

**Kingborough Community Consultative Forum  
General Meeting**

**9.30am 17<sup>th</sup> September 2016  
Civic Centre, Kingston**

**MINUTES**

**Present:**

<b>Initials</b>	<b>Organisation</b>	<b>Representatives present</b>
KCCF	Kingborough Community Consultative Forum Executive	Wayne Burgess (Chair)
		Mike Jackson (Deputy Chair)
		Tony Ferrier (Secretary)
BBPA	Blackmans Bay Progress Association	Wayne Burgess
BHCA	Bonnet Hill Community Association	Mark Florusse
CALSCA	Coningham & Lower Snug Community Ass.	Mike Jackson
HPA	Howden Progress Association	Deborah Chadwick
KCA	Kettering Community Association	Neil Broomfield, Chris Ireland
KLAG	Kingborough Land Care Advisory Group	John Cox
	Taroona Community Association	Roger Kellaway
TCA	Taroona High School Association	Gina Hurn
	Unaligned	Rob Crosthwaite

**Council:** Mayor Steve Wass, Cr Dr Graham Bury, Cr Dean Winter, Gary Arnold (General Manager), Tony Ferrier (Deputy General Manager)

**Apologies:** Peter Laud (KCA), Cr Flora Fox

**Business:**

**1. Welcome (Chair)**

Wayne Burgess welcomed everyone in attendance.

**2. Minutes of the General Meeting held 11 June 2016**

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

**3. Business Arising from the Minutes**

Mike Jackson reported that there was an error in the AGM Minutes with John Cox incorrectly stated as being the Deputy Chair. The Minutes will be corrected.

Chris Ireland sought some clarification on the reasons for the new stormwater rate. He understood that it is to address local flooding problems because of inadequate capacity within the existing system and that this will be made worse in future because inadequate planning provisions (no Stormwater Code in the draft State Planning Provisions). He said that Kettering does not have many stormwater problems but acknowledged that such issues are community wide and everyone should contribute to the solutions.

Gary Arnold responded by saying that the new rate is to primarily address the challenges caused by a lack of capacity in the existing stormwater system. This is more than just the reticulated system, but also along rural roads, culverts and 'end of pipe' treatment.

Council's normal annual expenditure has usually been about \$1M and this has proven to be inadequate. It will now increase to about \$1.9M, with most of this spent on on-ground works based on catchment modelling. The work is to mainly increase the size and capacity of the network – with pit lids getting popped during quite average storms. Council has received complaints from Bruny Island but it too will need stormwater upgrades associated with its road network.

Gina Hurn commented that Council is there to look after everyone. Tony Ferrier confirmed that the stormwater rate was not implemented in response to any particular planning scheme change.

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

##### **(a) Update on current reviews relating to Local Government reform**

Gary Arnold provided a summary of the current situation with the greater Hobart feasibility study. This will investigate resource sharing and amalgamation options amongst the councils of Hobart, Glenorchy, Clarence and Kingborough. The Councils have provided a great deal of data to the consultants and they are now investigating a number of the most likely options. There have been difficulties in comparing the different data sets. A final report is still a few months away

There is also a south east feasibility study being undertaken by KPMG for the Clarence, Sorrell, Tasman and Glamorgan Spring Bay councils. This is more advanced and should be completed soon.

In regard to Huon Valley, Council received a letter from that council in June wanting to investigate what was called the Huon D'Entrecasteaux option as described in a report from Bruce Felmingham – a proposal for all that part of Kingborough south of Margate Rivulet to be added to the Huon Valley municipality. Kingborough rejected that option but was willing to discuss other opportunities. There have since been some initial discussions held between the respective Mayors and General Managers into a possible joint study. These future investigations are being scoped but are constrained by the need to respect each council's particular positions and will therefore focus mainly on resource sharing opportunities. A MoU between the two councils and the state government would be required and advice from the government as to whether funding assistance would be provided has been sought.

Gina Hurn asked how the current issues at Huon Valley might impact on these discussions. Gary said he did not know and noted that the Minister is finalising a review of the Local Government Act which will include a change that enables the Minister to sack individual Councillors. Rob Crosthwaite commented that Kingborough Council should strongly resist any Huon Valley takeover of the area south of Margate. Mark Florusse asked as to whether the HVC preferred option would be seriously considered in the upcoming review. Gary said it wouldn't and that the main areas for discussion involve shared services and boundary adjustments.

