

# Kingborough Community Consultative Forum General Meeting

9.30am, 8 September 2018  
Civic Centre, Kingston

## MINUTES

### Present:

| Initials | Organisation                                       | Representatives present              |
|----------|--|--------------------------------------|
| KCCF     | Kingborough Community Consultative Forum Executive | Wayne Burgess (Chair)                |
|          |  | Mike Jackson (Vice Chair)            |
|          |  | Tony Ferrier (Secretary)             |
| BBPA     | Blackmans Bay Progress Association                 | Wayne Burgess                        |
| BHCA     | Bonnet Hill Community Association                  | Rae Wells                            |
| BICA     | Bruny Island Community Association                 | Rosemary Sandford                    |
| CALSCA   | Coningham & Lower Snug Community Ass.              | David Bonny, Mike Jackson            |
| FoNB     | Friends of North Bruny                             | Alex Matysek, Di Blackwood           |
| HPA      | Howden Progress Association                        | Deborah Chadwick                     |
| KCA      | Kettering Community Association                    | Chris Ireland, Sue Hoyle, Peter Laud |
| KLGA     | Kingborough Landcare Advisory Group                | John Cox                             |
| KBCA     | Kingston Beach Community Association               | Roger Tonge                          |
| TCA      | Taroona Community Association                      | Roger Kellaway                       |
|          | Unaligned  | Rob Crosthwaite                      |

**Council:** Mayor Steve Wass, Cr Flora Fox, Cr Sue Bastone, Tony Ferrier (Deputy General Manager), Sarah Wilcox (Media and Communications Officer)

**Apologies:** June Walker (HPA), Cr Graham Bury, Gary Arnold (General Manager)

### Business:

#### 1. Welcome (Chair)

Wayne Burgess welcomed everyone in attendance and called for apologies.

#### 2. Minutes of the General Meeting held 2 June 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

Roger Tonge (KBCA) reported that it had been an eventful year at Kingston Beach. A one-way system was trialled for Osborne Esplanade which was successful but the community views were essentially 50/50 and Council has reverted to the original two-way arrangement.

Kingston Beach is still waiting for a master plan that determines future traffic and parking designs. The absence of this master plan limits the ability to improve the much needed local infrastructure. The circumstances surrounding the Surf Club should have been well known with so many planning requirements not being able to be met. There are local concerns about the dog exercise areas and the fact that Council is yet to finalise its policy. Signage changes will be necessary. There was a question about someone being stopped by a Council officer at Blackmans Bay beach at 5am. This will need to be confirmed.

Chris Ireland (KCA) reported that the KCA is interested in the proposed changes resulting from the new Bruny ferry contract. SeaLink is engaging with the Bruny community but they should also talk to the Kettering community – particularly in regard to the anticipated increase in traffic and any proposed changes to the marshalling area. The ferry terminal is in the centre of the village and local residents will be affected by future changes. SeaLink has spoken to the KCA. Infrastructure changes are being proposed at Kettering and the KCA will seek to have representation on the Bruny Island Ferry Reference Group.

Last year, the KCA reported its desire to create a walking track loop from Kettering Point and Trial Bay and back north along the highway. There is unfortunately a dangerous 300m section where pedestrians have to walk on the edge of the road and sight distances are poor. A previous grant application to DSG was unsuccessful. The current upgrade of Oxleys Road may create an opportunity to provide a safe pathway. Further consultation with DSG and Council will occur in this regard.

Rae Wells (BHCA) reported that their main complaint was in regard to the parking area at Tyndall Beach. It has been a quagmire all through winter and requires a better gravel surface that can be drained. An upgrade may be able to be coordinated with the Landcare activity that is occurring to protect the area from coastal erosion.

David Bonny (CALSCA) reported on the rehabilitation at Coningham Beach with Council providing plants to stabilise the area. A similar treatment is also needed at some of the other smaller beaches in the area where vegetation is under threat (eg dinghies stored on dunes). This will require some funded local Landcare projects. Road signage is required to direct people to the Coningham Beach and this has been raised with Council. A report was requested on the current situation with the proposed new public toilet block – and this was taken on notice with further information to be provided by Council.

