

Kingborough Community Consultative Forum General Meeting

9.30am 3rd June 2017
Civic Centre, Kingston

MINUTES

Present:

Initials	Organisation	Representatives present
KCCF	Kingborough Community Consultative Forum Executive	Wayne Burgess (Chair)
		Tony Ferrier (Secretary)
BBPA	Blackmans Bay Progress Association	Wayne Burgess
CALSCA	Coningham & Lower Snug Comm Ass'n	Mike Jackson
HPA	Howden Progress Association	Deborah Chadwick, Kate Butorac
KCA	Kettering Community Association	Chris Ireland, Peter Laud
KLGA	Kingborough Land Care Advisory Group	John Cox
	Unaligned	Rob Crosthwaite

Council: Mayor Steve Wass, Cr Sue Bastone, Gary Arnold (General Manager), Tony Ferrier (Deputy General Manager)

Apologies: Cr Mike Percey, Rob Scallon (KBCA), Gina Hurn (THSA), Peter Wilde (BBPA), Mark Florusse and Peter Cooper (BHCA), Di Blackwood and Gerald McAfee(FNB),

Business:

1. Welcome (Chair)

Wayne Burgess welcomed everyone in attendance.

2. Minutes of the General Meeting held 4 March 2017

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

3. Business Arising from the Minutes

John Cox stated that late comments on the Council's draft Tracks and Trails Action Plan will need be submitted quickly if they are to be considered.

4. Report from Council

(a) Update on local government reform, TasWater and Council's Annual Plan for 2017/18

Gary Arnold reported on each of these matters. Council considered SGS's Greater Hobart study at its meeting on 24 April and wrote to the Minister, seeking intervention to allow the Huon Valley Commissioner to have unrestricted discussions with Kingborough about future reform options – in a similar manner as has been possible between Hobart and Glenorchy (and Clarence and Sorell). There has been no response from the Minister to date. A targeted review is being conducted into the Local Government Act and the results of this review are expected during the spring sitting of Parliament.

Council considered the proposed State government takeover of TasWater at its meeting on 8 May and resolved to oppose this takeover. A meeting of LGAT was subsequently held and 23 of the 29 councils similarly resolved to oppose the takeover. Two councils abstained and four supported the takeover. LGAT is now preparing a campaign to support this decision and financial contributions have been sought from all supportive councils. Council currently receives an annual dividend of \$1.85M and this will be reduced by \$600K as from July 2018. Council's primary concerns about the takeover are that the government's accelerated program will greatly increase TasWater's debt and that in the longer term (beyond 2025) there may no longer be any dividends paid out on assets paid for by local communities. The Treasurer has stated that the takeover will take place regardless of any vote taken by local government.

Mike Jackson stated that he was concerned that after 2025, the government could draw funds from TasWater in the same way that it does from other GBE's. Gary confirmed that this is also a major concern by councils. Most are concerned about the post-2025 situation when the Treasurer's guarantees to local government effectively expire. There can of course be a change of government before and after then, so the future is very uncertain. The new arrangements will also allow the Treasurer to set TasWater rates rather than the current situation where this is done by the Economic Regulator. Mike said that privatisation is also a risk and that the government's plans could be stymied by the Upper House of Parliament or a change of government.

John Cox said that the focus should be on what delivers the best service to customers. TasWater has not always delivered a very good service. Gary responded by saying that the Treasurer says that the State Government is better placed to deliver the best service and has quoted examples where TasWater has underperformed in the past. The TasWater Chair has similarly responded by describing TasWater's achievements to date and the difficulties that it has had to overcome. This information has been well reported in the media.

Rob Crosthwaite raised his concerns about the potential for privatisation by the government and the subsequent likely deterioration in service levels to the public. He feels the takeover should be strongly resisted. John Cox asked as to whether councils will campaign to retain the existing model. Gary said, in response to this, that Council will be considering the LGAT request for support at its next meeting. Chris Ireland asked whether Kingborough's loss of dividend was worse than that of other councils. Gary said that the dividend reflects the size of the water and sewerage asset that was transferred from council to TasWater. The value of Kingborough's asset is about \$100M which is more than most other councils.

Gary provided a brief description of what is to be contained within Council's Annual Plan for 2017/18 – including a review of the Tracks and Trails Action Plan, the preparation of a Volunteer and Recognition Strategy and management plans for Council's bushland and coastal reserves. Rob Crosthwaite commented on the ageing of the volunteers within the community. The Mayor said that he is encouraged by the many young volunteers (such as those put forward for Council's Young Citizen of the Year award) and the huge increase in membership of groups such as the Kingston Beach Surf Lifesaving Club.