##### **(b) Proposed new Building Act**

Tony Ferrier reported that the Building Bill 2016 has been approved by government and the new Building Act and Regulations will come into effect on 1 January 2017. The main changes and implications include:

- Building and plumbing work will be categorised based on risk. There are four categories – work an owner can do; work that can be done without a permit by a

licensed builder; work that can be done without a permit but Council must be notified (Notifiable work); and work that needs a permit issued by Council.

- More responsibility is being placed on builders and plumbers to achieve required standards under the National Construction Code.
- Building/plumbing applications/permits will not be required for as many jobs as previously. The Notifiable building work category is the most significant change. It includes such examples as house extensions, outbuildings, permitted residences, refurbished commercial buildings, etc.
- Council's role as a Building Permit Authority is one of approving permits and maintaining records of Notifiable work. The future focus will be on compliance and enforcement – ensuring permit requirements are met and permits are obtained where appropriate (there will be risks associated with any self-regulated scheme and Council has been additional responsibilities).
- Building permits are still required for high risk structures – such as discretionary residences, change of use, unit developments, commercial and public buildings.
- For Notifiable plumbing work, the Plumbing Permit Authority (within Council) carries out a similar role as a private Building Surveyor – issues a Certificate of Likely Compliance before work commences, issues a Start Work Authorisation, and carries out (if necessary) inspections while the work progresses and when completed. The PPA also must maintain records (ensuring plumbers submit plans etc) and is responsible for compliance and enforcement.
- The only reduction in work for Council from a building perspective is that permits will not need to be issued in the Notifiable category. This is currently essentially a procedural matter as the Building Surveyor has already issued a Certificate of Compliance. This is balanced out by the additional enforcement responsibilities.
- For the Council Plumbing Permit Authority there will be a reduction in the number of inspections carried out (low risk matters won't be inspected), but this is also more than balanced out by additional Permit Authority responsibilities, particularly in regard to the processing of on-site wastewater treatment systems.
- At this stage it is envisaged that Council will phase out its existing building surveying service by the end of the current financial year.

Neil Broomfield asked as to whether reed bed or wetland wastewater treatment systems would be considered. Tony said that they could, but that this would be dependent upon the relevant technical information being provided that establishes that such systems would work. The documents associated with the regulatory changes include guidelines on the design of such on-site wastewater treatment systems.

Mark Florusse stated that the changes will establish a framework that is similar to what exists in other states. Rob Crosthwaite commented that the loss of revenue from Council's building surveying service would impact on the ability of Council to deliver other services. John Cox asked about who is ultimately liable for ensuring that buildings are correctly constructed. Tony responded by saying that this is the Building Surveyor. Wayne Burgess commented that the proposed planning reform changes incorrectly assume that such matters as wastewater and stormwater can be adequately dealt with at the building approval stage.

Gina Hurn asked whether Council's building surveyor charges a similar fee to the private building surveyors. Tony responded that the fees are similar though private building surveyors will often charge more for remote locations (such as on Bruny) whereas Council's fees are the same for everyone.

### **(c) Update on State planning reform**

Tony Ferrier reported on the following matters:

- At the last Forum meeting an outline was provided of Council's submission in response to the draft State Planning Provisions (as part of the proposed Tasmanian Planning Scheme). Since then, the Tasmanian Planning Commission has conducted public hearings into these draft Provisions and heard submissions from many representors. These were held in July and dealt with the Zone provisions.
- An additional round of hearings will commence in late September and they will deal with the Codes – in particular Heritage, Scenic Protection, Natural Assets, Bushfire Prone Areas, Infrastructure, Coastal Erosion, Coastal and Riverine Inundation and Attenuation. Council has some particular concerns about the proposed deletion of the existing Wastewater and Stormwater Codes.
- Following these hearings the Commission will be recommending to the Minister changes that should be made so that a final version of the State Planning Provisions can be approved. This then triggers the need for the Councils (as the local Planning Authorities) to prepare Local Provision Schedules in order to complete the individual planning schemes.
- The Local Provision Schedule will contain the zoning maps, Specific Area Plans Code overlays (eg scenic protection) and a local heritage significance list. The main task will be interpreting how the new State Planning Provisions will influence how land within Kingborough will be zoned. Significant changes are anticipated.
- For example, the existing Environmental Living Zone is likely to be replaced by a quite different Landscape Conservation Zone (in that the former is a "living" zone, while the latter is a "conservation" zone). Significant changes are also likely to minimum lot sizes which will impact on the allocation of Low Density Residential and Rural Living Zones.
- Council is also currently revising the Kingborough Land Use Strategy (Dec 2013) in order that it can help in guiding or justifying the further development of the Local Provision Schedule. This to include structure plans for each of the urban settlements.
- Council is allocated a very short time period to complete the Local Provision Schedule once the Minister issues a direction to do so (following the approval of the State Planning Provisions). The Minister may direct the LPS to be subsequently publicly advertised (see legislation for details).

