape works required by Condition 17 must be submitted with the landscape plan. The bond will be held as security to ensure both development and maintenance of the landscape work is undertaken in accordance with the approved plans.

The bond may be a cash deposit or a bank guarantee. The work is to be completed prior to the commencement of the use of the upgraded carpark. If the works are not completed prior to use, Council may have the landscape work undertaken and may recover those costs incurred from the bonded amount.

19. The marina structures must be designed and constructed in accordance with MAST requirements and maintained in accordance with the recommendations of the *Development and Engineering Assessment* prepared by Burbury Consulting Revision 2 dated 30 January 2019.
20. One hundred and fifty two car parking spaces and 4 motorcycle parking spaces must be provided on-site prior to the commencement of works associated with Stage 3. Each space, including disabled parking, must be clearly marked and used solely for parking purposes. Plans showing the layout of the car parking areas, designed with suitable manoeuvring areas in accordance with the Parking and Access Code of the *Clarence Interim Planning Scheme 2015*, must be submitted to and approved by Council's Manager City Planning prior to the commencement of Stage 2 works.
21. ENG A5 – SEALED CAR PARKING.
22. ENG M1 – DESIGNS DA [Access arrangements; carpark and driveways construction; service upgrades or relocations].
23. Special provisions are to be made for the cycleway/multi-user paths that travel around and through the site. The detailed designs must be submitted to and approved by Council's Group Manager Engineering Services prior to the commencement of works associated with Stage 2 and include:
- a public multi-user path with a clear width of 4m (unencumbered with street furniture) around the water side of the development with an appropriate surface and no sharp bends;

- a clearly defined cycle path/multi-user path adjacent to the access lane utilising appropriate smooth surface materials with contrasting colour to other pedestrian surface areas with the use of symbolic inlays within the pavement being encouraged;
 - special provisions within the access laneway/public thoroughfare are to be made which may include surface treatments and channelisation techniques to make provision for the interaction of cyclist, pedestrian and vehicle movements;
 - installation of bollards or other physical barriers between the 2.5m shared walkway and access laneway; and
 - the works must be completed prior to the commencement of any of the use of Stage 2.
24. Stormwater reticulation must 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 Group Manager Engineering Services. The design must 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 Group Manager Engineering Services prior to the commencement of Stage 2 works (public carpark upgrade).
25. ENG S1 – INFRASTRUCTURE REPAIR.
26. The development must meet all required Conditions of Approval specified by TasWater notice dated 16 May 2019 (TWDA 2018/01314-CCC).

ADVICE

- a. ADVICE 1 - PERMIT EXPIRY ADVICE.
- b. ADVICE 14 – BUILDING ADVICE.
- c. ADVICE 15 - ADVICE DDA ADVICE.
- d. MAST have advised that the Bellerive Yacht Club are responsible for either relocating or coming to a mutual agreement with the mooring permit holders to enable the moorings within Kangaroo Bay to be removed for the marina redevelopment to proceed. Any new mooring position must be to the satisfaction of the mooring owner and MAST. Any costs associated with mooring relocations is at the developer's expense.

- e. MAST have advised that the berths on the outside arms of the marina (20m berths) close to the clearway may be affected by wash from trailer boats from the Rosny Public Boat Ramp and from ferry wash should a ferry terminal be established in the future. Owners of vessels on these berths should be advised that they are berthed there at their own risk.
 - f. It is advised that Council understands that the Bellerive Yacht Club will be required by the Crown to upgrade the slip yard infrastructure. Please be advised that Council also reserves the right to issue an Environmental Protection Notice under the Environmental Management and Pollution Control Act 1994 to bring the slip yard in line with the EPA's *Environmental Guidelines for Boat Repair and Maintenance*.
 - g. It is advised that the storage of greater than 10,000 litres of diesel on site triggers the requirement for compliance with the *Work Health and Safety Regulations 2012* and associated documents.
- 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 Blomeley SECONDED Ald Ewington	
	"That the Recommendation be adopted".	
	CARRIED	
	FOR	AGAINST
	Ald Blomeley	Ald James
	Ald Chipman	
	Ald Chong	
	Ald Edmunds	
	Ald Ewington	
	Ald Kennedy	
	Ald Mulder	
	Ald Peers	
	Ald von Bertouch	
	Ald Walker	
	Ald Warren	

11.3.3 DEVELOPMENT APPLICATION D-2019/156 – 7 DOUGLAS STREET, BELLERIVE - TWO MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)
(File No D-2019/191)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Multiple Dwellings at 7 Douglas Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Stormwater Management and Parking and Access 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 has been extended till 19 June 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of impact on privacy

RECOMMENDATION:

A. That the Development Application for multiple dwellings at 7 Douglas Street, Bellerive (C1 Ref D-2019/156) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A3 – COMBINED ACCESSES.
3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.

