

# **Kingborough Community Consultative Forum General Meeting**

**10.00am 5<sup>th</sup> March 2016  
Civic Centre, Kingston**

## **MINUTES**

### **Present:**

<b>Initials</b>	<b>Organisation</b>	<b>Representatives present</b>
KCCF	Kingborough Community Consultative Forum	John Cox (Chair) Tony Ferrier (Secretary)
BBPA	Blackmans Bay Progress Association	Wayne Burgess
BHCA	Bonnet Hill Community Association	Mark Florusse
FNB	Friends of North Bruny	Gerald McAfee
HPA	Howden Progress Association	June Walker
KCA	Kettering Community Association	Neil Broomfield
KLAG	Kingborough Land Care Advisory Group	John Cox
TCA	Taroona Community Association	Roger Kellaway
THSA	Taroona High School Association	Gina Hurn
	Unaligned	Rob Crosthwaite

**Council:** Cr Sue Bastone, Tony Ferrier (Deputy General Manager)

**Apologies:** Gloria Lonergan (SCRA), Mayor Steve Wass, Deputy Mayor Paula Wriedt, Cr Graham Bury, Cr Flora Fox, Cr Mike Percey, Gary Arnold (General Manager)

### **Business:**

#### **1. Welcome (Chair)**

#### **2. Minutes of the General Meeting held 5 December 2015**

It was agreed that the Minutes were an accurate account of the previous meeting.

#### **3. Business Arising from the Minutes**

Neil Broomfield asked as to whether the community resilience assessment report had been released. Tony Ferrier reported that he understood that it hadn't but will investigate further.

#### **4. Report from Council**

##### **(a) Update on the current situation for Council in regard to Local Government reform**

Tony Ferrier provided a summary of the current situation in regard to this issue. Kingborough, Hobart, Clarence and Glenorchy have agreed to commission SGS Economics and Planning to undertake a feasibility study into voluntary amalgamation and/or resource sharing – to be done in conjunction with financial assistance from the State government. This is essentially an analysis of the current financial and on-financial situation at each council (potential economies of scale, risks, impacts, costs, governance

issues etc). This work has now just commenced and will take place over the next few months.

Some initial discussions have been held with Huon Valley Council with both councils having an open mind as to future opportunities. No agreement has yet been reached on a joint feasibility study, similar to the one that Kingborough has embarked on with other Hobart based councils.

**(b) Update on State planning reform – the Tasmanian Planning Scheme and the advertised Kingborough Interim Planning Scheme 2015**

Tony Ferrier provided an update on the following matters:

- The Kingborough Interim Planning Scheme 2015 (KIPS) was publicly advertised in August 2015 and about 130 submissions were received (including Council's own submission and those of other agencies) and these were considered by Council in November 2015.
- The submissions were forwarded to the Tasmanian Planning Commission (TPC) and hearings were arranged in late February 2016 – these have now been held over 7 days.
- The Commission will now determine if any changes to the KIPS are now necessary as a result of the information provided at the hearings.
- At the end of 2015, the State Government made many changes to the Land Use Planning and Approvals Act 1993 in order to accommodate the proposed Tasmanian Planning Scheme – specifically the need to include State Planning Provisions and Local Planning Provisions in all future planning schemes.
- The State provisions include all of the operational provisions (definitions, exemptions etc), the Zone use and development standards, and all of the Codes (a suite of state-wide Codes will be prepared) – these will be standard and unchanged in all planning schemes.
- The Local provisions include the zoning maps and Specific Area Plans (plus local area objectives, particular purpose zones and site specific qualifications).
- The draft State provisions will be publicly released soon – councils (including Kingborough) have provided some preliminary comments and have raised many concerns with an early draft of these provisions.
- Councils will need to prepare their respective Local provisions once the State provisions have been determined – there is only a brief period allocated for this to occur.
- Future amendments to the eventual planning scheme will either be done by Ministerial Directives (for State Planning Provisions) or by existing statutory processes (for Local Planning Provisions) – this planning will be centralized more within government as part of a desire of greater uniformity – the actual implications of this in regard to on-the-ground impacts and local character are yet to be well understood.