Mark Florusse asked as to whether rezonings would still be necessary if the existing zone is compatible with the new zones in the State Planning Provisions. Tony stated that rezonings would not be necessary in these instances. Rob Crosthwaite commented on the concerns previously raised by the Blackmans Bay group in regard to adverse impact of infill development and increased densities constituting overdevelopment (eg corner block at Roslyn and Powell roads – two units maybe, not four). Wayne Burgess agreed and said the group is extremely concerned about the changes that are occurring and will continue to impact on Blackmans Bay's desirable character. He also stated that Council is obliged to approve what is in the planning scheme and this is increasingly being determined at a state-wide level. In some cases, there is no permit required in closely settled residential areas and yet neighbours complain about over-shadowing, over-looking etc.

Gina Hurn asked as to whether prospective purchasers can easily find out the way land is zoned and related planning restrictions. Tony explained that Council provides this information to their solicitor, but that it is essentially a 'buyer beware' scenario and the information is readily available if the purchaser puts sufficient effort into their investigations. Mark Florusse said that a great deal of information is on the state government's LIST.

#### **(d) Update on Kingston Park development proposals**

Tony Ferrier reported on the following matters:

- Council has carried out a public “naming” competition and this has resulted in the site (and project) now being known as “Kingston Park”.
- Council is still awaiting news on its grant application in Round 3 of the National Stronger Regions Fund (NSRF) program. An announcement was expected in July 2016.
- Consultants have prepared road designs for the Boulevard road within the Kingston Park site, for John Street (specifically the northern and southern intersections) and for that section of the Channel Highway between Hutchins Street and John Street. A development application will be required for the new Boulevard road but may not be necessary for the upgrade of existing roads.
- Council is planning to construct the Boulevard in the first half of 2017 and the other works (upgrading the Channel Highway) a year later.
- A parking strategy for central Kingston has been approved by Council and monitoring of time limits is occurring more frequently.
- The architectural competition for the Community Hub facility is completed and the winning submission came from March Studio Architects. They are now working on a more detailed design with further input from Council in regard to the potential future use of this facility. A development application will then be submitted.
- The State government has commenced the process to employ an architect to design the new Kingston Health Centre.
- The next phase (beyond the Boulevard construction) will involve the subdivision of the site and the preparation and implementation of a land release strategy, as well as the design of the public open space, children’s playground and the Promenade.

John Cox asked about the extent of vacant shops in Channel Court and the prospective viability of commercial sites within Kingston Park. Tony explained that there would only be a few commercial sites within Kingston Park and that the project is intended to stimulate activity and investment throughout the CBD. Kingston Park is to provide a complementary set of land uses (public open space, community hub, community health centre, medium density residential, plus some commercial) that support the need to attract more people into central Kingston and reduce the need to travel to Hobart or elsewhere.

Gina Hurn suggested that the rents may be too high within Channel Court and asked as to whether there would be sufficient all day car parking in Kingston in future. Bus transport into Kingston is not always convenient. Tony explained that there will be all day car parking provided but that it will be less than there is currently and the use of land in the centre of a CBD for such a purpose is not feasible in the future.

Rob Crosthwaite commented that Council should review its land disposal strategy for Kingston Park, suggesting that retaining ownership and leasing properties may be to Council’s longer term financial advantage. He asked as to whether Council would offer economic incentives to the Kingston Park developers like it did a few years ago (which entailed a rates holiday for a few years). Gary responded by saying that he would not recommend such an economic incentive as it would have no impact on the decision whether to develop or not.