5. ENG M1 – DESIGNS DA.
6. NON – STANDARD CONDITION:
The stormwater run-off generated by the development must not be greater than the pre-existing runoff from the site. On-site stormwater detention must be incorporated within the design to the satisfaction of Council's Group Manager Engineering Services.
7. The development must meet all required Conditions of Approval specified by TasWater notice dated 1 April 2019 (TWDA 2019/00407-CCC).

ADVICE

- a. Council's Building Department has advised that all the works must be contained within the property boundaries. In particular, all the works associated with the eastern boundary wall of Unit 2. Appropriate measures are to be taken. Please be advised that *Form 6 Notice of the Proposed Protection Works* should be taken into consideration, with regards to the property on the adjoining lot. Also, please be advised that Fire Separation in accordance with *Part 3.7.1.3 of NCC* must be demonstrated as a part of the building permit application.
- 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.

Ald Blomeley left the Meeting at this stage (8.49pm).

Decision:	MOVED Ald Walker SECONDED Ald Kennedy
	“That the Recommendation be adopted”.
	CARRIED UNANIMOUSLY

11.3.4 DEVELOPMENT APPLICATION D-2019/191 – 22 RAMINEA ROAD, LINDISFARNE - TWO MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)
(File No D-2019/191)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Multiple Dwellings at 22 Raminea Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Stormwater Management and Parking and Access 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 has been extended till 19 June 2019.

CONSULTATION

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

- Overshadowing;
- impact on privacy;
- reduced amenity and scale of the proposal; and
- fence height.

RECOMMENDATION:

A. That the Development Application for multiple dwellings at 22 Ramine Road, Lindisfarne (Cl Ref D-2019/191) be approved subject to the following conditions and advice.

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

3. ENG M1 – DESIGNS DA.
4. ENG S1 – INFRASTRUCTURE REPAIR.
5. The development must meet all required Conditions of Approval specified by TasWater notice dated 24 April 2019 (TWDA 2019/00531-CCC).

ADVICE

- a. Council's Building Department has advised that *a Site and Soil Water Management Plan* should form part of the certified documents for the building permit application.
- 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 Mulder **SECONDED** Ald Ewington

"That the Recommendation be adopted".

Ald Blomeley returned to the Meeting at this stage (8.52pm).

The **MOTION** was **put** and **CARRIED UNANIMOUSLY**

11.3.5 DEVELOPMENT APPLICATION D-2019/96- 8 AND 10 ALEXIAS WAY, OAKDOWNS - 4 MULTIPLE DWELLINGS
(File No D-2019/96)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 4 Multiple Dwellings at 8 and 10 Alexias Way, Oakdowns.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access 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 was extended with the consent of the applicant until 19 June 2019.

CONSULTATION

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

- loss of privacy;
- loss of views; and
- visual impact.

RECOMMENDATION:

A. That the Development Application at 8 and 10 Alexias Way, Oakdowns (Cl Ref D-2019/96) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLAN – [fixed obscure glazing to a minimum of 1.7m above the finished floor level, or the sill height of these windows being increased to a minimum of 1.7m above the finished floor level, for the windows on the eastern elevation of the upper floor of Units 1 and 2].

3. GEN M5 – ADHESION [the issue of a Building Permit].
4. GEN A2 0 – CROSSOVER CHANGE [5.5m].
5. GEN A5 – SEALED CAR PARKING.
6. ENG S1 – INFRASTRUCTURE REPAIR.
7. ENG M1 – DESIGNS DA.
8. ENG M3 – EROSION CONTROL.
9. The proposed retaining wall to the eastern boundary is required to have any drainage infrastructure associated with it within the property boundary. This retaining wall is required to be designed by a structural engineer as part of engineering approval and have loading parameters accounting for an excavator servicing the adjacent easement.

