



COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council
will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on
Monday, 5 July 2021 at 5.30pm

Kingborough Councillors 2018 - 2022



Acting Mayor
Councillor Jo Westwood



Councillor Sue Bastone



Councillor Gideon Cordover



Councillor Flora Fox



Councillor David Grace



Councillor Amanda Midgley



Councillor Christian Street



Councillor Steve Wass



Councillor Paula Wriedt

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 13 to be held on Monday, 5 July 2021 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Gary Arnold
GENERAL MANAGER

Tuesday, 29 June 2021

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GUIDELINES FOR PUBLIC QUESTIONS

Section 31 of the *Local Government (Meeting Procedures) Regulations 2015*

Questions from the public may either be submitted to the General Manager in writing or asked verbally at an Ordinary Council meeting. Any question asked must only relate to the activities of Council [Section 31(2)(b)].

This guideline is provided to assist the public with the requirements of Public Question Time as set out in the *Local Government (Meeting Procedures) Regulations 2015* as well as determinations made by Council. You are reminded that the public question forum is designed to accommodate questions only and neither the questions nor answers will be debated.

Questions on Notice

Written questions on notice must be received at least seven (7) days before an Ordinary Council meeting [Section 31(1)] and must be clearly headed 'Question/s on Notice'. The period of 7 days includes Saturdays, Sundays and statutory holidays but does not include the day on which notice is given or the day of the Ordinary Council meeting [Section 31(8)].

Questions Without Notice

The Chairperson of an Ordinary Council meeting must ensure that, if required, at least 15 minutes is made available for public questions without notice [Section 31(3)]. A question without notice must not relate to any matter that is listed on the agenda for that meeting.

A question by any member of the public and an answer to that question is not to be debated at the meeting [Section 31(4)]. If a response to a question cannot be provided at the meeting, the question will be taken on notice and will be included in the following Ordinary Council meeting agenda, or as soon as practicable, together with the response to that question.

There is to be no discussion, preamble or embellishment of any question asked without notice, and the Chairperson may require that a member of the public immediately put the question.

The Chairperson can determine whether a question without notice will not be accepted but must provide reasons for refusing to accept the said question [Section 31 (6)]. The Chairperson may require a question without notice to be put on notice and in writing.

The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, offensive or relates to any matter which would normally be considered in Closed Session. The Chairperson may require that a member of the public immediately put the question.

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 5 July 2021 at 5.30pm

1 AUDIO RECORDING

The Chairperson will declare the meeting open, welcome all in attendance and advise that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

The Chairperson will acknowledge the traditional custodians of this land, pay respects to elders past and present, and acknowledge today's Tasmanian Aboriginal community.

3 ATTENDEES

Councillors:

Acting Mayor Councillor J Westwood
Councillor S Bastone
Councillor G Cordover
Councillor F Fox
Councillor D Grace
Councillor A Midgley
Councillor C Street
Councillor S Wass
Councillor P Wriedt

4 APOLOGIES

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 12 held on 21 June 2021 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

There have been no workshops held since the last Council meeting.

7 DECLARATIONS OF INTEREST

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have, a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

8 TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

10 QUESTIONS ON NOTICE FROM THE PUBLIC

10.1 Kingston Park

Mr David Bain submitted the following question on notice:

Can you please advise if the next stage of the Kingston Park Open Space development will be going ahead as per the Master Plan, including the construction of the community amphitheatre?

Officer's Response:

Development of Stage Two of the Kingston Park Open Space is proceeding in line with the intent of the Masterplan, including the provision of a grassed banked amphitheatre.

Daniel Smee, Director Governance, Recreation & Property Services

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

12 QUESTIONS ON NOTICE FROM COUNCILLORS

12.1 Fish Farms

At the Council meeting on 21 June 2021, **Cr Cordover** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Do we have any estimation of what that ongoing cost is to the Council to do coastal remediation works that may or may not be as a direct result of erosion damage caused by fin fish farming?

Officer's Response:

There is currently no quantification of the ongoing cost of coastal remediation due to the large number of variables involved in coastal hazard vulnerability and evaluation, risk prioritisation and jurisdictional responsibility.

Council's coastal hazards program continues to gather data on coastal erosion risk and potential asset vulnerability with identified priority remediation localities being the subject of capital works bids as part of the budget estimate process.

Jon Doole, Manager Environmental Services

12.2 Change of Speed Limit

At the Council meeting on 21 June 2021, **Cr Bastone** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

As Crescent Drive is the end or the beginning of the Snug to Margate shared pathway, could we either have a change of speed limit sign or speed humps within Crescent Drive? Cyclists are speeding down from Margate and the road is narrow with no footpath of any kind and there have been several near misses of people who are walking.

Officer's Response:

Crescent Drive is a low traffic volume and low speed road and as such would not have the drivers for traffic calming such as speed humps. The change to the road use has been with users of the Margate to Snug shared path being directed through the area. As such investigation will be undertaken into improved advisory signage for users of the road and improved delineation of the road edge through vegetation control in the short term. In addition consideration will be given to formalising a separated shared path through the area in the medium term.

David Reeve, Director Engineering Services

12.3 Works at Beach Road, Kingston

At the Council meeting on 21 June 2021, **Cr Wriedt** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

I am aware that there was an incident where a resident had to come out of the Salty Dog, tripped over a sign that had been placed by the contractors and I'm led to believe that there had been several other people who had drawn attention to the sign, that it was not clearly marked. The sign itself was reflective but its legs came out across the footpath and at night it could not be seen as there is no reflective tape on them, which is how this accident occurred. What discussions have taken place both with the person who had reported it after they fell over but also what has been put in place to ensure that it is clearly marked so that the same thing doesn't occur?

Officer's Response:

Council received advice on the morning of Tuesday 8th June of a tripping incident, which had occurred the previous night involving works signage at this work site.

The incident notification was made known to the site Contractor, and a joint inspection undertaken with Council staff and the contractors staff that afternoon. As a result of the notification and

subsequent inspection, adjustments were instructed and made to the positioning and additional delineation of signage in that location to reduce the likelihood of any further recurrence.

Direct follow-up contact was made by Council staff with the reportee on the evening of 8th June, and this was subsequently followed up further by the Contractor.

Council staff are not aware of any other concerns, reports or incidents relating to signage in the area prior to this incident, or subsequently. Council staff are aware that this incident was a discussion thread on Councils Facebook page at the time.

David Reeve, Director Engineering Services

12.4 Environmental Management and Pollution Control - Smoke Regulations

At the Council meeting on 21 June 2021, **Cr Wriedt** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Since these regulations came into existence in 2019, has Council had any complaints made in relation to people breaching those regulations by having smoke visible for a continuous 10 minute period after lighting their indoor fires? Have any complaints been made by the public in the last 2 years and, if so, what the outcome of those complaints were?

Officer's Response:

There have been four complaints about woodheater emissions since July 2019. Three of these were resolved by information/education with the user(s) of the woodheater and one remains open and is currently under investigation. Onsite inspections did not identify clear breaches of the Regulations.

Environmental Health have responded to numerous community enquiries about smoke emissions however these have only infrequently required any Council involvement in follow-up.

Abylene McGuire, Senior Environmental Health Officer

12.5 Sewer Spill - Browns River

At the Council meeting on 21 June 2021, **Cr Wriedt** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Are we aware, at this stage, whether the overflow has impacted on the quality of water in Browns River? If the answer is yes, have groups like the sea scouts and kayakers been notified of it?

Officer's Response:

Based on the information received from TasWater and observations onsite, most of the discharge was pooled on the grassed area of Christopher Johnson Memorial Park with only minimal discharge to Browns River.

Standard public notification by Council is through warning signs onsite and social media. Community groups and individuals are generally not part of notification processes however it remains a consideration with each individual incident.

In this case, the standard public notification processes were applied based on predicted minimal discharge and impact to the marine environment and with consideration to standing advice for Browns River water quality being poor and suitable for secondary contact activities only.

Abylene McGuire, Senior Environmental Health Officer

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OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

13 OFFICERS REPORTS TO PLANNING AUTHORITY

13.1 DA 2020-676 - DEVELOPMENT APPLICATION FOR UTILITIES (ROUNABOUT AND ASSOCIATED WORKS)

File Number: DA-2020-676
Author: Timothy Donovan, Senior Planning Officer
Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	GHD on behalf of Housing Tasmania
Owner:	Housing Tasmania; State Growth; V M and J V Maddock; G R and J L Fletcher.
Subject Site:	1287 Channel Highway, Kingston; 1A Maddocks Rd, Kingston; 4 Rays Ct, Kingston.
Proposal:	Construction of a new roundabout and associated works
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zoning:	10.0 General Residential 19.0 Open Space 28.0 Utilities 26.0 Rural Resources 13.0 Rural Living
Codes:	E1.0 Bushfire Prone Areas E3.0 Landslide E5.0 Road and Railway Asset E6.0 Parking and Access E7.0 Stormwater Management E9.0 Attenuation E10.0 Biodiversity E11.0 Waterway and Coastal Protection Code E14.0 Scenic Landscapes E17.0 Signs F5.0 Huntingfield Housing Land Supply Order Specific Area Plan
Use Class/Category:	Utilities
Discretions	General Residential Zone: Cl.10.3.1 A1 Hours of Operation Cl.10.5.1 A1 Non-Dwelling Development Rural Living Zone: Cl.13.3.1 A1 Non-Residential Use (Hours) Cl.13.4.3 A4 Design (Fill and Excavation) Open Space Zone: Cl.19.3.1 A1 Hours of Operation Cl.19.3.5 A1 Discretionary Use