Rob Crosthwaite stated his concerns about the removal of trees within suburban areas and the creation of heat islands. He asked how Council could deal with this. The response was that the only mechanism within the planning scheme was by allocating zones that limit the capacity for higher density development – such as the Low Density Residential Zone or Specific Area Plans. Rob said that the lower side of Roslyn Avenue at Blackmans Bay is an example of where this has happened (vegetated areas turned into concrete slabs and rooves). It was said by Wayne Burgess that there are many such examples of this – such as where former shack properties are now built out with units.

Roger Kellaway (TCA) reported on a plastic wise event that had been organised in Taroom. There has been great difficulty in getting community consensus on the dog management policy and it is a shame that such a small minority (1% of people) cause problems that make it such a controversial issue.

Alex Matysek (FoNB) expressed his group's gratitude to the revetment wall that has been built to stabilise the Nebraska Road from coastal erosion. The Dennes Point Heritage Trail is nearing completion and consists of 14 interpretive panels. An opening is being planned for October. In regard to the Bruny Island Liveability Study, it is felt that there is an opportunity for further research into the many written comments. The actual survey results have been analysed but the hundreds of comments include a great deal of relevant

information and are yet to be investigated. UTAS has been asked to look at this and to explore what they might say about a community vision for Bruny Island. From this Study there is currently a proposal being investigated about the establishment of a community Board that would replace the Bruny Island Advisory Committee (BIAC). Alex said he doesn't support this proposal and felt that the stated NZ model is not applicable and there are unresolved resourcing or funding questions (including a person employed to support or implement the Board's work). He doesn't see the need to replace BIAC by such a Board.

Rosemary Sandford (BICA) stated her concerns that the abovementioned Board proposal is a step back in time and is reminiscent of the old Bruny Island Council and will be seen as such by many. BIAC is a low cost and satisfactory option. She too feels that a NZ model is not relevant in an Australian context. The existing BIAC model is satisfactory and can provide the necessary "voice" for Bruny Island. BICA is meeting next weekend and will form a view on this proposal. She said that it is being reported on social media on Bruny as a fait accompli. However she said it would add little value compared to BIA which already allows different points of view to be presented. The Board proposal would also be too costly and would be seen as being an attempted breakaway from Kingborough.

Rosemary reported on her concerns about the proposed ferry changes. There will be issues in carrying capacity and many residents do not want a booking system. There are concerns that Bruny is becoming a mass market tourism destination and there is a great deal of anxiety about the impacts on the Island of this future anticipated growth in visitor numbers. Local infrastructure cannot cope. Much of the reported \$8M, to be provided by the State Government on Bruny infrastructure, looks like it will be used to upgrade the ferry terminals. Alex Matysek supported that this by saying that there are significant problems that need to be addressed and that they are keenly felt by an older demographic on Bruny.

Deborah Chadwick (HPA) reported on the local impact of the major storm that occurred 4 months ago, but the main issue that is worrying the Howden community is the Villa Howden development application. They are waiting on the outcome from the Tribunal which is expected soon. An enormous amount of money has been spent by both Council and the Howden community on this planning appeal.

John Cox (KLAG) reported on a presentation about the North West Bay Catchment Management Plan at the KLAG AGM last Wednesday. This is to be the subject of a report to Council and then it will be publicly exhibited. It is to be hoped that there will be broad public interest. John also reported on the additional bike trails provided within the Coningham Recreation Area.