Prior to excavation of the site cut to the eastern boundary a protection of work notice must be issued to Clarence City Council as an asset owner within the adjacent easement in accordance with the Building Act 2016. As part of this notice Council will require a construction methodology that will mitigate any damage to the adjacent stormwater main within the easement from excavation works to the satisfaction of Council's Group Manager Engineering Services.

10. All stormwater runoff from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles or 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) and a Maintenance Management Schedule/Regime must be submitted to Council's Group Manager Engineering Services for approval prior to the issue of a building or plumbing permit. The facility must be maintained in accordance with this schedule.

11. The development must meet all required Conditions of Approval specified by TasWater notice dated 1 June 2019 (TWDA 2019/00252-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 Ewington **SECONDED** Ald Mulder

“That the Recommendation be adopted”.

CARRIED UNANIMOUSLY

11.3.6 DEVELOPMENT APPLICATION D-2019/121 – 936 OCEANA DRIVE, TRANMERE (CT136675/4) - DWELLING
(File No D-2019/121)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a dwelling at 936 Oceana Drive, Tranmere (CT 136675/4).

RELATION TO PLANNING PROVISIONS

The land is zoned Particular Purpose 1 – Urban Growth Zone and is subject to the Parking and Access Code, Stormwater Management Code, Waterway and Coastal Protection Code and Historic Heritage 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 19 June 2019 as agreed with the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and no representations were received.

RECOMMENDATION:

- A. That the Development Application for a dwelling at Lot 4, 936 Oceana Drive, Tranmere (CT 136675/4) (CI Ref D-2019/121) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. The works must be undertaken generally in accordance with “*Wetlands and Waterways Works Manual*” (DPIWE, 2003) and “*Tasmanian Coastal Works Manual*” (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within the foreshore area must be avoided.

3. The development must meet all required Conditions of Approval specified by the *Tasmanian Heritage Council Notice of Decision* dated 27 May 2019 (THC Works Reference: 58700).

ADVICE

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development/use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a Development Permit only. An application for a Building Permit, including any demolition work, must be submitted and approved prior to the commencement of works.
- c. Council's Building Department have advised that the proposed work is located within a bushfire prone area and therefore a BAL and bushfire assessment report will be required to be included as part of the future certified building permit application documents. In addition to the proposed access way, a bushfire assessment is likely to specify requirements for water storage for firefighting, hardstand areas, vehicle turning point and requirements for building and plumbing materials.
- d. The site may contain relics which are protected under the *Aboriginal Relics Act 1975* and the applicant is therefore responsible to ensure compliance with the provisions of that Act. Applicants are advised to seek independent technical advice in relation to identification and protection of any relics.
- e. It is advised that the development of a bushfire hazard management plan as part of the building permit application stage may determine that the existing access track from Oceana Drive requires upgrading to satisfy current bushfire regulations. This may result in impacts upon native vegetation covered by the Natural Assets Code which may require further separate planning approval.
- f. It is advised that if any title providing access to Lot 4, 936 Oceana Drive, Tranmere (CT136675/4) is transferred to any other party the current property owner must make arrangements for a legal means of access to Lot 4, 936 Oceana Drive, Tranmere without delay.
- g. 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.

- 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.

<p>Decision: MOVED Ald Mulder SECONDED Ald Ewington</p> <p>“That the Recommendation be adopted”.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>

11.3.7 DEVELOPMENT APPLICATION D-2019/001067 – 31 PIER ROAD, OPOSSUM BAY- BOAT RAMP EXTENSION
(File No D-2019/001067)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an extension to the Boat Ramp at 31 Pier Road, Opossum Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned Open Space and subject to the Coastal Erosion Hazard Area, Waterway and Coastal Protection, Stormwater Management and Parking and Access 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 on 21 June 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of the design of the boat ramp extension

RECOMMENDATION:

- A. That the Development Application for multiple dwellings at 31 Pier Road, Opossum Bay (CI Ref D-2019/001067) be approved subject to the following conditions and advice.
 - 1. GEN AP1 – ENDORSED PLANS.
- 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 55 for Decision on this Item...