	Cl.19.4.3 A1 Landscaping (Frontage) Cl.19.4.3 A2 Landscaping (Residential Zone) Cl.19.4.5 A1 Environmental Values Rural Resource Zone: Cl.26.3.1 A1 Sensitive Use Cl.26.3.1 A1 Discretionary Use Cl.26.4.3 A3 Design (Fill and Excavation) Utilities Zone: Cl. 28.3.4 A1 Commercial Vehicle Movements Cl.28.4.6 A1 Environmental Values Road and Railway Asset Code: E5.6.2 A1 Road Accesses and Junctions Biodiversity Code E10.7.1 A1 Buildings and Works Scenic Landscapes Code E14.7.2 A2 Landscape Areas
Public Notification:	Public advertising was undertaken between 17 March 2021 and 30 March 2021 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i> .
Representations:	Twenty seven (27) representations were received against the proposal. The submissions raised the following grounds: <ul style="list-style-type: none"> • Traffic Issues including delays and safety issues • Alternative options • Traffic modelling and selection processes • Alternative routes and emergency vehicles • Upgrades needed for Algona roundabout • Non-compliance with road and rail asset code • Impact on property values and business • Pedestrians and cyclists issues • Impact on adjacent property and house
Recommendation:	Approval with Conditions

1. PROPOSAL

1.1 Background

The majority of the land for the roundabout, apart from the existing Channel Highway road reserve, was once a part of the Huntingfield Estate land, acquired by the State Government and then transferred to the Director of Housing in 1974, for the purpose of housing development. The Estate was first developed in the 1980s for 200 residential lots.

The purpose for the roundabout is to provide primary vehicular access for the proposed Huntingfield housing estate, which has not yet been approved. The roundabout has recently been identified in local and regional strategies including:

- The 2020 State Government Master Plan for Huntingfield.

- The Department of State Growth *Channel Highway Corridor Study Report September 2020* identified the roundabout within the existing Channel Highway corridor based on safety, performance, and alignment considerations.



Figure 1 - Huntingfield Master Plan (Rev. G August 2020) with the proposed roundabout indicated in the north of the site.

The Department of State Growth, in a letter to Council (25 June 2021), have confirmed that funding of \$60M has been committed towards the Kingston Bypass and Algonia roundabout upgrading by the State Government. The extent of these works extends from the Groningen Rd overpass on the Southern Outlet to the extent of the Huntingfield roundabout on the Channel Highway. The planning investigations will include:

- Active travel corridors and links
- Bus priority measures associated with the Huntingfield Park and Ride
- Transit lane feasibility along the corridor

State Growth also advise that the Government has commenced a 10 Year Action Plan for the Channel Highway corridor between Kingston and Margate based largely on the project opportunities identified in the Channel Highway Corridor Study Report. Infrastructure Tasmania (Department of State Growth) have commenced work on the Action Plan and will be progressing it to incorporate outcomes identified in the Tasmanian Road Infrastructure Investment Plan and will be working with Kingborough Council to ensure strategic needs are addressed.

1.2 Description of Proposal

The proposal is for the modification of the Channel Highway including constructing a new single lane roundabout to facilitate access to and from the proposed Huntingfield housing development site. The proposal includes the roundabout, the new road off the roundabout providing access to the Huntingfield estate, a footpath along the southern road boundary and along the frontage of the Huntingfield estate, landscaping and stormwater infrastructure.

The Application relates only to the roundabout access to the Huntingfield estate in accordance with the Stage 1 Plan.

The applicant advises that the design of the roundabout has been influenced by the following considerations:

- South-West Direction
 - The approach sight distance over the crest along the Channel Highway.
 - A 90 kph design speed as a minimum for approach sight distance (100 kph design speed cannot be achieved without significant modifications to the current highway alignment).
- North-East Direction
 - Maintenance of the existing access off the highway for 1259 Channel Highway.
 - Avoidance of encroachment to the existing property at 1259 Channel Highway. Note is made that a new access will be provided to this property through the staged development of Huntingfield.
- West Direction
 - Limiting the encroachment to private properties and existing structures while trying to match into the existing Channel Highway.
 - Reducing the need to realign the existing access road to private properties where possible.
- East Direction
 - Maximising the areas for the new Huntingfield development.
 - Limiting the encroachment to existing structures

The application is supported by a range of reports including the Traffic Impact Assessment, Geotechnical Report, Safety in Design Risk Assessment, Flora and Fauna Assessment, Aboriginal Heritage Desktop Review and an Acoustic Report.

It has been noted in the Flora and Fauna Assessment that there will be a loss of 7 trees identified with habitat values or are of environmental significance. The design, location and siting of the roundabout seeks to mitigate impact on the trees as far as reasonably possible, considering the design criteria. To ameliorate the impact of the necessary works the Landscaping Plan proposes numerous new plantings around the works where possible.

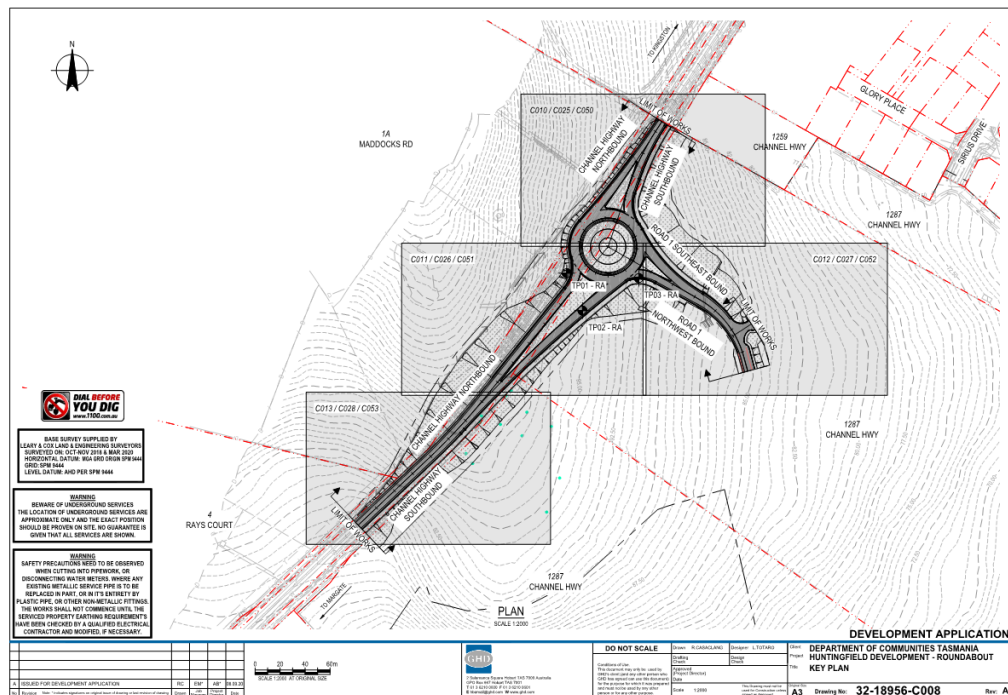


Figure 2 - Roundabout Key Plan



Figure 3 - Landscape Concept Plan

1.3 Description of Site

The subject site for the proposed development is primarily located at 1287 Channel Highway which consists of the main titles owned by Director of Housing (Huntingfield), the Channel Highway (the Crown), and several other smaller, thin frontage lots along the Channel Highway (including acquired road parcels and subject to the public acquisition process). These lots are identified as follows:

Lot 1	CT 134371 Folio 1	1287 Channel Highway, Huntingfield.
Lot 1	CT 172715 Folio 1	1287 Channel Highway, Huntingfield.
Lot 1	CT 172716 Folio 1	1287 Channel Highway, Huntingfield
Lot 2	CT 131270 Folio 2	Peter Murrel Conservation Area, 152 Howden Rd, Howden.
Lot 1	CT 151047 Folio 1	road reservation
Lot 1	CT 151121 Folio 1	road reservation
Lot 1	CT 248218 Folio 1	road reservation
Lot 2	CT 248218 Folio 2	road reservation
Lot 1	CT 223727 Folio 1	road reservation
Lot 1	CT 200810 Folio 1	1A Maddocks Rd, Kingston.
Lot 1	CT 134376 Folio 1	road reservation'

Table 1 – Title Information.

The total area comprises approximately 67 ha and it is located 13km south of Hobart, 3.5km from Kingston, and 900m south of the Algona Rd/Huntingfield Av intersection. Additional land is proposed to be acquired for the works and these road reservations are described above in Table 1 and have been included with the application (see Figure below).