**(e) Other future matters to be considered by Council**

Tony Ferrier reported on the following matters:

- Tourism – Destination Southern Tasmania (DST) has continued to facilitate the re-branding of the region south of Hobart (replacing the former *Huon Trail* brand) and to update current marketing efforts (brochures, website, signage, events, advertising etc). Bruny Island has received particular attention and we are waiting on the final versions of the Bruny Island Destination Action Plan and a Visitor Engagement

Strategy (both commissioned by Dept of State Growth). Council's Bruny Island Tourism Strategy will be subsequently updated.

- Emergency Management – following the establishment of the new internal Council department (Governance and Property Services), a review is being conducted of all existing emergency management procedures. A report is also almost completed on Bruny Island's particular emergency management issues ('Bruny Island Hazards Communications and Vulnerability Assessment') and will be considered by Council at an upcoming meeting. The Torrens Community Capacity Toolkit report has been delayed but will be available soon.
- A Recreation Vehicle area report has been commissioned that looks at the feasibility of designated RV friendly towns and destinations to be scattered around the municipality. A report is due next week and will be subsequently considered by Council.

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

Mayor Steve Wass asked if there were any questions that he could answer. Mike Jackson said that he had a number of concerns in regard to TasWater. It appears that there is no ability for the owner councils to control TasWater. Dividends have been frozen and TasWater has reported that there will be 5% rate increases in future in order to generate more revenue. Mike said that Kingborough must pay for the upgrade of water quality problems in other places – where poor infrastructure has been inherited and must now be subsidised by other municipalities that had well managed infrastructure. Many of these boil-water alert problems are not worth investing in. Mayor Wass reported that the council's may own TasWater but have no say in their business decisions. Kingborough transferred about \$110M of assets and receives an annual dividend in return. Without a dividend, the Kingborough community is essentially funding works elsewhere and Council will find it hard to make up for the loss of this revenue. There has been no contribution from State or Federal governments to TasWater's problems and local government is being left with wearing the cost. Mayor Wass said he agreed with the concerns about the boil-water alerts and that more information from TasWater is needed as to whether there are other better solutions. In regard to the proposed sewer pipeline that is proposed to go through the Peter Murrell Reserve, TasWater has publicly communicated its intention and has the statutory power to do this without requiring a development application (a planning permit is only required for the new Blackmans Bay treatment plant). Council is very keen for the overall project to proceed as it is so important for the municipality and, when Council was responsible for water and sewerage, had scheduled it for completion in 2010/11. Gina Hurn asked that it be confirmed that the pipeline will not be going across North West Bay. Mayor Wass said that this is the case and that Council had originally also intended to construct a public walkway along the pipeline route from Margate through to Kingston.

Deborah Chadwick said that the NW Bay route was too risky and that a route that follows existing infrastructure is preferred. There is therefore merit in the current route proposal. The biggest concern for the Howden community is that there is an internet 'black hole' and this has such a major impact on so many community and personal issues. She asked about a local rumour that the former fish processing property on the edge of Howden was being purchased by a motor cycle gang. Mayor Wass said that Council was not aware of this and cannot influence who does or does not purchase land and any development proposal can only be assessed on its compliance with the planning scheme. Cr Dean Winter said he sits on the Police Liaison Committee and that the police have reported that there is little local motor cycle gang activity.

Cr Winter asked that the Forum consider combining its next meeting with Council's AGM. Council's AGMs have been poorly attended in the past, with little public engagement. It is intended that presentations be provided during the AGM with information provided on what has been achieved, allocation of resources and proposals for the current year. This would complement the Forum's activities and members could ask questions of Council staff.

Rob Crosthwaite supported the proposal and saw it as an opportunity to promote to Council a need to review the relationship between asset management and disposal (identifying ongoing revenue opportunities). Mark Florusse also supported this and saw a need to review the viability of councils and alternative revenue options.