Rob Crosthwaite commented that he felt that the new planning system will be subject to much greater State government and Ministerial control and that this would over-ride the interests of local communities. He felt this was a political exercise that is reshaping local planning – corporate interests are over-riding those of local communities.

Wayne Burgess expressed his gratitude to Council staff for the work done at the current TPC hearings. There was a diverse range of matters raised but most related to translation issues (translating the previous 6 zones to the current 23). Wayne and others from the BBPA raised their concerns about the adverse impacts of infill development in Blackmans Bay. The Interim Planning Scheme process will be over-run by the Tasmanian Planning Scheme process as this is the government's priority and developers will benefit. The recent legislated changes have greatly increased Ministerial powers. Wayne commented that there is a lack of policy and background information to the draft State Planning Provisions (based on the HCC submission). When these draft provisions are publicly released in the next few weeks, they need to be closely scrutinized.

Mark Florusse asked as to whether any substantial changes had been made to the zoning within the previous scheme. Tony Ferrier responded by saying that a conservative approach had been adopted as previously indicated, with the status quo being retained wherever possible (retaining existing local character, land use and settlement pattern). Because of the extent of difference between the two schemes, there will inevitably be some properties that have had some previous development rights reduced and others increased. Every effort has been made to keep the extent of these changes to a minimum. The future development of Local Planning Provisions will enable some more proactive changes but these will need to be well justified on a local or regional strategic basis.

Gina Hurn asked about whether a major adverse community reaction to the State Planning Provisions might potentially derail the whole process. Tony Ferrier responded by saying that there may be many changes made to these provisions but that the new schemes will be prepared regardless.

**(c) Central Kingston projects – proposed road upgrades, parking strategy and redevelopment of the former Kingston High School site**

Tony Ferrier briefed the Forum on the current activities that Council is overseeing in regard to the Kingston CBD. These include:

- Consultants are currently preparing road designs for the Boulevard road within the KHS site, John Street (specifically the northern and southern intersections) and that section of the Channel Highway between Hutchins Street and John Street.
- The traffic study has been completed and concept designs for these road upgrades will be completed during March 2016. These will be publicly released for comment, after which the more detailed engineering designs will be completed (envisaged to be in July 2016).
- A consultant is preparing a parking strategy for central Kingston in order to prepare for the future changes associated with the KHS redevelopment (including the loss of existing temporary all-day car parking). A draft strategy that includes options to address current parking issues was publicly released in late February 2016.
- The final parking strategy will be one that enables Council to explain how these parking issues will be addressed in future and will assist in guiding future development proposals.
- Council will be submitting a grant application in Round 3 of the National Stronger Regions Fund (NSRF) program (due in March). Advice was sought on the shortcomings of the Round 2 application and a consultant has been assisting Council in preparing a more detailed application.
- The Mayor and the General Manager have met with all Tasmanian Federal politicians over the last few months to brief them on the overall KHS project.
- The architectural competition for the Community Hub facility is well underway and the independent Jury has assessed the initial submissions. They have shortlisted

them down to five that will now be further developed and concept designs prepared. A winning submission will then be selected.

- Council is carrying out a public “naming” competition – to replace the need to continually refer to the site and project as the “former Kingston High School site”.

John Cox commented on the current confusion that is created by the current arrangement with the entrance to the Council carpark and the opposite road into Channel Court.

A question was asked as to why Council has been previously unsuccessful with the grant applications. In response Tony Ferrier explained that this has been partly due to the need to have such projects “shovel-ready” (proposed developments fully designed and costed with all permits in place – with the KHS project not yet at this stage) and that this grant program focuses on supporting projects from disadvantaged areas. The “disadvantage” criteria is usually based on a standard socio-economic index that does not record Kingborough as being disadvantaged compared to most other areas. In this regard, Council’s application will focus on the way the project will help in addressing the problems created by the growing population, lack of local services and the need to travel out of the municipality for employment.