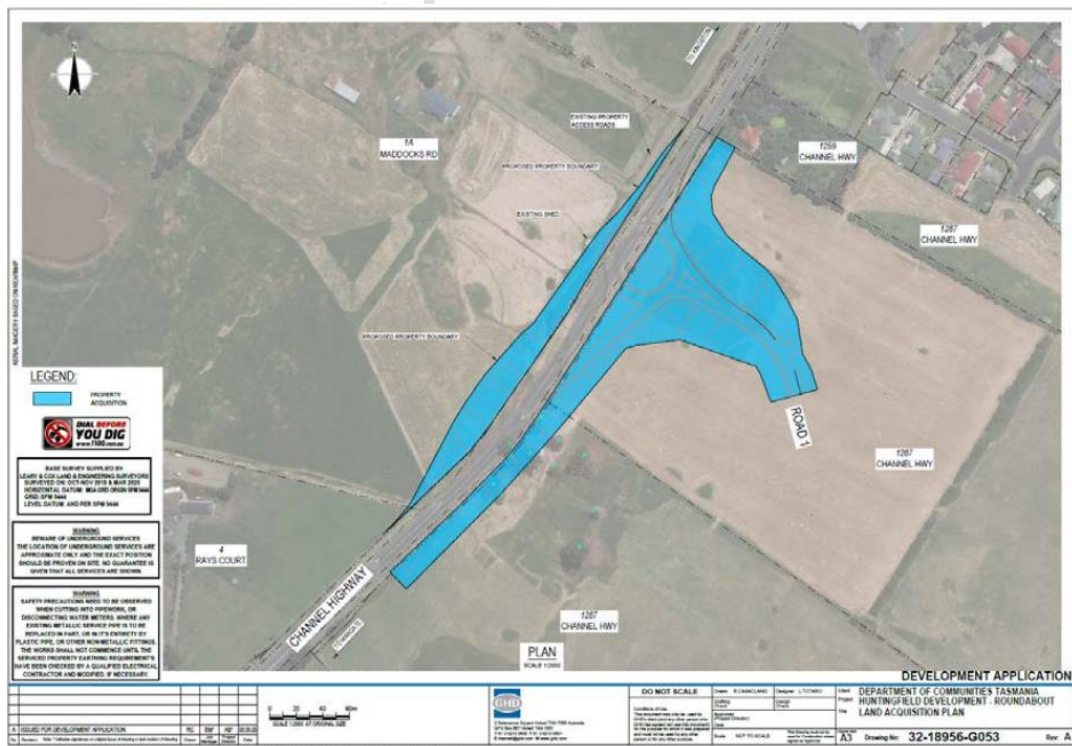


Figure 4 - Limit of Works - Land acquisition plan.

The site is surrounded by a number of zones and the proposed roundabout and associated works being located within the Utilities, General Residential, Rural Living, Rural Resources and Open Space Zones. The land surrounding the subject site has a range of uses including the existing Huntingfield residential area in the north, a light industrial and commercial precinct around Patriarch Drive and the St Aloysius College and Tarremah Steiner School in the east. The Peter Murrell Conservation Area provides a range of recreational opportunities including bushwalking and mountain biking.

The site generally consists of cleared grassy rolling hills which fall from the western boundary towards the Peter Murrell Reserve. The sloping elevation allows for water views across North-West Bay and Bruny Island; and other aspects of the site offer views towards kunanyi/Mt Wellington and Tinderbox Hills.



Figure 5- Limit of works and zoning.

2. ASSESSMENT

2.1 State Policies and Act Objectives

The provisions of the Planning Scheme, including the zones and codes overlays, are derived from State Policies, and the approval of the Scheme by the Planning Minister, on the basis it is compliant with those policies. On that basis a separate assessment against those policies is not required.

The proposal is consistent with the outcomes of the State Policies including those of the Coastal Policy.

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the Utilities Zone

The zone purpose statements of Utilities Zone are to:

28.1.1.1 *To provide land for major utilities installations and corridors.*

28.1.1.2 *To provide for other compatible uses where they do not adversely impact on the utility.*

Clause 28.1.2 – Local Area Objectives

There are no Local Area Objectives for this Zone.

Clause 28.1.3 - Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

While the area of the development includes land in other zones (General Residential, Rural Living, Rural Resource, and Open Space) their Local Area Objectives and Desired Future Character Statements are not considered to be of direct relevance to the assessment of the proposed Utility (Roundabout).

2.3 Use Class

The use is categorised as Utilities under the Scheme. Due to the number and extent of the titles comprising the development site, there are multiple Zones and Codes that apply. In the Utilities Zone a major Utility is classified as Permitted. However, the proposal does not meet all the Development Standards and is therefore a Discretionary Use in the Utilities Zone.

In the General Residential, Rural Living, Rural Resources, and Open Space Zones the proposed use is classified as Discretionary. The Zones, Codes and status of the Utility Use (Roundabout) are described in the following table:

ZONE	CODES	USE STATUS
Utilities	<ul style="list-style-type: none"> E1.0 Bushfire Prone Areas E5.0 Road and Railway Assets E14.0 Scenic Landscapes 	Permitted
General Residential	<ul style="list-style-type: none"> E1.0 Bushfire Prone Areas E5.0 Road and Railway Assets Specific Area Plan (Housing Land Supply (Huntingfield) Order 2020) 	Discretionary
Rural Living (area A)	<ul style="list-style-type: none"> E1.0 Bushfire Prone Areas E5.0 Road and Railway Assets E10.0 Biodiversity 	Discretionary
Rural Resource	<ul style="list-style-type: none"> E1.0 Bushfire Prone Areas E3.0 Landslide Hazard E5.0 Road and Railway Assets E9.0 Attenuation (Quarry) E10.0 Biodiversity E14.0 Scenic Landscapes 	Discretionary
Open Space	<ul style="list-style-type: none"> E1.0 Bushfire Prone Areas E3.0 Landslide Hazard E10.0 Biodiversity E11.0 Waterway and Coastal Protection Area 	Discretionary

Table 2 – Zone and Code Matrix

The application requires assessment for compliance against the Acceptable Solutions and Performance Criteria.

2.4 Use and Development Standards

The proposal has been assessed on the subject site in relation to the road and lots subject to the proposed works.

The extent of the proposed development involves land currently within 5 zones in the Planning Scheme. The Channel Highway is within the Utilities Zone and the recent and proposed acquisitions contain land zoned General Residential, Rural Living, Rural Resources, Open Space. The land within these zones is to be entirely used for the Roundabout and associated works and not for any rural based, residential or other use. In the circumstances it is considered that the Development Standards for these Zones do not apply as they normally would for development (e.g. dwellings, rural pursuits, community, recreation etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions may technically trigger a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

Considering the principal zone containing the proposed development is the Utilities Zone, the assessment of this zone is given first in the report.

The proposal satisfies the relevant Acceptable Solutions of the Scheme (see checklist in Attachment 1), except for the following:

Utilities Zone

Clause 28.3.4 – Commercial Vehicle Movements

Acceptable Solution A1
Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:
(a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;
(b) 9.00 am to 5.00 pm Saturdays;
(c) Nil Sundays and Public Holidays.
Performance Criteria P1
Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:
(a) the time and duration of commercial vehicle movements;
(b) the number and frequency of commercial vehicle movements;
(c) the size of commercial vehicles involved;
(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);
(e) noise reducing structures between vehicle movement areas and dwellings;
(f) the level of traffic on the road;
(g) the potential for conflicts with other traffic.
Proposal
The proposed highway upgrade for the roundabout will allow commercial vehicles 24 hours day.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the ingress and egress of commercial vehicle movements from roadways with due consideration of the likely amenity and safety impacts on nearby residential zoned land. It does not relate to the use of the road reserve (Channel Highway) and its upgrading in its own right.
- The design of the roundabout has been made with due regard to the relevant Australian, State Government and Council standards in relation to traffic levels, safety, vehicle size, number, and frequency.
- Given the significant strategic planning that has occurred in relation to the Channel Highway, by the State Government, and the designation of it in the Kingborough Planning Schemes: the major status and importance of the Highway has been acknowledged and known by the community. In this context the upgrading for the roundabout is considered not to have any unreasonable adverse impact upon residential amenity. It is acknowledged that a major road upgrade may create adverse impacts upon residential amenity. In the context of regional transport infrastructure and growth the impact is not “unreasonable” or unexpected.

Utilities Zone

Clause 2.8.4. – Environmental Values

Acceptable Solution A2
No trees of high conservation value will be impacted.
Performance Criteria P2
Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
Proposal
<p>There are seven (7) trees within the Utilities zoned portion of the subject land, including:</p> <ul style="list-style-type: none"> • three (3) very high conservation value trees (one <i>E. viminalis</i> tree with a dbh >70cm and two <i>E. globulus</i> with a dbh >70cm, shown as Tree ID 381, 382 and 389 respectively); and • two (2) other eucalypt trees (one <i>E. ovata</i> <40cm, Tree ID 380 and one <i>E. globulus</i> <40cm, Tree ID 383), which are below the thresholds of a high conservation value; and • two (2) non-native trees which are not of conservation value. <p>The arborist assessment confirms that the proposed development requires the removal of all trees within the Utilities Zone, including three (3) very high conservation value trees.</p> <p>As the works will impact on a tree of high conservation value, they must be assessed against the performance criteria.</p>

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The design parameters for the roundabout and the site conditions are such that there is no alternative to the impact on the existing trees within the Utilities Zone.

It is acknowledged that it is not possible to design the works to avoid or minimise the impacts on the trees.

- Landscaping is being provided to enhance the appearance of the development. There will be a range of plant height and forms to create diversity, interest, and amenity.
- An arborist assessment (Element Tree Services, 1/2/2021) has been submitted with the application and confirms that the proposed development will have a critical impact on trees 381, 382 and 389.
- The loss of these trees can be offset via inclusion of a condition in any planning permit issued.