John Cox identified weed issues as being important and sought confirmation that particular weed control concerns (eg highway approaches to Margate, Spanish heath along Huon Highway near Lower Longley), identified at the previous Forum meeting had been followed up. Wayne Burgess, as Chair, suggested a future presentation to the Forum from Council. This would be in regard to the implementation of the municipal weed strategy and could occur in the first meeting in 2017. John agreed with this suggestion.

Gina Hurn reported on Taroon High School is still waiting on a new Principal to be appointed. The school has recently held a number of arts and music festivals and won inter-school music competitions. It is particularly strong in these areas but the in-school facilities are very inadequate. The school hall is not large enough for the size of the audiences attending the regular performances. The problem is getting worse each year and the school is seeking support for a new performing arts centre. A request will be made to Council in this regard.

The Chair asked Neil Broomfield about the recent Antarctic Festival. Neil reported that it was extremely successful with its exhibition at Princes Wharf and other activities. Preparations are now being made for the Wooden Boat Festival early next year.

Chris Ireland suggested that Council review its approach to kerbside rubbish collection in the Kettering area. An extension proposal a few years ago was rejected by local residents. Since then, there have been many new residents and rubbish volumes have increased. The suggestion is that Council allow an 'opt out' option for residents – the kerbside collection service catchment is extended, but only to those residents wanting this service. It was noted that the private contractor already provides an excellent local service. Gary Arnold encouraged Chris to contact Council staff (David Reeve) and to note that the kerbside collection service will be reviewed as part of the Council's waste management strategy which is to be prepared in the next few months.

Roger Kellaway identified some road safety concerns along the Channel Highway at Taroon. There are some difficult pedestrian crossing points with poor sight distance. Hobart Council has built a crossing at the Grange but a better location would have been at Oakleigh Avenue, which is a popular crossing point for school children. Council has previously investigated these issues and pedestrian refuges went in, but were then removed and the Dept of State Growth has since resisted any new refuges or crossings. The TCA would like to see the authorities review the current approach and identify safe crossings along the highway.

Mark Florusse reported that stage 2 of the Dept of State Growth's safety lane on the Channel Highway at Bonnet Hill will be implemented this summer. Stage 1 has resulted in a number of safety improvements. There are concerns about lit cigarette butts being discarded along the roadside. Some form of public education is needed and this would probably be something that the Tas Fire Service should consider. The BHCA still have concerns about the way the parking area at Christopher Johnson Park has been constructed – in regard to the type of material used and whether there is sufficient slope for

adequate drainage. It was not able to cope with the rainy conditions experienced during this past winter.

Wayne Burgess reported that the Blackmans Bay group are still very concerned about the planning scheme provisions that allow infill development to significantly impact on the amenity and character of Blackmans Bay. They have attended the recent Commission hearings and acknowledge that Council's "hands are tied" in planning provisions being set by a higher authority.

## **6. Other Business**

Neil Broomfield suggested that the Council's Road Safety Committee could consider the previous Taroon concerns about safe highway crossings. Rob Crosthwaite commended the BBPA for its work on reviewing planning scheme changes.

Gary Arnold reported on the ongoing development pressures within the municipality, with large subdivisions to be constructed at Spring Farm and Whitewater Farm (with each having many lots being sold off the plan) and at Huntingfield. Wayne Burgess asked about recent advertisements for the Manager Development Services and a Planning Officer. Gary said that these are vacancies and not new positions. The former manager has transferred across to a position within a new Governance and Property Services department (the result of a minor internal council restructure) and a planning officer had taken a position at Hobart City Council.

## **7. Next KCCF Meeting**

The proposal to combine the next Forum meeting with Council's AGM was discussed. It was confirmed that the Forum meeting would commence at 9.30am with a shortened business agenda and the Council AGM would commence at 11am, with it concluding at about the same time that a normal Forum meeting would.

John Cox indicated that he supported the proposal and that Forum members could provide questions to Council beforehand so that answers could be incorporated within the presentations. Wayne Burgess said it was a good idea and presented some opportunities not normally available to the Forum. Mike Jackson, Mark Florusse and Neil Broomfield all indicated they agreed with the proposal. The Chair then confirmed that there was general agreement and Council could proceed with the necessary arrangements.

Accordingly the next (shortened) Forum meeting will be at 9.30am on 3<sup>rd</sup> December 2016.

The meeting closed at 12.20pm.