Wayne Burgess (BBPA) reported on the flood damage and the fact that there still needs to be some remediation done at the beach. Council has undertaken a significant amount of work in the Blowhole Road area and this has been well tidied up. The recent beach drowning has reignite mention of the past Blowhole fatality. The land in that case is privately owned and Council is pursuing a transfer in ownership. This is evidently getting close to being resolved. The results of the coroner's report are awaited in regard to how this area can be made safe – hopefully this is also concluded soon. Wayne also mentioned the sign warning against swimming near the beach's stormwater outlet at the bottom end of Illawarra Road. He asked about how much of the beach is likely to be affected. This will vary depending on the coastal currents and whether there has been any recent rain.

David Bonny (CALSCA) asked as to whether the Margate to Snug trail which is being constructed could in future be extended to Kettering. There are cost and physical constraints but it is evident that the existing work has generated a great deal of local interest, particularly for cyclists.

## **5. Reports from Council**

### **(a) Update on Communication and Engagement Framework**

Sarah Wilcox (Council's Media and Communications Officer) provided an update on Council's proposed Communications and Engagement Framework. This will define the standard consultation principles and procedures that Council will employ across all program areas. It will be based on the Our Say platform and assistance is being provided by the Our Say consultant. An example of its application will be for the preparation of the next Council budget. The Framework will be based on IAP2 principles (International Association of Public Participation).

It is anticipated that the implementation of the Framework will involve more regular emails being sent by Council out to local community groups and organisations. Council's database is being improved and the database for the Council's Information Directory is being updated (and will be printed following the Council election). Local groups and individuals can sign up with Council for an email subscription and will receive monthly updates (reporting on Council decisions, events, works and consultative exercises). The online Our Say platform will be used to conduct surveys or polls and will be used to improve such services as waste management and the budget. Opportunities to add value and expand on this will also be pursued in future (eg face to face meetings).

It is also proposed that Council compile a more comprehensive calendar of events and local meetings. Council would be interested in attending more local group meetings to discuss any proposed initiatives or issues of concern. Information in this regard can be forwarded to [swilcox@kingborough.tas.gov.au](mailto:swilcox@kingborough.tas.gov.au)

In developing this Framework, some initial consultation has occurred with a few community representatives. A councillor workshop is to be held on 1 October and there will also be some staff training and input. A report to Council is planned later in October. The Framework will enable the implementation of a more standard consultative approach and generate more community feedback. It will define when Council should be consulting and how it should be done in certain circumstances. The objective is to create many more opportunities for public engagement in how Council services are to be delivered.

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

The project objectives were reiterated, which are to stimulate more activity and investment across the whole central Kingston area so that additional services and attractions are provided for local residents and visitors – as well as:

- to create a community “heart” or central community meeting place
- to provide an economically sustainable CBD
- to provide substantial public recreational attractions
- to reduce the need to travel into Hobart
- to create local employment opportunities
- to be designed to a very high quality
- to stand alone financially for Council/community

The current construction works that are underway include the road construction (Goshawk Way – the main through road on the site) and services (to be completed by end of Sept), Community Hub (end of Dec) and Kingston Health Centre (end of Jan).

The future Community Hub operations are being investigated, including the need for an officer to be employed for procurements, to arrange fit-out, develop operational systems and oversee ongoing management of Hub. The Hub will consist of a multi-use hall, a town

square that extends out to a future playground area, café, community meeting rooms, co-working space, staffed area and public amenities.

Traffic and parking plans are being prepared by a consultant. The traffic modelling is to assist in the future design of CBD roads and junctions with major upgrades planned for the next few years (eg Channel Highway between Hutchins and John streets, John Street itself and the roundabout and the Church Street junction with Beach Road).

The private development within the Kingston Park site is being progressed in accordance with a land release strategy. Expressions of interest have been submitted and the subsequent more detailed proposals are being assessed. This is a highly confidential and competitive process. It is aimed to have contracts in place by the end of October.

A design brief for the public open space area (including playground) and Pardalote Parade has been circulated. This will involve public engagement in the design process to be done by a chosen consultant. There is an active local group advocating nature-based play and increased community involvement in future design solutions on this site and surrounding areas.