Permit conditions are recommended approving the tree removal and requiring an offset of \$500/tree to offset the loss of three very high conservation value trees.

General Residential Zone

The General Residential Zone is located along the northeast and east boundary of the Channel Highway along the Huntingfield estate land. The land is to be entirely used for the Roundabout and associated works and not for any residential or other use. In the circumstances it is considered that the Development Standards of the General Residential Zone do not apply as they normally would for development (eg, dwellings). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

Clause 10.3.1. Non-Residential Use

Acceptable Solution A1
Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.
Performance Criteria P
Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
Proposal
Not Complying – The Utility is to be used 24 hours a day.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the activity of uses on land and not on roadways with due consideration of the likely amenity and safety impacts on adjacent residential properties. It does not relate to the use of a road reserve (Channel Highway) and its upgrading in its own right.
- The use of the Channel Highway and roundabout, in light of their transport function, does not have an unreasonable impact upon residential amenity. The degree of impact on amenity is a consequence of their use and expected with such facilities.

General Residential Zone
Clause 10.5.1. Non-dwelling Development

Acceptable Solution A1

Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling:

- (a) 10.4.2 A1 and A3;
- (b) 10.4.3 A1 (a) and (c);
- (c) 10.4.7 A1;
- (d) 10.4.2 A4.

Performance Criteria P1

Non-dwelling development must comply with the related performance criteria as if it were a dwelling.

Proposal

The proposed Utility (Roundabout) does not comply to the Acceptable Solutions for dwellings in relation to:

- (a) Frontage setbacks and Building Envelopes.
- (b) Site coverage.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the construction of buildings and works on land and not on roadways with due consideration of the likely amenity and safety impacts on adjacent residential properties. It does not relate to the use of a road reserve (Channel Highway) and its upgrading in its own right.
- The issue of setbacks is addressed under cl.28.4.2 Setbacks Acceptable Solutions A2 and A2 in the Utility Zone earlier in the report.

Rural Living Zone

The Rural Living Zone is located near the south-east/west boundary of the Channel Highway. The land is to be entirely used for the Roundabout and associated works and not for any rural based, residential, or other use. In the circumstances it is considered that the Development Standards of the Rural Living Zone do not apply as they would normally do for development (eg, dwellings, rural activities etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

Rural Living Zone
Clause 13.3.1 Non-Residential Use

Acceptable Solution A1

Hours of operation must be within

- (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 12.00 noon Saturdays;
 - (c) nil Sundays and Public Holidays;
- except for office and administrative tasks.

Performance Criteria P1
Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
Proposal
Not Complying - The Utility is to be used 24 hours a day.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the use of buildings and works on land with due consideration of the likely amenity and safety impacts on adjacent residential properties. It does not relate to the use of a road reserve (Channel Highway) and its upgrading in its own right.
- The use of the Channel Highway and roundabout, in light of their transport function, does not have an unreasonable impact upon residential amenity. The degree of impact on amenity is a consequence of their use and expected with such facilities.

Rural Living Zone Clause 13.4.3 Design

Acceptable Solution A4
Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.
Performance Criteria P4
Fill and excavation must satisfy all of the following: (a) does not detract from the landscape character of the area; (b) does not unreasonably impact upon the privacy for adjoining properties; (c) does not affect land stability on the lot or adjoining land.
Proposal
The works for the roundabout include Highway upgrades include improvements to the road grade and treatment of the shoulders. The height of excavation is more than 1m and not a part of a building foundation.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The proposed works do not detract from the landscape character of the area.
- There is no unreasonable impact upon the privacy for adjoining properties.
- The proposed works do not affect land stability on the lot or adjoining land.
- A Geotechnical Report (Roundabout Geotechnical Investigation, GHD, July 2020) has been submitted in support of the application.

Open Space Zone

The Open Space Zone is located near the southern boundary of the Channel Highway and is associated with the Huntingfield estate land. The land is to be entirely used for the Roundabout and associated works and not for any residential or other use. In the circumstances it is considered that the Development Standards of the Open Space Zone do not apply as they normally would for development (eg, community, recreation etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

Open Space Zone

Clause 19.3.1 Hours of Operation

Acceptable Solution A1
Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks.
Performance Criteria P1
Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
Proposal
Not Complying - The Utility is to be used 24 hours a day.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the use of buildings and works on land with due consideration of the likely amenity and safety impacts on adjacent residential properties. It does not relate to the use of a road reserve (Channel Highway) and its upgrading in its own right.
- The use of the Channel Highway and roundabout, in light of their transport function, does not have an unreasonable impact upon residential amenity. The degree of impact on amenity is a consequence of their use and expected with such facilities.

Open Space Zone

Clause 19.3.5 Discretionary Use

Acceptable Solution A1
No Acceptable Solution.
Performance Criteria P1
Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

Proposal

There is No Acceptable Solution and the proposal must be assessed against the Performance Criteria P1.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Discretionary Utility use has no impact on the land zoned Open Space. This land is part of the Huntingfield estate and will have access provided internally from the estate.
- The proposed Utility (roundabout) will complement and enhance the use of the land for recreational purposes by providing for access that will support Permitted uses or No Permit Required uses.

Open Space Zone
Clause 19.4.3 Landscaping

Acceptable Solutions A1 and A2

- A1 - Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.
- A2 - Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.

Performance Criteria P1 and P1

- P1 - Landscaping must be provided to satisfy all of the following:
 - (a) enhance the appearance of the development;
 - (b) provide a range of plant height and forms to create diversity, interest and amenity;
 - (c) not create concealed entrapment spaces;
 - (d) be consistent with any Desired Future Character Statements provided for the area.
- P2 - Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

Proposal

A1 - Not Complying – Landscaping is not provided along the entire frontage.
 A2 - Not Complying – Landscaping is not provided along the entire frontage with residential zones

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- Landscaping is being provided to enhance the appearance of the development. There will be a range of plant heights and forms to create diversity, interest, and amenity.
- The Landscape Plan indicates that there will not be concealed entrapment spaces and the location and design of the area, and the footpaths will encourage public access.

- The proposed landscaping is in keeping with the character of the area.
- The landscaping does not create any unreasonable adverse impact on the visual amenity of adjoining land in the residential zones, having regard to the characteristics of the site and the characteristics of the adjoining residentially zoned land.
- The Landscaping Plan indicates that there are significant setbacks (approximately 6-21m) between the Highway and the proposed Huntingfield residential lots and that this area is to be landscaped with shared footpaths and selective planting.

Open Space Zone

Clause 19.4.5 Environmental Values

Acceptable Solution A1
No environmental values will be adversely impacted.
Performance Criteria P1
Buildings and works are designed and located to: <ul style="list-style-type: none"> (a) avoid, minimise and mitigate environmental impact arising from future use and development; and (b) all impacts on trees of high conservation value are offset.
Proposal
<p>The arborist assessment (Element Tree Services, 1/2/2021) and amended plans submitted in response to a further information request confirm that there are five (5) trees located within the Open Space Zoned portion of the subject land, including:</p> <ul style="list-style-type: none"> • four (4) very high conservation value trees (all <i>Eucalyptus globulus</i> with a dbh >70cm, Tree ID 383, 385, 386 and 388); and • one (1) other eucalypt tree (an <i>E. amygdalina</i> <70cm, Tree ID 377), which is below the threshold of a high conservation value but still provides environmental value. <p>While all of these trees are proposed for retention, the proposed development encroaches >10% into the tree protection zone of Tree ID 388. Therefore, the proposal adversely impacts on environmental values and requires assessment against the performance criteria.</p>

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- While the application initially proposed removal of Tree 388, the arborist assessment concludes that there is scope for the tree to be retained given the species profile and its current good health.
- Providing the recommended tree protection measures are implemented, the extent of encroachment from works and heavy machinery tracking is considered tolerable.
- no offsets are required as impacts are capable of being mitigated and there is no loss of high conservation values trees within the Open Space Zone.

Conditions of approval are recommended requiring retention of all native trees in the Open Space Zone and requiring protection of these trees during and after construction works in accordance with the arborist assessment.

Rural Resource Zone**Clause 26.3.1 Sensitive Use (including residential use)****Acceptable Solution A1**

A sensitive use is for a home-based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based childcare in accordance with a licence under the Child Care Act 2001

Performance Criteria P1

A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:

- (a) the characteristics of the proposed sensitive use;
- (b) the characteristics of the existing or likely non-sensitive use on adjoining land;
- (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;
- (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.

Proposal

Not Complying – Utilities are not a home-based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based childcare.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the use of buildings and works on land with due consideration of the likely amenity and safety impacts on adjacent residential properties. It does not relate to the use of a road reserve (Channel Highway) and its upgrading in its own right.
- The proposed development will not convert agricultural land, or conflict with, or fetter non-sensitive use on adjoining land.

Rural Resource Zone**Clause 26.3.3 Discretionary Use****Acceptable Solution A1**

No acceptable solution.

Performance Criteria P1

A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:

- (a) the characteristics of the proposed non-agricultural use;
- (b) the characteristics of the existing or likely agricultural use;
- (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;
- (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.

Proposal

Not Complying – There is no acceptable solution and the proposal requires assessment against the Performance Criteria.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Acceptable Solution A1 has been written with regards to the use of buildings and works on land with due consideration of the likely amenity and safety impacts on adjacent residential properties. It does not relate to the use of a road reserve (Channel Highway) and its upgrading in its own right.
- The proposed development will not conflict with, or fetter, agricultural use on adjoining land.