DEVELOPMENT APPLICATION D-2019/001067 – 31 PIER ROAD, OPOSSUM BAY- BOAT RAMP EXTENSION /contd...

The General Manager advised the Meeting that Recommendation A, as published in the Agenda, was incorrect and an amended recommendation was circulated.

Decision:	MOVED Ald Ewington SECONDED Ald Kennedy
	“A. That the Development Application for an extension to the boat ramp at 31 Pier Road, Opossum Bay (Cl Ref D-2019/001067) be approved subject to the following conditions and advice.
	1. GEN AP1 – ENDORSED PLAN.
	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”.
	CARRIED UNANIMOUSLY

11.3.8 APPLICATION D-2019/108 – 56, 66, 68 AND 70 BRIDGE STREET, RICHMOND – CONSTRUCTION OF FOOTPATH AND STEPS
(File No D-2019/108)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for the construction of footpaths and steps at 56, 66, 68 and 70 Bridge Street, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned Open Space and subject to the Waterway & Coastal Protection Code, Historic Heritage Code and the Inundation Prone Areas 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 has been extended with the applicant's consent until 19 June 2019.

CONSULTATION

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

- appearance of the proposed footpath; and
- keep the old Richmond Bridge steps.

RECOMMENDATION:

A. That the application for Construction of footpaths and steps at 56, 66, 68 and 70 Bridge Street, Richmond (C1 Ref D-2019/108) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. The development must meet all required Conditions of Approval specified by TasWater notice dated 14/03/2019 (TWDA 2019/00287-CCC).
3. The development must meet all required Conditions of Approval specified by the *Tasmanian Heritage Council Notice of Decision* dated 16 May 2019 (THC Works Reference: 5878).

ADVICE

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development/use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
 - b. This is a Development Permit only. An application for a Building Permit, including any demolition work, must be submitted and approved prior to the commencement of works.
 - 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.
- 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 Blomeley	
	"That the Recommendation be adopted".	
	CARRIED	
	FOR	AGAINST
	Ald Blomeley	Ald Walker (abstained)
	Ald Chipman	
	Ald Chong	
	Ald Edmunds	
	Ald Ewington	
	Ald James	
	Ald Kennedy	
	Ald Mulder	
	Ald Peers	
	Ald von Bertouch	
	Ald Warren	

**11.3.9 APPLICATION D-2019/174 – 11 GUNNING STREET, RICHMOND – 2
MULTIPLE DWELLINGS**
(File No D-2019/174)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for two Multiple Dwellings at 11 Gunning Street, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Historic Heritage, Stormwater Management and Parking & Access 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 has been extended with the written consent of the applicant and expires on 21 June 2019.

CONSULTATION

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

- Heritage incompatibility;
- density;
- loss of privacy to private open space; and
- increased traffic;

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings at 11 Gunning Street, Richmond (CI Ref D-2019/174) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP3 – AMENDED PLAN
Amended plans showing any proposed landscaping, fencing or other techniques to enhance the property must be submitted to and approved by Council’s Manager City Planning prior to the commencement of the use/development. When approved, the plans will form part of the permit.
3. ENG A5 – SEALED CAR PARKING.
4. ENG M1 – DESIGN DA.
5. The development must meet all required Conditions of Approval specified by TasWater notice dated 16/04/2019 (TWDA 2019/00504-CCCJ).

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 Mulder SECONDED Ald Chong
		“That the Recommendation be adopted”.
		CARRIED
FOR		AGAINST
Ald Blomeley		Ald James (abstained)
Ald Chipman		
Ald Chong		
Ald Edmunds		
Ald Ewington		
Ald Kennedy		
Ald Mulder		
Ald Peers		
Ald von Bertouch		
Ald Walker		
Ald Warren		

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 SEVEN MILE BEACH COASTAL RESERVE ACTIVITY PLAN – 2019-2029**

(File No)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the Seven Mile Beach Coastal Reserve Activity Plan 2019-2029 following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026, Clarence Bushland and Coastal Strategy 2011 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Extensive consultation was undertaken with the Seven Mile Beach Coastcare Group Inc, Hobart International Airport Pty Ltd, Triathlon South and the community in accordance with Council's Community Participation Policy.

