

# Kingborough Community Consultative Forum General Meeting

9.30am 2<sup>nd</sup> June 2018  
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	John Kelleher, Mike Jackson
FNB	Friends of North Bruny	Gerry McAfee
HPA	Howden Progress Association	Deborah Chadwick, June Walker
KCA	Kettering Community Association	Peter Laud, Sue Hoyle
KLGA	Kingborough Landcare Advisory Group	John Cox
KBCA	Kingston Beach Community Association	Roger Tonge
TCA	Taroona Community Association	Jill Hickie
WCA	Woodbridge Community Association	Luca Vanzino
	Unaligned	Rob Crosthwaite

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

**Apologies:** Bonnet Hill Community Association, Taroona High School Association, Alex Matysek, Rosemary Sandford, Deputy Mayor Paula Wriedt, Cr Sue Bastone, Cr Flora Fox

### Business:

#### 1. Welcome (Chair)

Wayne Burgess welcomed everyone in attendance and called for apologies.

#### 2. Minutes of the General Meeting held 10<sup>th</sup> March 2018

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

#### 3. Business Arising from the Minutes

There was no business arising from the Minutes from the previous meeting.

#### 4. Reports from Community Organisations

Deborah Chadwick (HPA) reported on the current appeal that has been lodged against the Villa Howden development application. The grounds of appeal are essentially based on its excessive scale and inappropriateness of this development at this location. Local community concern has not abated and the prospect of this development has badly affected local morale. A lot of money has been raised by the community to support the appeal but there are concerns this cannot match the developer's greater resources. She commented that it reflects the flaws in the third party appeal model – in that the local community is disempowered in the existing planning system. It seems to be a common

problem everywhere, even in New Zealand. Local groups need to receive some funding assistance. She also said this case highlights the limits of tourism in that it can impact on what people see as being locally very precious. A comment was also made that the proposed permit prohibits functions, yet these have been occurring to date.

John Cox (KLAG) reported that the North West Bay River was badly affected in the recent storm with a lot of riparian damage, including the weir being wrecked near the end of Hopfields Road. All of the earthworks done by TasWater near the Margate Bridge were wiped away. John asked whether funding assistance is available for the repair of this river damage. He also commented on the need to record the inundation levels so that this information can be used when assessing future development applications. He said that weeds will come back stronger than ever on the disturbed areas, such as along the banks of the North West Bay River.

Sue Hoyle and Peter Laud (KCA) reported that a grant is being pursued to construct a pedestrian linkage from Trial Bay to Ferry Road. This will complete a looped walk right around Kettering. There are some local complaints about cars parked on the Ferry Road footpath. There also are concerns about the draft Dog Management Policy in that the off-lead area below the oval needs to be extended to include adjoining pathways. Questions were asked about when the road upgrades are to occur for Oxleys Road and Lower Groombridges Road (information subsequently provided). There are also concerns about the two properties between Snug and Oyster Cove, where the amount of stored derelict cars is increasing.

Luca Vanzino (WCA) reported on the vacant land adjoining the St Simon's and St Jude's Anglican Church at Woodbridge and that it has now been gifted to the WCA on the basis that it be used as a public recreation area and contains a commemorative element or theme (for local residents that participated in past conflicts). The small block that contains the church is also to be sold, but it is too small to contain its own on-site wastewater system and could not be used as a future residence. The WCA will now be considering the future development of their recently acquired land.

John Kelleher (CALSCA) reported that the Coningham area (including the beach) did not suffer too much damage as a result of the recent storm. Clarification was sought on the "restricted" status of Coningham Beach in the draft Dog Management Policy – and it was confirmed that it effectively prohibits dogs on the beach. It was noted that the proposed new Coningham public toilets are going through the development application process. The dinghies left on Coningham Beach is an ongoing problem – and CALSCA wants to confirm that it is now quite clear that they should be removed. The dinghies damage the underlying vegetation. Most are now removed and the KCA would like to now see Council take this opportunity to revegetate and rope off the area, so they are not returned for next summer. Council has previously rejected this and CALSCA would like this decision to be reviewed.