Rural Resource Zone
Clause 26.4.3 Design

Acceptable Solution A3

The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.

Performance Criteria P

The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:

- (a) does not have significant impact on the rural landscape of the area;
- (b) does not unreasonably impact upon the privacy of adjoining properties;
- (c) does not affect land stability on the lot or adjoining areas.

Proposal

Not Complying – height of the excavation is more than 2m and not a part of a building foundation.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The depth of the excavation is kept to a minimum and given that most will occur within the road reserve (existing and proposed) it is not considered to have a significant impact on the rural landscape.
- There is no unreasonable impact upon the privacy for adjoining properties.
- The proposed works do not affect land stability on the lot or adjoining land.
- A Geotechnical Report (Roundabout Geotechnical Investigation, GHD, July 2020) has been submitted in support of the application.

E5.0 Road and Railway Asset Code
Clause E5.6.2

Acceptable Solution A1

No new access or junction to roads in an area subject to a speed limit of more than 60km/h

Performance Criteria P1

For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the nature of the road;
- (c) the speed limit and traffic flow of the road;
- (d) any alternative access;
- (e) the need for the access or junction;
- (f) any traffic impact assessment; and
- (g) any written advice received from the road authority.

Proposal

The proposal includes a new access for the Huntingfield estate to the Chanel Highway.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- Infrastructure Tasmania (The Department of State Growth) have advised Council that they support the Traffic Impact Assessment (Department of Communities Tasmania, Huntingfield Master Plan and Civil Design Traffic Impact Assessment, GHD, November 2020) undertaken in support of the application. The proposed roundabout design has been selected based on considerations of safety, performance, and alignment within the existing Channel Highway corridor.

The traffic modelling in the Traffic Impact Assessment (TIA) indicates satisfactory performance under a single lane roundabout. The applicant acknowledges that if this were not the case then the TIA would have likely included recommendations for additional lanes. In the future, beyond a 10-year time frame, or if significant development occurs in other areas not currently known or approved, then additional lanes may be warranted. This would however be due to other developments outside the scope of the TIA for the roundabout.

In relation to the consideration of other design solutions the applicant has provided further advice:

- In relation to an above grade intersection - this option was not supported on a traffic engineering basis as it is not warranted by the development volumes and appropriate performance can be accommodated by an at grade interchange. In addition to costs and warrants, an above grade interchange does not align with the corridor objectives, and while allowing road users to pass the Huntingfield development site at slightly quicker rates, will ultimately lead to more traffic arriving at other intersections and quicker queues.
- A grade separated interchange for Huntingfield would likely increase strain on the Algona Rd roundabout, the Southern Outlet, and the Kingston CBD road network.
- The roundabout itself does not generate traffic - it redistributes traffic. The predominant use of the new access will be for traffic destined for areas to the south. It will also be utilised by traffic travelling on the Kingston bypass to access the Channel Highway via Huntingfield Av and the new access road in order to

avoid the Algona Rd roundabout. The proposed traffic growth on the Channel Highway as a result of the full development of the Huntingfield estate has been assessed and complies with the Acceptable Solution Cl.E5.5.1. Given this, and the predominant use of the access being for traffic continuing a considerable distance north and south, the nature and frequency of traffic use is considered appropriate.

- In relation to the speed and traffic flow on the road there will be a reduction in speed from 90km/hr to 80km/hr. This represents a high priority opportunity for the safety in the Channel Highway Corridor Study.
- In relation to alternatives - the only existing access to Huntingfield is Huntingfield Av which currently serves as the sole access/egress for the area. This is a risk to residents in the event of an emergency (e.g. fire) in the Peter Murrell Conservation Area. The new access provides residents an alternate access in emergency events which is considered beneficial. The existing Huntingfield access is subject to queuing and delays. Provision of the alternate access can remove movements from Algona Rd roundabout which has significant network benefits.
- The need for the access is documented in several studies and reports. It will provide safe access/egress for existing and future Huntingfield residents and alleviate current demands on Huntingfield Av.
- The Department of State Growth has completed the Corridor Planning Study along the highway between Kingston and Margate. This Study was undertaken to investigate safety concerns and how the Channel Highway meets current and future community needs.

With specific regard to the Huntingfield estate the Corridor Study stated:

The primary access will connect directly to the Channel Highway and is likely to be a roundabout. The following trip distribution is estimated noting some redistribution of existing Huntingfield traffic for the AM peak period:

- *Northbound existing traffic will continue to use Huntingfield Av to access Algona Rd roundabout and continue to their destinations*
- *Southbound traffic will utilise the new intersection with Channel Highway.*
- *All generated traffic will utilise the new intersection with Channel Highway.*
- *Generate traffic will be distributed with reference to Blackmans Bay traffic distribution given the same residential nature of the development.*
- *PM peak period distribution will be in the reverse direction.*
- *Whilst some future school traffic from the new development will travel on Huntingfield Av to Nautilus Grove this would be approximately offset by existing school traffic routing through the new intersection with Channel Highway.*
- The application is supported by the Traffic Impact Assessment (TIA). The TIA demonstrates that the roundabout and associated works are a safe access solution, due to a reduction in conflict points, and being less likely to reduce gap acceptance for turning vehicles.

Note is made that the TIA indicates that the roundabout will result in some delays for existing through movements, but that these were not considered unreasonable given the circumstances of the site and area. The Council raised

this issue with the applicant and requested they confirm the Level of Service (LoS) assessment and any Economic Cost impacts considered, including impacts on the downstream traffic network.

The applicant has responded and advised that the speed reduction associated with implementing a roundabout at this location is consistent with changes proposed in the Channel Highway Corridor Study Report, and as such may occur irrespective of the Huntingfield development or the proposed new roundabout. The delay impact is expected to be minimal due to the current delays already occurring and largely due to the Algona Rd roundabout queues and slower drivers (eg, tourists) travelling along the route. Economic impacts are out of the scope of the TIA and given the low magnitude of the delay would be expected to be minimal.

Note is made of the recent announcements by the State Government on the Algona Rd roundabout upgrades. The TIA has referred to the possible upgrade of the Algona Rd roundabout and its references in the supporting Studies and Reports. The current and future performance and capacity constraints of the Algona roundabout were known and taken into consideration with respect to the Huntingfield roundabout.

E10.0 Biodiversity Code

Clause E10.7.1 Buildings and Works

Acceptable Solution A1
Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.
Performance Criteria P1
<p>Clearance and conversion or disturbance must satisfy the following:</p> <p>(a) if low priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;...
Proposal
The proposal is unable to meet A1 as there is no building area on a plan of subdivision approved under this planning scheme.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- An arborist assessment (Element Tree Services, 1/2/2021) has been received with the application. The arborist assessment is supported in relation to the impact on biodiversity values.
- The proposed development is designed and located to minimise impacts on low and moderate priority vegetation, including any individual trees of high conservation value.
- No removal of native vegetation subject to the Code for bushfire hazard management purposes is proposed.

E14.0 Scenic Landscapes Code
Clause E14.7.2 Landscape Areas

Acceptable Solution A2
Works must not be visible from public spaces.
Performance Criteria P2
<p>Works visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary;</p> <p>(a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials;</p> <p>(b) cut and fill is minimised;</p> <p>(c) surfaces of retaining walls and batters are finished with a natural appearance;</p> <p>(d) fences are post & wire or other designed of a similarly transparent appearance.</p>
Proposal
The proposed roundabout works are visible from public spaces being the Channel Highway and the proposed Huntingfield access road.

The proposed variations can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The Channel Highway is a significant existing element in the scenic landscape of the area. The proposed Huntingfield estate is identified in the Kingborough Interim Planning Scheme as a Specific Planning Area (F5.0 Huntingfield Housing Land Supply Order Specific Area Plan). The State Government has undertaken consultation on the estate including through a Master Plan showing the new access road off a proposed roundabout to the estate. This major infrastructure is contributing to the landscape values of the area.
- The road levels and associated works are as close as practical to running parallel with contours and are surfaced with a mixture of material including concrete, bitumen, and landscaping finishes.
- A major part of the earthworks is for the batter associated with the highway upgrades to support the roundabout. The batter is landscaped, and a Landscape Plan has been submitted. Additional trees are to be planted within the Scenic Landscape Area.
- Due to the size of the project and the design standards there are extensive areas of cut and fill proposed. In light of the design and construction standards the cut and fill is appropriate and minimized with fencing and batter so as to not detract from the rural setting. The application is supported by a Scenic Landscape Statement.
- Where possible the surfaces of retaining walls and batters are finished with a natural appearance including grasses and vegetation.
- In light of the existing road infrastructure works and the transport function they provide it is considered that the proposed roundabout does not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Area.

2.5 Public Consultation and Representations

The proposal was advertised in accordance with statutory requirements and twenty-seven (27) representations were received against the proposal. The following issues were raised by the representors:

1. Issue – Intersection Selection Process

A roundabout is not the best solution for the intersection and other options should be used as they provide better outcomes and are safer.

Response

A roundabout has been selected by the Dept of State Growth as the preferred intersection for safety, network objectives and performance. The intersection was selected through a process which represents standard industry practice as contained in *Austroads Guide to Road Design Part 4: Intersections and Crossing General*.