FINANCIAL IMPLICATIONS

The adoption of the Seven Mile Beach Coastal Reserve Activity Plan 2019-2029 has no direct financial impact. The implementation of the Seven Mile Beach Coastal Reserve Activity Plan 2019-2029 is planned to be staged over a number of financial years, subject to Council approval of future Annual Plans.

RECOMMENDATION:

- A. Amend Recommendation 26 as follows:
"In consultation with the community, assess and prioritise the need for shade structure across all Seven Mile Beach park locations (including the junction of Lewis Avenue and Esplanade, Lewis Park and Day Use Areas 1 and 2)".
- B. Add the following new Recommendations 20b, 29b, 31a, 33b and 33c into the Plan:
 - 1. Recommendation 20b
"Design and formalise car parking options and spaces at beach access points".
 - 2. Recommendation 29b
"Install signage to direct people to toilets at beach access locations that are in proximity to the toilet block".
 - 3. Recommendation 31a
"Update the Seven Mile Beach Bushfire Management Plan 2017 to include recent extensions to the reserve."

4. Recommendation 33b
“Develop a Master Plan for the upgrade of Lewis Park involving extensive community consultation”.
 5. Recommendation 33c
“Develop a Landscape plan for the upgrade of the recreational facilities at the junction of Lewis Avenue and Esplanade”.
- C. That Council adopts the Seven Mile Beach Coastal Reserve Activity Plan 2019-2029 including the Amendments in Recommendations “A” and “B” above.

<p>Decision: MOVED Ald James SECONDED Ald Kennedy</p> <p> “That the Recommendation be adopted”.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
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11.5.2 TASMAN HIGHWAY – HOBART AIRPORT TO MIDWAY POINT CAUSEWAY
(File No)**EXECUTIVE SUMMARY****PURPOSE**

To consider the Department of State Growth's South East Traffic Solution Project, Tasman Highway – Hobart Airport to Midway Point causeway.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 is relevant.

LEGISLATIVE REQUIREMENTS

While final assessment and decisions relating to the project will be made by the Department of State Growth, it is likely the project will require Development Approval under the Land Use Planning and Approvals Act, 1993.

CONSULTATION

The Department of State Growth has a number of South East Traffic Solution Projects currently out for community consultation. The one project in the Clarence municipality is the Tasman Highway – Hobart Airport to Midway Point causeway.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this matter.

RECOMMENDATION:

A. That Council notes the Department of State Growth's South East Traffic Solution options from the Hobart Airport Interchange to the Midway Point causeway.

B. That Council authorises the General Manager to prepare a submission to the Department of State Growth covering the following points:

In principle Council supports:

- The use of dual lanes in each direction to reduce local traffic congestion.
- The use of a roundabout at the intersection of the Tasman Highway and Pittwater Road to provide priority to the highway traffic and safe means of access from the side roads.

Council does not support:

- The loss of land at the Tasmanian Golf Club for the purposes of road widening and access.

Council further notes:

- The preferred alignment is to provide continuous walkway and cycling connections from the Airport Interchange to Sorell.

- The Department of State Growth needs to investigate methods to ensure the sustainability of threatened species related to this project and inform key stakeholders.
 - Officers from the Department of State Growth inform Council at a future workshop of the outcome of the consultation and decision of a preferred alignment prior to detailed design commencing.
- C. That Council authorises the General Manager to write to the Department of State Growth to explain their proposed Traffic Solutions to improve travel time reliability for vehicles in the Clarence municipality approaching the Tasman Bridge.

Decision:	MOVED Ald Mulder SECONDED Ald Ewington
	<p>“A. That Council notes the Department of State Growth’s South East Traffic Solution options from the Hobart Airport Interchange to the Midway Point causeway.</p> <p>B. That Council authorises the General Manager to prepare a submission to the Department of State Growth covering the following points:</p> <p>In principle Council supports:</p> <ul style="list-style-type: none"> • The use of dual lanes in each direction to reduce local traffic congestion. • The use of a roundabout at the intersection of the Tasman Highway and Pittwater Road to provide priority to the highway traffic and safe means of access from the side roads. <p>Council does not support:</p> <ul style="list-style-type: none"> • The loss of land at the Tasmanian Golf Club for the purposes of road widening and access. <p>Council further notes:</p> <ul style="list-style-type: none"> • The preferred alignment is to provide continuous walkway and cycling connections from the Airport Interchange to Sorell. • The Department of State Growth needs to investigate methods to ensure the sustainability of threatened species related to this project and inform key stakeholders. • Officers from the Department of State Growth inform Council at a future workshop of the outcome of the consultation and decision of a preferred alignment prior to detailed design commencing.