Roger Tonge (KBCA) reported on the one-way traffic trial at Osborne Esplanade. He said that it has been working well, with some of the initial concerns not eventuating. There is improved egress from parking and it makes pedestrian crossings safer. Traffic is moving through the area smoothly and it provides a template for the whole of Osborne Esplanade. Roger also said that the current development application for the new public toilet is welcomed by the local community at large. There was a great deal of storm damage at Kingston Beach, particularly at the northern end. A great deal of sand was lost and rubbish accumulated on the beach. While much has now gone, Council will need to remove some large items at the southern end. The draft Dog Policy will be important for Kingston Beach as people do use the whole of the beach and the restrictions will need to be enforced better in future.

Gerry McAfee (FNB) reported on the upcoming launch of the Dennes Point Heritage Walk. Fourteen interpretive panels are installed along the laneway. FNB has joined with other Bruny Island community groups in calling for a moratorium on fish farm expansion in Storm Bay.

Jill Hickie (TCA) reported that there are a lot of local concerns about the draft Dog Policy but the TCA has yet to determine its position. The Apex Park is used by dog owners and there is a desire for the Alum Cliffs track to be available for dogs on-leash. The TCA will be seeking a grant from the Tasmanian Community Fund for improvements to the Taroona Community Hall. A master plan is being developed that includes a new deck, energy efficiency components and making building changes so that the hall faces towards the park. Council will be approached to allocate funds to match the proposed grant. The Taroona High School is developing a master plan for their property which will focus mainly on the need for building improvements and the TCA will be encouraging them to consider their bushland reserve and the role it plays as an outdoor environmental classroom. There are also concerns about the need for some foreshore rehabilitation following the IMAS works below the former wastewater treatment plant property. There needs to be better prior public communication for activities such as this.

Rob Crosthwaite raised his concerns about the level of infill development in the general Kingston area resulting in the loss of private open space and native vegetation. There is a risk of such higher density suburban areas becoming future heat sinks. He also said that Spanish Heath is an increasing problem – it is flowering at the moment and it would be helpful if funding assistance was provided to private landowners.

Wayne Burgess (BBPA) reported on the significant storm damage experienced at Blackmans Bay and to local stormwater infrastructure. There was a great loss of sand and he noted that studies had identified that the beach is somewhat lucky to retain as much sand as it does. Storms such as this are likely to increase in frequency in future. Most damage to the stormwater system and general area occurred in the Blowhole Road area – including the loss of two large trees. More suburban infill development will make it worse in future and this is becoming increasingly evident in Blackmans Bay with more sealed surfaces resulting in increased flows and downstream damage. Rob Crosthwaite commented that this is an example of the unintended consequences of higher density development and more infill development will require the need to retrofit much better stormwater infrastructure downstream.

## **5. Reports from Council**

### **(a) Local storm damage on 10/11 May 2018**

Gary Arnold reported how Kingborough was particularly affected by this storm and there has been major damage to both private and public property. From Council's perspective, the Civic Centre was flooded and this has resulted in the major relocation of staff and the replacement of most of the ground floor carpet. Power and data outlets were also affected. The Civic Centre was only closed to the public on Friday 11 May and customer services have been otherwise unaffected. A Community Recovery officer took calls from the public to help people in knowing where they might be able to obtain assistance – 130 requests for assistance were received by Council on that Friday and they continue to come in. Free entry to the Barretta waste transfer station was provided on 20 and 27 May for flood affected Kingborough residents.

In regard to public infrastructure, Council's Works staff have been conducting storm recovery work since early on that Friday morning. Initially this focused mainly on re-opening roads, clearing stormwater drains, making safe public places, removing fallen trees etc. The most damage to public infrastructure occurred along the Whitewater Creek in

Kingston, where the walking track, in-stream rehabilitation, stormwater structures and bridges were all badly damaged – to the extent that it will cost Council about \$600,000 for repairs. Most other work relates repairing road, drainage and footpath repairs (plus Kingston Beach breakwater and Trial Bay jetty).