Public communications is an important component of the project. The Kingston Park Implementation Report (which includes financial updates) continues to be provided on a quarterly basis on the website. A sign is about to be erected, the website itself has been upgraded and media releases are ongoing. The level of public communication and engagement is expected to go to another level once private developers are contracted (in that we will know much more about the final site design and what the public can expect in regard to future attractions and services).

Mike Jackson (CALSCA) asked about security and whether cameras are being installed. This will be the case and cameras are being installed around the Community Hub and in other parts of the site.

Rob Crosthwaite asked about the private developer contracts. His view is that Council should retain the ownership of the land and that there should be public input into the future land ownership and title arrangements. He feels that there should be more transparency with the private developer negotiations and that the sale of land will mean Council will lose control and that long term rental arrangements would be better. The Mayor responded by saying that Council is being consistent with the original development plan (from 2013) for the site and that a land sale process has always been anticipated. Retaining ownership would result in a huge debt and this would be too large a burden on the Kingborough community. It was also stated that the land disposal process is adhering to strict probity requirements (with independent oversight) and negotiations must be kept confidential in order to generate the best net financial result for the Council and community.

Alex Matysek (FoNB) asked about the likely heights of future buildings on the site. It was reported that a few residential buildings could be 6 or 7 storeys, though most other buildings (eg townhouses or commercial) would be lower in height. The original site development objectives have always called for a more compact CBD that encourages walking and this will inevitably mean going up rather than spreading outwards. Pedestrian amenity will be enhanced with major streetscape improvements, including along the Channel Highway.

John Cox asked about the provision of effective stormwater disposal, bearing in mind the impact of the recent major storm. It was reported that this will be part of meeting the normal development approval requirements, but it is proposed to expand the capacity of the Kingston wetlands to the north as this will receive the stormwater from this site.

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

To recap, in December 2015 the State Government legislated to implement a Tasmanian Planning Scheme (TPS) whereby every planning scheme across the State would be consistent in policy and operational provisions. The amendments to the *Land Use Planning and Approvals Act 1993* (LUPAA) established the State Planning Provisions (SPP) which comprise all of the planning scheme's operations 'rules' and standard development controls for all Zones and Codes. These are mandatory and form a template that must be included within all of the final planning schemes for each municipality. They were approved in March 2017.

Council's task is to now prepare the Local Provisions Schedules (LPS) which is essentially all of the other parts of the planning scheme and is to include:

- Zone maps
- Particular Purpose Zones
- Specific Area Plans (SAP)
- Site Specific Qualifications
- Code Overlay Maps and Code Lists in Tables

Council staff have been working on this for the last 12 months. This has been delayed by the recent resignation of the planning officer (Dianne Cowen) who had been preparing the LPS. The work done to date within Council includes:

- Preparation of all zoning maps (with only a few parcels to be reviewed – mainly in regard to the interpretation of the agricultural mapping that has been supplied)
- A detailed Zone conversion table has been compiled and now needs to be completed – showing how zones in the current KIPS2015 are to be converted to the SPP zones for all of the various localities within Kingborough
- A total of 10 SAPs have been prepared (subject to more detailed review) – including a number of new ones not currently within the KIPS2015
- A list of all site specific qualifications has been compiled (where a development standard is to differ to that within the SPPs for a particular property)
- Overlays and local lists (eg heritage) for a number of Codes have been prepared – most of the work yet to be done is for the scenic protection overlay
- An updated version of the Kingborough Land Use Strategy has been prepared (compared to the one prepared 5 years previously)
- The covering report for the LPS (which indicates compliance with all the legislated requirements – which are many) is about half completed

The PS is to be completed by the end of 2018. A report is then prepared for Council, the LPS passed on to the Planning Commission and it is then publicly advertised. Council compiles all submissions and the Commission conducts public hearings, before the new scheme is approved.

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

Following the 14 May 2018 meeting, Council resolved to release a Draft Dog Management Policy for public comment for a period of six weeks. A total of 105 written submissions were received at the close of the public submission period, with 159 ideas and 363 comments submitted via Council's OurSay portal. A summary of the issues raised during the consultation period was made available on Council's website for public review.