(b) Update on State planning reform and new Kingborough planning scheme

Tony Ferrier provided this update. A more comprehensive report on the recent progress with planning reform and the preparation of the new Kingborough planning scheme was provided at the last Forum meeting. Since then the government has released a draft Bill for comment that provides for the creation of 'Tasmanian Planning Policies'. These policies

will inform the regional land use strategies and the State Planning Provisions, as well as other non-statutory land use strategies.

In the past, Council has frequently commented on the fact that there has been no policy direction from the State government in regard to important land use issues. The development standards that have been imposed in the past (by way of Planning Directives and the recent State Planning Provisions), have obviously been implementing a particular policy agenda but this has never been articulated. These new planning policies should address this shortcoming.

The government has recently released the draft Guidelines for Zone and Code applications. These Guidelines will now form the basis for the preparation of the Local Provisions Schedules, which Council staff are now working on. The new planning scheme is in two parts – the State Planning Provisions provide the mandatory standards for the Zones and Codes, and the Local Provisions Schedule include the zoning maps, plus Specific Area Plans (SAP), any qualifications and some Code information (eg a list of places of local heritage significance).

Some of the main differences to the existing planning scheme will be:

- a reduced Low Density Residential minimum lot size and that units will now be allowed in this Zone;
- the part removal of where Codes (Natural Assets and Scenic Protection) will apply to urban areas;
- additional Rural Living Zone categories (minimum lot sizes of 1ha, 2ha, 5ha and 10ha);
- the Environmental Living Zone is effectively being replaced by a new Landscape Conservation Zone (and the Rural Living Zone 10ha category);
- increased emphasis on the allocation of a new Agriculture Zone (based on mapping provided by government); and
- the loss of Stormwater and Wastewater Codes.

The main task for Council now is the preparation of the new zoning maps. The justification for how land is to be zoned will be mainly provided within an updated version of the Kingborough Land Use Strategy (Dec 2013).

Particular attention is being given to the review of the Kingston Park SAP and the possible preparation of SAPs for Blackmans Bay Bluff (for which a public survey was conducted) and Kingston Beach (to address coincident flooding risks).

It is expected that most of the rest of the year will be taken up by work being done in completing this draft Local Provisions Schedule. The subsequent process is as follows:

- Report to Council on proposed LPS
- LPS submitted to Commission
- Council instructed to advertise LPS
- LPS advertised
- Submissions reviewed and report to Council
- LPS submissions forwarded to Commission
- Commission holds public hearings
- Commission recommends any changes to LPS
- Minister declares new scheme

Wayne Burgess commented on the large amount of work involved in preparing the new planning scheme. Rob Crosthwaite commented on the challenges involved in accommodating the new Agriculture Zone and rezoning land accordingly and asked about

how public comment would be sought. He also asked about the Minister having the final say on approving SAPs. The response to this was that public comment would be obtained through the normal statutory advertising process and that the final approval for the planning scheme (including the SAPs) is given by the Minister.

Peter Laud commented on the fact that the zoning of the land doesn't change the capacity for it to provide for particular land uses. The response was that much of the land in Kingborough may be suitable for agriculture but most properties are relatively small and are primarily used for residential or hobby farm purposes. Even properties that have poor agricultural capability can be used for intensive farming purposes (eg egg production). While protecting the long term agricultural capacity of land is important, this needs to be balanced with the need to not limit current residential uses. In such cases and in some areas, a Rural Living Zone may be more appropriate than an Agriculture Zone.

Deborah Chadwick stated that it was important that Council contact people where their land is to be rezoned. Even if Council cannot provide details of individual circumstances, then every effort should be made to alert people to the proposed changes. Utilising community organisations may be one way and Council may be able promote the available website information more publicly. Cr Bastone commented that the focus could be on those instances where rezonings are proposed that impose greater use or development restrictions on the land than are currently available – that is, where there is an effective loss of rights for owners, rather than where the development potential is increased.

Mike Jackson agreed that everyone should be informed of the proposed planning scheme changes that will affect their land. For example, he is concerned that units will be allowed in Coningham and this will not be popular within this community. People will want the opportunity to object and they should be informed of what is being proposed. Chris Ireland said that Council's website will be critical in this regard and can be used to provide all the necessary detailed information.

Wayne Burgess commented on the substantial work done by Council to date in translating the previous planning scheme to the interim scheme and the further work to be done to convert this to the new scheme. Deborah Chadwick stressed the need for residents to understand the implications because the next scheme will remain in place for a long time.