Council has been working closely with the State Government and the Premier activated the Natural Disaster Relief and Recovery Arrangements which means that Council should be reimbursed for much of the additional costs it has incurred as a result of the event (such as the need to reconstruct essential public assets (eg roads, bridges, stormwater). This doesn't include parks and reserves and it may be possible to seek additional funds from the Australian Government. It will take Council a few more months to clean up all of the areas and contractors are being used as much as possible so that normal Council works activities are not affected.

There is to be a Recovery Expo to be held next Tuesday from 3pm to 8pm at Kingston Beach. This will be a joint exercise between Council and the State Government and will provide information on the services that are available to assist people that have been impacted by the storm event.

Mayor Wass said that many local small businesses have been particularly affected, with some having to close resulting in the loss of jobs. Council will be promoting the upcoming Recovery Expo.

Jill Hickie asked about the impact on Council's normal capital works program and Gary said that this should be minimal as contractors will be primarily used. Rob Crosthwaite asked about the financial impact on Council and Gary said that this will depend on how much reimbursement will be obtained from the Natural Disaster Relief fund. This may ultimately take a few years to fully understand, but Council will be endeavouring to limit the financial damage. It is also acknowledged that the work itself must be done regardless.

#### **(b) Results of Budget consultation**

Gary Arnold reported that Council at its meeting on 30 April 2018 decided to release the draft budget for public comment. This was done for three weeks ending on the 22 May.

During this period, Council received 14 submissions. Of these, there were 4 that were happy with the budget; there was one that wanted a longer consultation period; another that complained that rates had doubled since the 1970's; two that had very specific concerns (toilets at Lunawanna and expenditure of the Public Open Space reserve); one that was concerned about asset renewal not being fully funded; and 5 others that had broader concerns about the size of the rate increase and that Council should reduce costs.

Councillors considered these submissions at a workshop held on 23 May. At a Special Council meeting on Monday 4 June Council will be considering the operational budget and capital works program for 2018/19. Council will also be considering the Long Term Financial Plan, the Long Term Asset Management Plan and the Annual Plan. At this meeting Council will be setting the Rates for 2018/19.

Council was going to obtain an underlying surplus for the end of June 2018 until the recent storm event. Next year the reduction of the TasWater dividend by \$600K will again make an underlying surplus difficult.

#### **(c) Update on Hobart City Deal and Greater Hobart Strategic Alliance**

Talks have continued to occur between the four Greater Hobart councils and the Tasmanian and Australian governments in regard to the further development of the Hobart

City Deal. In recent times they have focused on the priorities to be captured in the Hobart City Deal. There are five agreed key focus areas – these being the facilitation of an Antarctic precinct within Macquarie Point; the creation of a Greater Hobart transport vision (particularly in regard to future public transport options); to establish a Greater Hobart Act (to provide a collaborative framework for the four councils and the Tasmanian Government); to further support the University's STEM presence within the city; and to explore options to support affordable housing across Greater Hobart. Working groups are to be established to support the progression of these key work streams.

The most recent meeting was held on 31 May and ongoing meetings are held every four weeks. The first meetings of the working groups are to occur soon. It is important to lock in some significant Federal funding through the City Deal (such as was done for Launceston, which received \$200M).

June Walker (HPA) asked about the impact of a change in government. Gary said that there is a strong level of commitment by all levels of government and the aim is to lock in the City Deal through formal agreements and, in the case of the Greater Hobart Act, by legislation. Rob Crosthwaite asked whether Council has a position in regard to public transport and the additional lane on the Southern Outlet. Gary said the Southern Outlet presents topographic constraints and solutions are more difficult than for Glenorchy and Clarence. Any traffic fix for Hobart will need to include better public transport for Kingborough. This is to be in combination with smart technology, other modes of transport and more local employment in Kingborough – plus any traffic management changes in Macquarie and Davey streets.