Neil Broomfield asked about the architectural design competition and some additional information was provided. Mark Floresse asked whether the successful architect would be project managing the community hub development – the response being that Council is not committed to doing this. June Walker asked for an update on the funding prospects for the proposed Integrated Care Centre. Wayne Burgess asked about the future of the NSRF grant program – the response being that there may be one other round at most. Gina Hurn questioned the capacity to pay for consultancy services. John Cox commented on the extent of vacant shops within Channel Court.

## **5. Reports from Community Organisations**

Neil Broomfield (KCA) provided information in regard to the need for alternative fire warnings at Kettering because of the poor Telstra coverage. His group have been investigating a loud siren, possibly located at the Council’s community hall. They have spoken to the Fire Service about this and are awaiting their views on this or any other alternative. The fact that Council is about to seal the hall carpark is appreciated.

Rob Crosthwaite commented on the recent release of the D’Entrecasteaux Huon Collaboration Report Card and reported on a recent paper that stated that the Kingborough community’s level of concern about coastal storm surges and related threats is not as great as the Clarence community.

Roger Kellaway (TCA) reported on Council’s proposal to erect town entrance signage (similar to others in the municipality) and the local concern about the choice of a visual image that effectively represents the area. The local community feel that the Shot Tower is the iconic image that most people acknowledge as being Tarooma’s best symbol, however Council has rejected this as it could be accused of advertising a business. Roger commented that the Shot Tower is bigger than the business that currently leases the site and is a logo used by the schools, community groups and publications. Local residents do not identify the Shot Tower as a business but as the iconic Tarooma structure. Comments by others criticised the images used on the Kingston Beach and Snug town entrance signs.

Gina Hurn (THSA) said that the new student representatives had been appointed and that she will be seeing if they are interested in attending future Forum meetings.

Mark Florusse (BHCA) reported that the first stage of the safety lane had been completed on the Channel Highway and the second stage construction will commence soon. Reservations are held as to whether there will be sufficient funds to complete the project. Mark asked as to when the car park at Christopher Johnson Park would be sealed – and an answer to this will be provided soon. Mark also reported concerns about the extent of weeds alongside the Channel Highway that are obscuring water views. They appear to be mainly on private land and would need to be followed up by Council.

Gerald McAfee (FONB) reported that his group will be a registered Landcare group and will be participating in a tourism workshop later in March that will be considering the large tourist numbers that Bruny Island has recently experienced.

Wayne Burgess (BBPA) asked about the work being done by Council's planning compliance officer and in particular the need to monitor conditions of approval in planning permits for unit developments that are required to retain on-site vegetation. There are examples where this vegetation has been removed without penalty (eg the property north of the BB community hall). This issue was discussed in more detail and it was confirmed that Council is following up on a number of similar situations. Wayne felt that Council needs to be much tougher in regard to these situations.

June Walker (HPA) reported on the proposed NBN tower to be erected on Tinderbox and how it will greatly improve wireless NBN access in the Howden area. There may still be some specific locations that will have ongoing problems (obscured by hills or trees). A grant is being sought to construct an extension to the existing Stinkpot Bay walking trail. The proposed TasWater sewerage pipeline continues to be a concern. TasWater is reviewing the option that involves a pipeline across North West Bay and further public consultation will occur over the next few weekends. A final decision will then be made. The local community is seeking more involvement by Council in this process and there are concerns that TasWater is not separately regulated (the pipeline is exempt under their legislation) and that the underwater option is not subjected to an environmental assessment.

## **6. Other Business**

Rob Crosthwaite commented generally on the need to explore other models of community consultation as it is evident that a number of local examples have been inadequate or that consultation is not occurring when it should be. In this regard, the Forum itself and local community groups are not necessarily as effective as they were in the past. Roger Kellaway commented that community groups often form in response to particular issues and then fade away when that issue is no longer so relevant. The challenge is to establish community organisations that have broader interests and are able to best represent their local community.

## **7. Next KCCF Meeting**

It was agreed that the next meeting would be held on 11 June 2016. The AGM will also be held just before this next meeting.

The meeting closed at 12.10pm.