(c) Update on Kingston Park developments

Tony Ferrier said that a detailed report on Kingston Park was also provided at the last Forum meeting. Since then, progress has been made in relation to:

- Infrastructure projects – the engineering designs for the Boulevard road and the provision of services to the site are being completed so that tender specifications for construction can be prepared.
- Kingston Health Centre – DHHS has commissioned architects to design this new facility and concept designs are being prepared.
- Community Hub – the detailed design for this new facility has been determined, a development application has been submitted and Council is investigated future operational issues.
- Planning Scheme – the existing Specific Area Plan is being reviewed.
- Land Release Strategy – consultants have prepared financial modelling as a precursor to a draft strategy and this is being reviewed by Council staff.

- Other matters – consultancy briefs have been prepared for the design of the public open space (including playground), the Promenade and to review the future parking needs on site. A temporary mown ‘labyrinth’ has been placed on the grassed lower level. A significant effort is being put into formalising the internal project management arrangements for this particularly complex and important project.

A draft Kingston Park Implementation Report has been prepared in response a community request made at the Council’s AGM. It is proposed that this be released publicly and to be regularly updated (say, quarterly). The report will include a summary of the current situation with the project, including its financial status and the implementation schedule for the various components (eg Community Hub, road construction, public recreation spaces). The delay in finalising this report has been due to the current degree of uncertainty in regard to the future timing of proposed developments. Council is waiting on the Land Release Strategy to be provided in order to resolve these scheduling uncertainties.

Rob Crosthwaite commented on the need to have a long term strategy in regard to the future ownership of land within Kingston Park. Alternatives to sale should be considered such as long term leases. Mike Jackson said that Council should be comfortable about taking out large loans for this project. He said that this would be “good” debt in that Council will be obtaining long term benefits.

The Mayor responded by saying that Council is considering these opportunities. Housing components should be sold but Council could retain some commercial properties as long term revenue sources. Council is very conscious of the need to obtain other revenue sources as well as rates. Gary Arnold said that there are a variety of views held by individual Councillors in regard to the amount of debt that Council can sustain, however the Treasurer has recently announced the availability of interest free loans to councils and Kingborough will be taking advantage of this.

Rob Crosthwaite said that the Kingston Park project should not be just about financial gain and should reflect the social and community values associated with the project. These can’t be translated into financial values. It is important that Council engenders within the community a sense that this project is so much more than a financial return.

(d) Update on Community Services programs (see attached)

A copy of a report was provided to the Forum which was previously provided to Council for the first three months of the year that detailed the many activities undertaken or facilitated by the Community Services department. This information was provided to the Forum and included details with respect to:

- the presentation of the Kingborough Awards;
- assisting the delivery of the Day on the Beach event;
- organising the Black Tuesday Commemoration event and associated school presentations;
- a review of the Positive Ageing Strategy;
- inter-council partnerships with the Access Advisory Committee;
- delivery of youth programs under the ‘Kids Allowed’ and ‘Learning for Life’ programs;
- organising the Love Living Locally event;
- organising the Kingston LINC Silhouette Mural;
- organising the establishment of a new ‘The Bruny’ art prize;
- a review of the Arts and Culture Strategy;

- acquisition of art work from Arts Farm Birchs Bay;
- assisted the Lions Club Annual Art Show;
- assisted the ETHICS art exhibition at the Kingston Beach Arts Hub;
- facilitated the two winners of the Antarctic Experience being able to fly over the Antarctic in February;
- organised a wide variety of Yspace workshops to assist youth employability;
- held a National Youth Week event at Kingston Beach;
- initial consultation held for a new Youth Strategy;
- training for a group of South Channel youth in hospitality;
- facilitated youth arts project at Simpsons Bay, Bruny Island;
- conducted the summer holiday program with a wide variety of activities;
- organised the construction and opening of the extension to the Blackmans Bay skate park and early planning for second stage community park and playground;
- Youth Action Kingborough (YAK) activities;
- various youth outreach programs, including school presentations;
- managed the regular activities at the Kingborough Sports Centre, including all rosters and a number of new events;
- Sports Centre upgrades in regard to seating and court numbers;
- Fitness Centre programs, including increased attendances;
- Family Day Care report on activities and various initiatives; and
- Manor Gardens report on activities and highlights.

John Cox said that the Kingborough Chronicle has reported on many of these and that Council does try to make the general public aware of them. Wayne Burgess noted that the Forum had previously had a presentation from a Council manager on such matters. Rob Crosthwaite commented on the need for the redesign of the Council website so that it can best provide public information. Gary Arnold said that a completely redesigned website should be released in about a week's time.