Peter Laud (KCA) suggested increased decentralisation out of central Hobart including the relocation of government agencies. Roger Tonge (KBCA) suggested increased parking fees in Hobart and more park-and-ride in outlying areas. Mike Jackson (CALSCA) said the traffic problems are greatly reduced in school holidays, so it should be compulsory for school children to catch the bus to school. Cr Bury questioned whether the State Government owning the two main roads would help in any way if they don't also control all the side streets.

June Walker (HPA) said that buses will not meet everyone's needs and people will continue to want to use their cars for the convenience they provide. Mayor Wass said that Metro bus services need to be significantly improved to the extent that they greatly reduce the need for people to use their cars. Fares need to be reduced to the extent that it is much cheaper to catch a bus than drive.

#### **(d) Update on Kingston Park developments**

A more detailed presentation on the Kingston Park project was provided at the last Forum meeting. Since then the construction of the Community Hub commenced on 4 April and has progressed very well since then. Work also commenced on the Kingston Health Centre at the end of April. The road construction was significantly affected by the recent storm and this is now not likely to be completed until August.

During April/May Council called for expressions of interest from potential private developers. These are now being assessed and a brief is being prepared that will stipulate what is required from the shortlisted developers when they are requested to prepare a much more detailed proposal. This will be forwarded to them in mid-June and their detailed development proposals (including binding offers) will need to be received by early September. Council will then need to decide which developers will be offered contracts to develop parts of the site.

The future work schedule for the Kingston Park project in the short term does involve the design and construction of public car parks, plus the design and construction of a large playground adjacent to the Community Hub. Following this, further road construction will be undertaken, including the pedestrian link through the existing John Street car park.

A Traffic Plan for the whole of the central Kingston will also soon be commissioned. This will inform the timing and detailed design of future road and junction upgrades. A Parking Plan will also be done in order to identify specific works – such as would be funded from cash contributions in lieu of on-site parking being provided.

Particular attention is being given to the future operations of the Community Hub. An operational plan is being prepared that will guide how this new facility will be used in future. It will need to be promoted well and there are many detailed aspects to consider (internal fit-outs, ongoing maintenance, security, financial management, hiring arrangements, staffing, opening hours, events etc). The construction of this facility should be completed by the end of the year and a public opening is anticipated in January or February 2019.

Jill Hickie (TCA) asked as to whether the public open space would consider any indigenous themes. This will occur and some initial advice in this regard has been received from a consultant commissioned to design the main pedestrian corridor leading into Kingston Park.

#### **(e) Update on preparation of new Kingborough Planning Scheme**

Council is currently preparing the Local Provisions Schedule (LPS) following the State government's release of the State Planning Provisions (SPP). All other councils in Tasmania are doing the same. This mainly involves the conversion of the zones in the existing Interim schemes to those within the SPPs.

There are a number of significant zoning changes that will need to be accommodated in the new scheme – for example the Environmental Living Zone is effectively replaced by either the Rural Living Zone or the Landscape Conservation Zone. It is also expected that there will be a more widespread application of the Agriculture Zone.

Council has to date utilised the Low Density Residential Zone to protect the existing character of urban areas that have larger lots, scenic or landscape values and native vegetation that has conservation value. In the new scheme the lot sizes have been reduced, unit development is possible, and the relevant Codes do not apply that protect scenic and environmental values. The problem now is that these existing values within these low density residential areas will be eventually lost – as further subdivision and higher density living occurs.

One mechanism that is being considered is the creation of Specific Area Plans (SAP) for each of the affected localities. It is not yet known whether the Planning Commission will allow this, as such specified departures are generally frowned upon – in that one of the main objectives of the new schemes is the need for a very standardised approach. Such SAPs are also being considered for the Blackmans Bay Bluff area and Kingston Beach (to deal with coincident flooding risks), plus a major review of the existing Kingston Park SAP has been done.

One of the reasons for the delayed completion of the LPS is that the councils and the government have to arrange for the completion of various land use mapping exercises that will inform the new zoning boundaries and the overlays for the Codes. In many cases, the Codes will only apply to land that is shown within the mapped overlay. Such mapping has had to be done for bushfire prone areas, coastal erosion, inundation or flood prone areas, scenic protection, natural assets or biodiversity, and agricultural value.