/ Decision contd on Page 65...

TASMAN HIGHWAY – HOBART AIRPORT TO MIDWAY POINT CAUSEWAY
/Decision contd...

- C. That Council authorises the General Manager to write to the Department of State Growth to explain their proposed traffic congestion solutions to improve travel time reliability for vehicles in the Clarence municipality approaching the Tasman Bridge.
- D. That Council authorises the General Manager to write to the Department of State Growth requesting officers from Department of State Growth inform Council at a future workshop on their proposed traffic congestion solutions to improve travel time reliability within the Hobart to Sorell region”.

CARRIED**FOR**

Ald Blomeley
Ald Chipman
Ald Chong
Ald Edmunds
Ald Ewington
Ald James
Ald Kennedy
Ald Mulder
Ald Peers
Ald von Bertouch
Ald Warren

AGAINST

Ald Walker (abstained)

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 LAUDERDALE YACHT CLUB - LEASE**

(File No K14-5)

EXECUTIVE SUMMARY**PURPOSE**

To consider a new lease agreement with the Lauderdale Yacht Club.

RELATION TO EXISTING POLICY/PLANS

Council's Leased Facilities Pricing and Term of Lease Policy and the Recreation Needs Analysis 2019 are applicable.

LEGISLATIVE REQUIREMENTS

Section 177 of the Local Government Act, 1993 is applicable.

CONSULTATION

Consultation has occurred between Council officers and representatives of the Club.

FINANCIAL IMPLICATIONS

The Recommendation has no direct implication on Council's Annual Plan.

RECOMMENDATION:

- A. That, in accordance with Section 177 of the Local Government Act 1993, Council gives notice of intention to lease public land to the Lauderdale Yacht Club comprising the existing site occupied by the Club at 5 Kirra Road, Roches Beach and an additional area of Council owned public land immediately adjacent to that land.
- B. That, provided the notice of intention process to lease is finalised and no objections are received, Council authorises the General Manager to enter into a new lease agreement with the Lauderdale Yacht Club for a term of 10 years with an option for a further term of 10 years in accordance with Council's Leased Facilities Pricing and Term of Lease Policy.
- C. That, in the alternative to Recommendation B above, should objections be received, the proposed lease be referred to a future meeting of Council for consideration.
- D. That Council approve the removal of existing fencing on the Council land adjacent to 9 and 11 Kirra Road to accommodate the extension of the lease area to Lauderdale Yacht Club and to open the area for public use.

/ Refer to Page 68 for Decision on this Item...

LAUDERDALE YACHT CLUB – LEASE /contd...

Decision:	MOVED Ald von Bertouch SECONDED Ald Blomeley “That the Recommendation be adopted”. CARRIED UNANIMOUSLY
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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

Ald Peers asked that thanks be conveyed to the staff involved in the Lindisfarne Oval kiosk clean up, following a break in.

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 matters were 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

13.2 JOINT AUTHORITY MATTER

13.3 TENDER T1289-19 - ROAD RECONSTRUCTION 18/19

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:

- contracts and tenders for the supply of goods and services;
- information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;
- 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 Peers **SECONDED** Ald Walker

“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

CLOSED MEETING /contd...

The following Closed Meeting Motion has been authorised by Council for publication in the public Minutes.

13.3 TENDER T1289-19 – ROAD RECONSTRUCTION 18/19

(File No T1289-19)

Decision:	MOVED Ald Chong SECONDED Ald Peers
	<p>“A. That the Tender from Downer EDI Works Pty Ltd (Downer) for \$518,908.63, excluding GST, be accepted for the road pavement reconstruction work in Rokeby and Geilston Bay.</p> <p>B. That, in accordance with Regulation 34(3) of the Local Government (Meetings Procedures) Regulations 2015, Council authorises for release the Council’s decision (only) in respect to this item to the general public and for communication to relevant parties.</p> <p>C. That Council publishes its decision only in regard to this matter in the open Minutes of this Meeting”.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>

The Meeting closed at 9.37pm.