The selection of an appropriate intersection treatment is complex as it involves consideration of safety, operational performance, and other factors. The selection process includes:

- The minimisation of conflict points;
- Removal and simplification of road user decisions;
- Minimisation of impact angles and entry;
- Impact speeds; and
- Network performance objectives of the Corridor Study including facilitation of the through function of the Highway and provision of a reasonable alternate access to the existing and proposed Huntingfield housing areas.

A roundabout generally achieves both speed and impact angle principles whereas other options, eg, a signalised intersection, may not achieve the same level of performance as, in general, there is little scope to reduce impact angles. The application is supported by a Traffic Impact Assessment (Department of Communities Tasmania, Huntingfield Master Plan and Civil Design Traffic Impact Assessment, GHD, November 2020) and has been subject to a Peer Review by Council.

2. Issue – Delays

There will be increased delays on the Highway with traffic coming from Huntingfield blocking and delaying northbound traffic.

Response

The current issues with the Channel Highway and Algona Rd intersection/roundabout expressed in the representations are acknowledged and understood. Further delays, even those assessed as minor in the traffic assessment (ie, an additional cost of time travel of 7seconds) are not usually well received by the motorist.

The application is supported by a Traffic Impact Assessment (Department of Communities Tasmania, Huntingfield Master Plan and Civil Design Traffic Impact

Assessment, GHD, November 2020) and has been subject to a Peer Review by Council. The Intersection performance assessments in the Traffic Impact Assessment are in accordance with the industry standards and the Road and Rail Assets Code standards. The delays are considered reasonable based on the network objectives and Ausroads guidance for traffic performance. Note is made that the intersection type was selected over alternatives due to its minimal impact on existing traffic movements.

The delays have been assessed in accordance with standards including the *Austrroads Guide to Traffic Management Part 3: Traffic Study and Analysis Methods* including the appropriate Levels of Service (LoS). The conclusion of the traffic assessment is that LoS results for existing and future demand models are considered acceptable. The speed reduction and delays associated with a roundabout at this location is consistent with the changes proposed in the Channel Highway Corridor Study Report and as such may occur irrespective of the Huntingfield development or the roundabout. Note is made that an alternative basic T-Junction provides poor performance due to the function of the Channel Highway.

3. Issue – Absence of a slip lane

The roundabout should have a slip lane like the Algona Roundabout to help avoid delays and for safety.

Response

The Traffic assessment under the relevant Standards, and based on the traffic data, has indicated that a slip lane is not warranted. In accordance with the Austrroads guidance and performance criteria it is considered that the single lane roundabout operates appropriately and is within capacity limits under future proposed traffic volumes. The option to provide an additional northbound lane (or other capacity increases) to the roundabout can be reviewed in the future if demands warrant, however it is noted that:

- The future modelling indicated sufficient performance and capacity.
- The Channel Highway Corridor Study cites the roundabout as a potential future connection for Maddocks Rd and the potential connection of a western leg should be considered in future design changes. (Note - this connection is not a part of the current development application).

4. Issue – Safety Issues with roundabout

There are concerns with the overall safety of the roundabout and the Channel Highway generally including pedestrians and bicycles.

Response

The roundabout is the preferred access based on alignment with Safe Systems principles. Safety is a guiding principle of road design and in line with this the safety at the intersection was considered with high importance in line with industry standards and practice.

5. Issue – Alternative routes and emergency vehicles

Emergency vehicles travelling north will have delays. Without travelling through Sandfly there is no alternative route north to alleviate congestion and avoid traffic crashes.

Response

There is no adverse impact anticipated on emergency vehicles given that they can obtain priority at intersections in an emergency.

6. Issue – Impacts on No 1287 Channel Highway

The property and dwelling at 1287 Channel Highway will be affected and the following concerns were raised:

- 1) Noise and exhaust emissions.
- 2) Drainage.
- 3) Lighting.
- 4) Inappropriate tree species proposed in Landscape Plan.
- 5) Reduction of impacts needed on historic home during construction.
- 6) Water and electricity supplies.
- 7) Vehicle access during construction.

Response

The Applicant has advised that they have contacted the owner and discussed the issues raised. Where possible they have addressed the concerns raised as follows:

- 1) An Acoustic Assessment has been done by Tarkarri Engineering Pty Ltd. The results of the noise modelling analysis have been included in the development application. A conclusion of the Acoustic Assessment is that the proposed development is likely to reduce overall traffic noise levels, specifically:

“Traffic noise scenarios of the existing Channel Highway and proposed changes from the Huntingfield development were modelled using traffic count data and future growth predictions. The modelling results indicate that environmental harm from changed traffic noise emission levels as result of the development is highly unlikely with the implementation of the roundabout in the Channel Highway to allow access to the development likely to reduce overall traffic noise levels.”
- 2) A landscaped mound is proposed to be constructed along the south- west boundary of the property to direct flows away from the property. The future stormwater network on that side will be installed together with Stage 1 of the Huntingfield development and the installed mound will direct water to the proposed stormwater network.
- 3) TasNetworks are responsible for the street lighting design for the roundabout. Their design should consider acceptable light spill levels on surrounding properties as per Australian Standards. This may include the usage of LED lighting instead of traditional HPS (High Pressure Sodium) lights. Note that in using LED lighting, there is more control on the light distribution (ie, forward light throw with minimal to negligible light spills at the back of the light pole).

- 4) The applicant appreciates the owners concerns with regards to maintaining the hawthorn edge and extending planting. Similarly, the retention of native Acacia and Eucalyptus species are compatible with the same species to be planted within the immediate vicinity.
- 5) The impact of adjacent properties is a construction matter and the responsibility of the Contractor/s in charge at the time. It is an expectation that the respective Contractor completing the works may be responsible to conduct a dilapidation survey prior to the commencement of works which can be used at the end of the construction period to assess any damage caused, if any.
- 6) The specific details related to water and other service infrastructure changes will be defined in the detailed design and construction stage of the project. The detailed design and any changes will be determined by the relevant service provider eg, TasWater, TasNetworks etc.

As part of the development application, it is anticipated that water, electricity, telecommunications etc along the proposed works will be modified. The owner's preference for underground electrical supply to the property was noted, however, this will be determined by TasNetworks as they will prepare the electrical design in-house following the approval of the development application.

- 7) The roundabout works have been designed to minimise the impact to the property and access. It is a reasonable expectation that the Contractor engaged will be responsible for coordinating the works and notifying affected land-owners in advance of any impact to access.

7. Issue – Upgrades to the Algona Roundabout

The Fork in the Road roundabout has considerable traffic build up and delays and should be upgraded.

Response

The Algona Rd Roundabout is not a part of the current application. There is no capacity for Council to include any conditions on it in any Permit.

It is noted that the Algona roundabout is an asset of the Dept of State Growth and that upgrades have been proposed within the Channel Highway Corridor Study and they have progressed to concept design and cost estimation stages. The performance outputs of the Corridor Study modelling were considered with the application to inform network performance assessment. The Traffic Impact Assessment appropriately considered scenarios with and without the Algona roundabout upgrades.

The new Huntingfield access road into the estate will result in distribution that alleviates pressure on the Algona roundabout by allowing an alternative option for access/egress to Huntingfield that does not require traffic to go through Algona roundabout. This will be fully achieved upon completion of the estate and its internal road system.

8. Issue – Non-Compliance with Cl.E5.6.2 - Road accesses and junctions, of the - Road and Railway Asset Code

The application does not comply with cl.5.6.2 - Road accesses and junctions, of the Road and Railway Asset Code in relation to provision of an additional access off the Chanel Highway.

Response

The application does not comply with the Acceptable Solution and has been assessed under the Performance Criteria elsewhere in this report and the Assessment Checklist. The proposal is considered to comply with the Performance Criteria.

9. Issue – Impact on Property values and tourism operators

There will be a significant cost as the inadequate design and delays will impact on business and tourism operators to the south on the Channel Highway and Bruny Island.

Response

The impact on property values and business is not a matter that can be considered in the assessment of the application under the Planning Scheme. The economic Impacts are beyond the scope of traffic standards in the Planning Scheme.

The applicants Traffic Impact Assessment notes that the traffic performance on the Channel Highway is considered to be acceptable and appropriate and the impacts experienced by through traffic are expected to be minimal. The change in traffic conditions not expected to incur economic impact.

10. Issue – Active transport considerations (pedestrians and cyclists) are not adequate.

There is no consideration of pedestrians and cyclists to navigate the roundabout. An underpass should be provided to link the new subdivisions on the western side of the Highway to Huntingfield or alternatively a bridge over the road. Council should return the application to the Government and require a grade separated crossing for pedestrians and cyclists.

Response

- The roundabout design has considered active transport considerations. There are median crossings both within the Huntingfield development and across the Channel Highway. The details of these are not shown on the Huntingfield Master Plan but are contained in the detailed design drawings.

Currently there is no dedicated pedestrian and cyclist path along the Highway. Pedestrians and cyclists traversing the highway may be travelling along the verge/shoulder which is a safety issue in the high- speed environment. It is noted that there is an existing bike sign on the western side of the median strip (southern leg of the Algona roundabout) and a crossing along the median leg directing flows to the eastern side. There is no consistent connected system to other paths and Council is actively working on this issue as opportunities arise.