This new scheme does provide Council with more of an opportunity to make some strategic land use decisions – much more so than when the current Interim scheme was prepared. Such decisions however must be supported by a strategic analysis and for this purpose the existing Kingborough Land Use Strategy (Dec.2013) is being rewritten and will be presented in conjunction with the LPS.

Preparing the new scheme is a slow process in itself but it has also been impeded by the increased numbers of development applications (DAs) that Council has received in the last few years – each year sees many more than the previous year. A Council workshop on the new scheme is scheduled in a fortnight's time after which it is proposed to finalise the LPS later in July. The LPS will then be submitted to the Planning Commission and then publicly advertised. The Council receives all submissions and the Commission subsequently conducts public hearings, before the new scheme is declared – probably about mid-2019.

Gary Arnold highlighted the high DA workload within Council with applications up by about 20% from last year which was up a similar amount from the year before, and the year before that etc. Luca Vanzino asked about a future limit needing to be placed on population growth within Kingborough. The response was that this may effectively occur by the way land is zoned in the planning scheme, which is given strategy direction by the Kingborough Land Use Strategy – within which there are urban structure plans that describe the limits to growth, including the constraints imposed by the Southern Tasmanian Regional Land Use Strategy and effectively enforced by the Planning Commission.

#### **(f) Dog Management Policy Review**

At the Council meeting held on the 14 May it was decided to release the Draft Dog Management Policy for public comment for a period of six weeks in accordance with the provisions of the *Dog Control Act 2000*. This will be up until Monday 25 June.

A draft Policy had been previously released for public comment early in 2017. That policy aimed to address anomalies in the Dog Control Act that prevented Council from prohibiting dogs from declared areas, other than those containing sensitive habitat for native wildlife. This draft Policy was not well received by the community with there being very polarised views on allowing dogs to have restricted access to popular beaches. That version of the Policy was then deferred. Amendments to the Dog Control Act came into effect in December 2017 that gave councils the ability to permanently restrict dogs from a declared area. The current draft Policy takes advantage of this new provision.

The Draft Policy now proposes restricting access to all beaches under Council's jurisdiction at all times (except the existing off-lead exercise beaches at Kingston Beach, Clarks Beach and the addition of a section of Middleton Beach). It is also proposed to restrict dogs at all times from sports grounds and to apply uniform on-lead restrictions in parks, reserves and natural areas (unless otherwise designated as prohibited due to sensitive wildlife habitat).

Following the receipt of public submissions a further report will be provided to Council and a final version of the Policy will be presented for approval. To date, Council has received many submissions and it is clear that this is a very polarising issue within the community.

Roger Tonge (KBCA) asked as to how the new Policy will be policed. The response was that this will be done by Council's Compliance staff. A great deal of their time is already taken up by dog related issues. In the past there have been difficulties because of a legislated inability to prohibit dogs from certain places. This will not be the case in future. Gerry McAfee (FNB) said that the new Policy will require new signs to better describe where dogs can or cannot go as well as assisting compliance. June Walker (HPA) said that the proposed Policy is too restrictive and it should allow people to walk their dogs in many more places in order to aid people's physical and mental health. She also commented that

Council does not control dog access to all areas and that there are areas controlled by the Parks and Wildlife Service that provide access for dog walking (eg Peter Murrell Reserve).

#### **(g) Waste Management Strategy implementation**

At the Council meeting held on 14 May it was decided that Kingborough Waste Services (KWS) would take on an expanded waste management role and that this would be described within an updated Service Level Agreement. This decision is consistent with the recently adopted Kingborough Waste Management Strategy.

KWS is a company fully owned by Council with two independent Directors (with particularly relevant skills and experience) and two Directors that are Council employees. It is currently responsible for the management of the waste transfer stations and staff employed by KWS operate these waste transfer stations. Fees and charges are set by Council and all financial profits come back to Council.