Two workshops have since been held with Councillors to assess the feedback received and to make adjustments to the draft policy where necessary. A final draft of the policy is being presented to Council for endorsement at its meeting on 10 September. The following text has been extracted from the Council report.

The key points raised during the public consultation can be summarised as follows:

- (a) Opposition to the reduction in size of the off-lead area at Apex Park;
- (b) Concern at the proposal to change the restriction on the Alum Cliffs track from off-lead to on-lead;
- (c) Arguments for and against dogs being allowed to access beaches;
- (d) A desire for more off-lead areas;
- (e) Clarification required on the legislation relating to dogs and outdoor eating areas;
- (f) Inclusion of exemptions provided under the Dog Control Act in relation to prohibited public places;
- (g) Greater clarity around the provisions of the Dog Control Act in regard to dogs and shopping centres;
- (h) Lack of acknowledgement in the policy of the health and wellbeing benefits associated with dog ownership;
- (i) Concern that the language used in the policy is too legalistic; and
- (j) A desire for greater public education and enforcement of regulations in relation to responsible dog-ownership.

The issues raised have been assessed by staff and discussed at length with Councillors over the course of two workshops. In response to the issues, a final draft of the policy has been prepared that includes the following changes:

- (a) Reinstatement of the off-lead area in Apex Park to its original size;
- (b) Inclusion of the Suncoast Drive Track as an off-lead area to compensate for Alum Cliffs Track being changed to on-lead;
- (c) Maintenance of the status quo in regard to beach access and clarification of the status of beaches not under Council's jurisdiction;
- (d) Reinstatement of the Maranoa Heights Reserve as an off-lead dog exercise area;
- (e) Clarification that under the provisions of the Food Act 2003, the proprietor of a food business may allow dogs in the outdoor dining area of that food business;
- (f) Inclusion of the following exemptions provided under the Dog Control Act that allow access by dogs in public places under the following circumstances;
  - (i) a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose; or
  - (ii) a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or
  - (iii) a pet shop; or
  - (iv) the premises of a veterinary surgeon; or
  - (v) a pet-grooming shop; or
  - (vi) any other premises related to the care and management of dogs.
- (g) Inclusion of the definition of a shopping centre as provided in the Dog Control Act;
- (h) Acknowledgement in the policy statement of the health, social and economic benefits of dog ownership within the Kingborough Municipal Area; and
- (i) Changes to the wording of the policy to make it less legalistic.

In addition to the above changes, it is proposed to prepare a Dog Management Handbook in consultation with the Kingborough Dog Walker's Association. The handbook will provide more detailed and user friendly information in relation to the expectations of dog owners in Kingborough and is intended to assist in the promotion of responsible dog ownership.

In relation to the desire for more off-lead dog exercise areas, it is proposed to investigate the suitability of the following areas and undertake the necessary public consultation process required under the Dog Control Act 2000:

- Sedgebrook Reserve;
- Mirramar Park (lower section);
- Leslie Vale Oval; and
- Area behind Kettering Fire Station

*It is also proposed to fence the off-lead exercise area in Kingston View Drive, as well as the new area below the Kettering Oval. Implementation of the policy will be supported by new signage where necessary, the majority of which was purchased last financial year using the operational allocation provided for this purpose.*

*Many of the restrictions contained within the policy are driven by a desire to protect environmental values. Where an area has been declared restricted for environmental reasons, this is supported by a comprehensive assessment undertaken by appropriately qualified staff. The intent of the policy is to set a framework for responsible dog ownership that reduces the risk of conflict within the community and adverse effects on the environment.*

#### **(e) Waste Management Service Level Agreement with KWS**

In December 2017 Council adopted the Kingborough Waste Management Strategy. In May 2018 Council determined that most of the waste management operational responsibilities would be transferred to Kingborough Waste Services (KWS). KWS is a company that is solely owned and controlled by Council. At the 23 July 2018 meeting, Council endorsed the proposed Service Level Agreement (SLA) between KWS and Council.