Pedestrian crossings to connect the shared paths are proposed to connect pedestrians and cyclists along the Highway to the new Huntingfield development. The shared paths are along the Highway to allow for future shared path development within the Huntingfield site and the access road.

A pedestrian crossing along the southern leg of the roundabout is proposed to connect pedestrians and cyclists on either end of the roundabout along the Highway. The crossings are designed at 2.5m width and 5.0m length allowing suitable storage and passing area for pedestrians and cyclists.

At the northern end of the roundabout, it is proposed to have the shared path cross the median island and continue traversing the north-western side of the roundabout. This is due to more space on the western side of the Highway, there are less obstructions, there is the existing sign on the south-western side of the Algona roundabout, and it reduces stormwater flows going into the driveway of the adjacent property.

- The application is required to be assessed under the Planning Scheme and relevant legislation. Council does not have any authority to return the application and request an alternative design.

2.6 Other Matters

Weeds

A declared Zone A weed under the *Weed Management Act 1999*, *Echium plantagineum* (Paterson's curse) is present on the site. To prevent the spread of this weed elsewhere and manage this weed within the site, a condition is recommended for inclusion in the Permit issued requiring a weed action plan to be submitted and implemented.

3. CONCLUSION

- 3.1 The proposed Utilities and Associated Works comprising the new Huntingfield Roundabout and access road into the proposed Huntingfield housing estate comply to the Acceptable Solutions and Performance Criteria for the Utilities Zone which contains the majority of the proposed development, and the relevant Codes in the *Kingborough Interim Planning Scheme 2015*. A roundabout is the preferred intersection design for safety, network objectives and performance. It is recommended for approval with conditions.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for utilities (roundabout and associated works) at 1287 Channel Highway, Huntingfield, described as CT 134376/1, CT 134371/1, CT 131270/2, CT 223727/1, CT 248218/1, 248218/2, CT 200810/1, CT 172715/1, CT 172716/1, CT 151121/1, and CT151047/1 for GHD Pty Ltd be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA 2020-676 and Council Plan Reference No. P1 submitted on 17 November 2020 and Council Plan Reference No. P2 submitted on 3 March 2021. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

2. Before the commencement of any on-site works landscaping plans must be submitted for approval by Council's Manager Development Services.

The landscape plan must be prepared by a suitably qualified person and be at a suitable scale, and indicate the following:

- (a) be generally in accordance with the landscape concept plan (Landscape Concept Plan, GHD Woodhead, November 2020 Drw No's. 32-18956-L001, 32-18956-L002, and 32-18956-L003);
- (b) proposed planting by quantity, genus, species, common name, expected mature height and plant size;
- (c) existing trees to be retained and proposed measures to be carried out for their preparation and protection during construction;
- (d) earth shaping proposals, including retaining wall(s);
- (e) fencing, paths and paving (indicating materials and surface finish); and
- (f) proposed maintenance program.

It is recommended that the consideration be given to Council's Landscape Guidelines (Preparing a Landscape Plan), which is available on Council's website.

3. If any excess fill requires disposal off site, prior to the commencement of on-site works a Fill Disposal Plan must be submitted to Council for approval. This plan must specify the location for the disposal of fill and demonstrate this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council.
4. A Soil and Stormwater Management Plan is to be prepared by a suitable qualified engineer, in accordance with the Hobart Regional Soil and Water Management Code of Practice and approved by the Executive Manager – Engineering Services, clearly identifying works required at each phase of construction. The engineer is to provide a minimum of four regular and two random inspection reports over a 3 month construction period identifying contractor's compliance and any necessary modifications to contractor's practices to comply with the Management Plan. The Soil and Stormwater Management Plan is to be presented to Council, for approval by the Manager – Development Services, before any works be presented to Council, for approval by the Manager – Development Services, before any works commence on site. Any non compliance of the Management Plan by the contractor will elicit more regular compliance inspection by the engineer. Serious departure from the industry best practice and the Management Plan will result in a stop work notice being issued by Council.
5. A declared Zone A weed under the Weed Management Act 1999, *Echium plantagineum* (Paterson's curse) is present on the site. Prior to commencement of any on site works (including but not limited to tree removal, excavations, placement of fill, delivery of construction materials and/or temporary buildings), a weed action plan must be submitted to prevent the spread of this weed elsewhere and manage this weed within the site. This weed action plan must be to the satisfaction of the Manager Development Services and include the following:

- (a) a site plan showing the location of Paterson's curse within the vicinity of the demolition works;
- (b) timeframes and methods of primary and follow up treatment for this weed within the vicinity of the works;
- (c) weed hygiene measures required to ensure the risk of the spread of weeds from the site during demolition works is minimised, including but not limited to ensuring:
 - (i) declared weed plant material, or soil containing their seed is not removed from the site, unless undertaken in accordance with that weed's Statutory Weed Management Plan where such a plan exists (see DPIPWE website);
 - (ii) declared weed plant material, or soil containing their seed is not stored or moved into weed free areas;
 - (iii) appropriate hygiene measures will be undertaken prior to any machinery entering and leaving the site as per DPIPWE's Washdown Guidelines for Weed and Disease Control; and
 - (iv) any imported fill materials is from a weed and pathogen free source.

When endorsed, this plan forms part of the permit and all recommendations and management actions must be implemented to the satisfaction of the Manager Development Services.

6. Seven (7) trees identified as Tree ID 378, 379, 380, 381, 382, 383 and 389 on Council Plan Reference P2 and submitted to Council on 3 March 2021 are approved for removal to accommodate the proposed development.

No native vegetation is to be removed prior to the issue of a 'Start of Works Notice' for the development.

No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council or in accordance with a further permit or otherwise as provided for in the Kingborough Interim Planning Scheme 2015 or otherwise in accordance with law.

7. To offset the loss of three (3) trees of very high conservation value (comprising two Eucalyptus globulus trees with a DBH >70cm and one Eucalyptus viminalis tree with a DBH >70cm) an offset of \$500/tree must be paid into Council's Environmental Fund, to be used to manage and conserve the habitat of the swift parrot and forty-spotted pardalote in the vicinity of Kingston.

This offset must be paid prior to the issue of a 'Start of Works Notice' and removal of the trees.

8. Prior to the commencement of any on-site works (including but not limited to tree removal, excavations, placement of fill, delivery of construction materials and/or temporary buildings), all individual trees identified for retention in Council Plan Reference No. P2 submitted on 3 March 2021, must be retained and appropriately protected during construction through the installation of temporary fencing along the edge of the approved works in accordance with the Arborist Assessment (Element Tree Services, 1 February 2021) and AS 4970-2009 to exclude:

- (a) machine excavation including trenching;
- (b) excavation for silt fencing;
- (c) cultivation;
- (d) storage;
- (e) preparation of chemicals, including preparation of cement products;
- (f) parking of vehicles and plant;
- (g) refuelling;
- (h) dumping of waste;
- (i) wash down and cleaning of equipment;
- (j) placement of fill;
- (k) lighting of fires;
- (l) soil level changes;
- (m) temporary or permanent installation of utilities and signs; and
- (n) physical damage to the tree(s).

Evidence of satisfactory installation of this fencing must be provided to the Manager Development Services prior to the commencement of any on-site works.

In addition, the following tree protection measures must be adhered to following construction for all areas within the Tree Protection Zone but outside the footprint of the approved works:

- (i) the existing soil level must not be altered around the Tree Protection Zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
 - (ii) the Tree Protection Zone must be free from the storage of fill, contaminants or other materials;
 - (iii) machinery and vehicles are not permitted to access the Tree Protection Zone; and
 - (iv) development and associated works are not permitted unless otherwise approved by Council in writing.
9. Prior to the commencement of any on-site works (including but not limited to tree removal, excavations, placement of fill, delivery of construction materials and/or temporary buildings), a “start works” notice must be lodged with Council.
- This notice must be lodged a minimum of 14 days prior to commencement of on-site works and works must not commence until this notice has been approved by the Manager Development Services.
10. Prior to commencement of on-site works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must

be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Executive Manager Engineering Services and comply with:

- Tasmanian Standard Drawings
- Austroads Standards and Australian Standards
- Australian Rainfall and Runoff Guidelines

The Plans must include, but are not limited to:

- (a) Detailed vehicular circulation roads and pedestrian access including:
 - i. Longitudinal and Cross sections of the roundabout and access road.
 - ii. Contours, finish levels and gradients of the roundabout and access road.
 - iii. Stormwater drainage.
 - iv. Pavement construction.
 - v. Lighting for parking and vehicle circulation roads and pedestrian paths.
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
 - i. Layout details
 - ii. A water sensitive urban design system to achieve the acceptable stormwater quality and quantity targets required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling.
 - iii. A reticulated stormwater system sized to accommodate at least the estimated 2% AEP (Annual Exceedance Probability) flow as per Austroads Guide to Road Design Part 5 Drainage (2013).
 - iv. Overland flowpaths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow.
- (c) The location of individual trees and their associated tree root protection zones identified for retention in Council Plan Reference P2 submitted on 3 March 2021.

Once endorsed the plans will form part of the permit.

- 11. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

- C. Prior to commencement of works, the applicant must obtain all necessary permits from the Department of State Growth.

The permits will relate to Commencement of works notifications and traffic management approvals.