5. Reports from Community Organisations

John Cox said that no-one is doing anything about the weeds alongside the Channel and Huon highways and they are getting worse.

Chris Ireland suggested that the reports from the community organisations could be placed ahead of the Council reports on the Agenda so that they are given more time for discussion. It was agreed that this would occur for the next meeting. Chris also reported on the poor performance of the private sewerage treatment plant at the corner of Ferry Road, Kettering. There have been bad odour problems for some time and it has affected users of the nearby public reserve and some residents. A meeting was held with Council officers and the operator (Stornoway) has been subsequently contacted and some minor modifications made to the plant to address the problem. Gary Arnold reported that Council had served an Environmental Protection Notice on the owner in regard to this issue.

Chris also mentioned the proposal to create a walking track that loops back to Kettering from Trial Bay alongside the highway (as raised at the previous Forum meeting). He said that Council could contribute to it by constructing a few steps down a steep bank to Oxley's Road. Gary Arnold said that Council can look at this but is wary about constructing footpaths alongside the highway as DSG then requires Council to be responsible for all verge maintenance. Cr Bastone said that she had spoken to some Council officers about these proposed steps. John Cox said that bus stops are provided along the highway and DSG should ensure there is safe pedestrian access along the roadside.

Chris also asked when the Council's draft Waste Management Strategy would be released for public comment. Gary said it is to be considered at the next Council meeting and it is expected that a public release would occur soon after that. Peter Laud said that the recent ABC show 'War on Waste' highlighted the fact that people don't know what can be recycled and many recyclable items are going to landfill. Can Council provide more information on this? The Mayor said that this will be done and that it is apparent that many more plastic items can be recycled now than was the case in the past. Rob Crosthwaite suggested that a regional approach to educating the public about waste management should be reinvigorated.

Mike Jackson said that the recent Council upgrade to the first section of Old Station Road at Lower Snug is much appreciated. Mike also sought (and obtained) confirmation that the Coningham Beach public toilets would be replaced in the next financial year.

Deborah Chadwick reported on the fact that the past NBN problems that Howden had experienced have now been resolved. She also reported on the Howden community's concerns about the proposed rezoning and subdivision of the former fish processing property on the north-eastern fringe of Howden. The community believes that such a development of this property is out of character to Howden and contrary to the local community values. There is a perception that more could have been done to inform local residents and that Council should improve its communication in regard to such planning applications. One suggestion was that the local community or progress associations could be informed as well as neighbours. It was felt that the property should be rehabilitated rather than developed for additional residences. There are concerns that such development in Howden is ad hoc and the future development prospects for Howden are not known. It was felt that Councillors and staff could have handled the communication issues better.

In response to this, Gary Arnold said that it is difficult for Councillors as the assessment of such applications is a statutory process and they must remain impartial and objective in order to act as a planning authority under the Act. The Mayor supported this and said that applications are assessed against the requirements of the planning scheme and these requirements do not always accord with particular local community concerns. Tony Ferrier mentioned the fact that rezoning and development applications are publicly exhibited in accordance with the statutory requirements (noting that additional information is provided on Council's website) and the limited resources within Council make it difficult to conduct additional public consultation. Strict processes are in place to ensure legislative compliance, noting that any minor breach has the potential to invalidate a Council decision. Deborah reiterated the local community anxiety about such matters and that the concerns include the non-compliance with permit conditions and lack of enforcement by Council.

6. Other Business

In regard to waste management, the Mayor described a recent visit to the Copping landfill and that the numbers of plastic bags are not reducing. They are then collected at the landfill but those bags that do break down more readily may well be ones that are the most damaging to the environment.

Wayne Burgess asked about the current situation with telecommunication towers. Gary Arnold responded by saying that the telecommunication providers can install "low impact facilities" on existing buildings. If they are on private land, they do not require a Council permit. If on a Council building or structure, then a commercial lease would be normally required. A question was asked about prospective cat management legislation and Council does not have any recent news in this regard (though the Council's cat control project on Bruny Island is progressing well).

Wayne Burgess also encouraged local groups to monitor the development proposals that are occurring in Hobart – particularly the two large 'Fragrance towers'. These proposals provide some indication as to the willingness of the State government to be more actively involved in the statutory planning process. Wayne also asked as to whether the construction of the Summerleas/Huon Highway road junction is fully funded for the next financial year. Gary Arnold said that this construction work is expected to be completed by the end of 2018.

7. Next KCCF Meeting

The next Forum meeting will be at 9.30am on Saturday 2nd September 2017. The subsequent meeting will be held on 2nd December 2017.

The meeting closed at 12.25pm.