KWS is now preparing the proposed Service Level Agreement. It is to record a common understanding about the waste management responsibilities of both Council (as the client) and KWS (as the provider of services). The services provided by KWS are likely to be the:

- (1) kerbside collection of waste and recyclables;
- (2) collection services for public place bins;
- (3) operation of waste transfer stations;
- (4) community education and awareness; and
- (5) strategic and business planning.

This broad range of services enables a consolidated and coordinated approach to waste management utilising the specific expertise within the KWS Board and staff.

At the same meeting Council also adopted a new Waste Wise Events Policy and Guidelines.

#### **(h) Completion of Bruny Island Liveability Study**

Council and the State government had previously decided to jointly fund the preparation of a Bruny Island Liveability Study. A consultant, Mathew Fagan, was appointed to conduct this study and this has taken place during the last 6 months – it was completed a few weeks ago.

A comprehensive public consultation program was conducted that was well promoted on Bruny Island. Seven local “researchers” were employed to facilitate local meetings and to contact and explain the process to local residents. A Bruny Life website was created that contained a great deal of background information and enabled the on-line completion of a community survey. The survey form was also mailed out to land owners.

This survey had a series of questions under ten issue categories of – community, education, economy and employment, environment, health and safety, housing, local decision-making, local infrastructure and essential services, transport and mobility, plus recreation, culture and social life. As well as these questions, information was also sought on the demographic characteristics of the respondents, plus in regard to some specific Bruny island projects relating to cat management, emergency management and a water strategy.



Almost 700 survey forms were completed. This was an excellent response and it was also determined that there was a close match to Census data in regard to age, gender and locality. Long term residents were particularly well represented with 40% of respondents having lived or stayed on Bruny for more than 20 years. The information can therefore be regarded as statistically accurate – in that we now know what Bruny Islanders think about a wide variety of issues and this can inform future decision making.

A report on the Study is going to the next meeting of Council and a copy of the Liveability Study will be placed on Council's website for general perusal. The report provides a summary of the key survey results – including those questions that received the highest scores (where there was the greatest satisfaction or lowest concern) and those that received the lowest scores (where there was the lowest satisfaction or highest concern). The results for each question are included, plus general observations on what can be concluded from them. There is also an Appendix that includes all of the written comments provided.

These results are then linked to a series of recommendations that were developed by the consultant. Every effort was made to ensure that the recommended actions accurately reflected the results of the community survey.

At this stage it is proposed that Council receive the report and determine to proactively pursue the recommended Actions on the basis that they are a sound reflection of the community views as expressed within a thorough and accurate community survey.

**(i) Recent Council departmental reports – Environmental Services and Community Services**

At the Council meeting held on 14 May reports were presented for information from the Managers of Environmental Services and Community Services. As has been the practice at recent Forum meetings, these types of reports are also made available for the members to peruse and seek further information if necessary.

**6. Other Business**

Mike Jackson (CALSCA) said he was interested in any comments that Council could make in regard to the Bruny Island airstrip. He feels that airstrips are things that the community generally needs – such as for the emergency landing of aircraft that are in trouble – plus, once the airstrip is taken away it will never be replaced. Others at the meeting commented that the airstrip is no longer used by the emergency services, it needs to be maintained for safe landings and it doesn't have to be Council's responsibility.

Council's response was that the decision was to announce that there is an intention to close the airstrip and that this final decision will be subject to the information received during the current four week consultation period. Council's concerns are primarily related to the existing risk. Associated issues include the costs to upgrade and maintain the airstrip, the intrusions on to the neighbouring private property, the in-house knowledge required for ongoing management, the fact that it is used primarily for private purposes and whether such a facility is best managed by Council. At this stage, it is felt that the public consultation will be a very productive exercise and will generate a lot of relevant information that will assist Council in determining the future of the airstrip.

**7. Next KCCF Meeting**

The next meeting will follow the Forum's AGM at 9.30am on 8<sup>th</sup> September 2018.

The meeting closed at 12.32pm.