The SLA describes all of the services that Council expects KWS to deliver. These are broadly summarised as being:

- kerbside collection of waste and recyclables;
- collection services for public place bins;
- operation of waste transfer stations;
- community education and awareness; and
- strategic and business planning.

For each of these services, the SLA describes the component parts that will be delivered and how performance will be reported to Council against the respective key performance indicators. It is necessary to transfer the new responsibilities to KWS in a staged manner and in particular the delivery of some of these will be dependent on a new waste management officer being appointed. The SLA formally commence from 1<sup>st</sup> January 2019. The next few months are a transitional period during which the new more comprehensive reporting systems will be developed and additional duties bedded down. This includes quarterly reports and a KWS Annual Plan and Annual Report (including statistical details on the waste stream and financial performance). An SLA Management Panel will also meet twice each year to review and discuss details relating to the client-provider relationship within the SLA.

In the short term, KWS will be:

- Reviewing opportunities to expand the kerbside collection catchment.
- Investigating the feasibility of a kerbside green waste collection service.
- Improving public communications and community awareness.

Waste management is a critical Council service and it is of great interest to the general public as to how it is delivered. KWS aims to build on this and increase the level of public awareness about sustainable waste management. An important aspect of the SLA is the inclusion of KPIs that will enable Council and the broader community to assess ongoing performance.

Peter Laud (KCA) commented on the need for more recycling information to be provided to the public.

Rosemary Sandford (BICA) commented on the need for improved waste management on Bruny Island and asked as to what noticeable differences might occur this coming summer.



She also said it is necessary to target visitors and to prevent littering and the rubbish dumping that is occurring in places like Simpsons Point Road. There was a general Forum discussion on the importance of public messaging and the need for people to take their rubbish home. KWS are investigating the need for recycling bins in places like Bruny and will be reviewing the adequacy of the public place bins (there are 50 such bins on Bruny). It was noted that P&WS do not have bins and rely on communicating the message that all rubbish must be taken home. This messaging can be part of the ferry experience and could be included in the hire cars. It is unlikely that any major changes can be implemented in time for this summer season on Bruny.

Roger Tonge (KBCA) suggested that the idea of an infrastructure levy on each tourist be reinvestigated. This could generate the funds needed for the necessary improvements. This has been rejected in the past by government despite Council's best efforts to lobby and promote such a scheme. The government commitment to Bruny of \$8M over four years is to evidently replace the idea of a levy and is to be used to upgrade infrastructure that is needed as a result of tourism growth. Deborah Chadwick (HPA) mentioned that the idea of a Bruny infrastructure levy is similar to the additional charge incorporated within the NSW Parks pass and could be incorporated within the normal ferry fare without it being highlighted as a levy as such.

#### **(f) Local Government Election Timetable**

The Local Government Election calendar is as follows:

|                             |                            |
|-----------------------------|----------------------------|
| Notice of Election          | Saturday 8 September       |
| Nominations Open            | 9am, Monday 10 September   |
| GM Rolls Close              | 6pm, Thursday 13 September |
| Nominations Close           | 12pm, Monday 24 September  |
| Announcement of Nominations | 12pm, Tuesday 25 September |
| Close of Polling            | 10am, Tuesday 30 October   |

#### **(g) Recent Council departmental reports – Community Services and Works Department**

At the Council meeting held on 13 August 2018, reports were presented for information from the Managers of Community Services and the Works Department. 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. Copies are attached to these Minutes.

### **6. Other Business**

Wayne Burgess (BBPA) reported on a recent article in the Kingborough Chronicle.

### **7. Next KCCF Meeting**

The next meeting is proposed to be a shortened meeting after which the Council's AGM will be held. At this stage it is proposed to be at 9.30am on 8 December 2018 (subject to Council confirmation).

The meeting closed at 12.30pm.