ATTACHMENTS

- 1. **Application Checklist**
- 2. **Application Plans**
- 3. **TasWater Submission to Planning Authority Notice**

ASSESSMENT CHECKLIST

ZONE PROVISIONS - Utilities Zone

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Use class: Utilities ()					
Hours of Operation (Cl. 28.3.1)	<ul style="list-style-type: none"> A1 - Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if: <ul style="list-style-type: none"> (i) for office and administrative tasks; or (ii) a Utilities use. 	✓			Complies – The use is defined as a Utilities Use.
Noise (Cl. 28.3.2)	<ul style="list-style-type: none"> A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> 	✓			Complies –An Acoustic Assessment has been done by Tarkarri Engineering Pty Ltd. The proposed development is likely to reduce overall traffic noise levels, specifically: “Traffic noise scenarios of the existing Channel Highway and proposed changes from the Huntingfield development were modelled using traffic count data and future growth predictions. The modelling results indicate that environmental harm from changed traffic noise emission levels as result of the development is highly unlikely with the implementation of the roundabout in the Channel Highway to allow access to the development likely to reduce overall traffic noise levels”.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	Noise levels are to be averaged over a 15 minute time interval.				
External Lighting (Cl. 28.3.3)	<ul style="list-style-type: none"> A1 External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. 			✓	Not Applicable - external lighting does not including street lighting.
Commercial Vehicle Movements (28.3.4).	<ul style="list-style-type: none"> A1 - Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) Nil Sundays and Public Holidays. 		✓		Not Complying – The use will occur 24 hours a day.
Discretionary Use (Cl. 28.3.5)	<ul style="list-style-type: none"> A1 – No Acceptable Solution 			✓	Not Applicable – The proposed Use is defined as a Utility and is a Permitted Use in the Utilities Zone. (The objective of this Standard is to ensure that uses not directly associated with a utility do not compromise the use of that land for utility purposes).
Building Height (Cl. 28.4.1)	<ul style="list-style-type: none"> A1 – <u>Building height</u> must be no more than: 10 m 	✓			Complies – There are no buildings proposed and the development is for the new roundabout, landscaping and supporting infrastructure (stormwater, services etc).

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
?	<ul style="list-style-type: none"> A2 - <u>Building height</u> within 10 m of a <u>residential zone</u> must be no more than 8.5 m. 	✓			Complies – There are no buildings proposed and the development is for the new roundabout. landscaping and supporting infrastructure (stormwater, services etc).
Setback (Cl. 28.4.2)	<ul style="list-style-type: none"> A1 – <u>Building setback</u> from <u>frontage</u> must be no less than: 10m 		✓		Not Complying –.
	<ul style="list-style-type: none"> A2 - Building setback from a residential zone must be no less than: (a) 5 m; (b) half the height of the wall, whichever is the greater. 		✓		Not Complying –.
Landscaping (Cl. 28.4.3)	<ul style="list-style-type: none"> A1 - Landscaping is not required along the <u>frontage</u> of a <u>site</u> if the <u>building</u> has nil <u>setback</u> to <u>frontage</u>. 			✓	A1 – Not Applicable
	<ul style="list-style-type: none"> A2 - Along a boundary with a <u>residential zone</u> landscaping must be provided for a depth no less than: 10m. 	✓			<p>A2 - Complies – The Landscaping Plan provides for landscaping between the Highway and the residential zone to a depth greater than 10m. Specifically the Plan includes:</p> <ul style="list-style-type: none"> Planting of semi-mature treestock (native and exotic) to offset removal of existing trees. The exotic tress will frame and line the prosed Huntingfield Estate entrance. The proposed road batters are designed shallow enough to allow for native cool gully species to be planted inside the cuttings and embankments Native overstorey trees will be scattered over this planting on the largest batter to compliment landscape typology. Mass planting of native grasses with scattered

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
					<p>wildflowers is proposed for the roundabout itself and associated splitter islands</p> <ul style="list-style-type: none"> Low grass mounding with feature stone embankments is proposed on the southern side of the roundabout to screen future development.
Outdoor Storage Areas (Cl. 28.4.4)	<ul style="list-style-type: none"> A1 - Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 			✓	A1 - Not Applicable
Fencing (Cl. 28.4.5)	<ul style="list-style-type: none"> A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 			✓	Not Applicable.
Environmental Values (Cl. 28.4.6)	<ul style="list-style-type: none"> A1 - No trees of high <u>conservation</u> value will be impacted. 		✓		<p>Not Complying - There are seven (7) trees within the Utilities zoned portion of the subject land, including:</p> <ul style="list-style-type: none"> three (3) very high conservation value trees (one <i>E. viminalis</i> tree with a dbh

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
					<p>>70cm and two <i>E. globulus</i> with a dbh >70cm, shown as Tree ID 381, 382 and 389 respectively); and</p> <ul style="list-style-type: none"> two (2) other eucalypt trees (one <i>E. ovata</i> <40cm, Tree ID 380 and one <i>E. globulus</i> <40cm, Tree ID 383), which are below the thresholds of a high conservation value; and two (2) non-native trees which are not of conservation value. <p>The arborist assessment confirms that the proposed development requires the removal of all trees within the Utilities Zone, including three (3) very high conservation value trees.</p> <p>As the works will impact on a tree of high conservation value, they must be assessed against the performance criteria.</p>

ZONE PROVISIONS – General Residential Zone

The General Residential Zone is located along the southern boundary of the Channel Highway along the Huntingfield estate land. The land is to be entirely used for the Roundabout and associated works and not for any residential or other use. In the circumstances it is considered that the Development Standards of the General Residential Zone to not apply as they normally do for development (e.g. dwellings). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Non-Residential Use (Cl.10.3.1)	<ul style="list-style-type: none"> A1 - Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation. 		✓		Not Complying – The Utility is to be used 24 hours a day.
	<ul style="list-style-type: none"> A2 - Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> 	✓			<p>Complies –An Acoustic Assessment has been done by Tarkarri Engineering Pty Ltd.</p> <p>The proposed development is likely to reduce overall traffic noise levels, specifically:</p> <p>“Traffic noise scenarios of the existing Channel Highway and proposed changes from the Huntingfield development were modelled using traffic count data and future growth predictions. The modelling results indicate that environmental harm from changed traffic noise emission levels as result of the development is highly unlikely with the implementation of the roundabout in the Channel Highway to allow access to the development likely to reduce overall traffic noise levels”.</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<ul style="list-style-type: none"> A3 External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 			✓	Not Applicable - external lighting does not including street lighting.
	<ul style="list-style-type: none"> A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays. 			✓	Not Applicable.
Residential density for multiple dwellings (Cl.10.4.1)	<ul style="list-style-type: none"> A1 - Multiple dwellings density per site area. 			✓	Not Applicable.
Setbacks and building envelope for all dwellings (Cl.10.4.2)	<ul style="list-style-type: none"> A1 – Frontage setbacks 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 – Garage and carport setbacks 			✓	Not Applicable.
	<ul style="list-style-type: none"> A3 – Building Envelop requirements 			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<ul style="list-style-type: none"> A4 - No trees of high conservation value will be impacted. 	✓			Complies - No trees of high conservation value impacted.
Site coverage and private open space for all dwellings (Cl.10.4.3)	<ul style="list-style-type: none"> A1 – Site coverage for dwellings and units 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 – Private Open Space requirements for dwellings and units 			✓	Not Applicable.
Sunlight and overshadowing for all dwellings (Cl.10.4.4)	<ul style="list-style-type: none"> A1 – Solar orientation for dwellings 30 degrees of north. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 – Multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A3 - Multiple dwelling that is to the north of the private open space, of another dwelling on the same site. 			✓	Not Applicable.
Width of openings for garages and carports for all dwellings (Cl.10.4.5)	<ul style="list-style-type: none"> A1 - A garage or carport within 12 m of a primary frontage 			✓	Not Applicable.
Privacy for all dwellings (Cl.10.4.6)	<ul style="list-style-type: none"> A1 - A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 - A window or glazed door, to a habitable room, 			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	of a dwelling, that has a floor level more than 1 m above the natural ground level				
	<ul style="list-style-type: none"> A3 - A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling 			✓	Not Applicable.
Frontage fences for all dwellings (Cl.10.4.7)	<ul style="list-style-type: none"> A1 - A fence (including a free-standing wall) within 4.5 m of a frontage. 			✓	Not Applicable.
Waste storage for multiple dwellings (Cl.10.4.8)	<ul style="list-style-type: none"> A1 - A multiple dwelling must have a storage area 				
Non-dwelling Development (Cl.10.5.1)	<ul style="list-style-type: none"> A1 - Non-dwelling development must comply with specific acceptable solutions as if it were a dwelling. 		✓		Not Complying – Setbacks are not in compliance with those for a dwelling – i.e. 4.5m from a primary frontage.
Non-residential Garages and Carports (Cl.10.5.2)	<ul style="list-style-type: none"> A1 - Non-residential garages and carports must comply with specific acceptable solutions as if they were ancillary to a dwelling. 			✓	Not Applicable.
Outdoor Storage Areas (Cl.10.5.3)	<ul style="list-style-type: none"> A1 – Outdoor storage areas must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 			✓	Not Applicable.

ZONE PROVISIONS – Rural Living Zone

The Rural Living Zone is located near the south east/west boundary of the Channel Highway. The land is to be entirely used for the Roundabout and associated works and not for any rural based, residential or other use. In the circumstances it is considered that the Development Standards of the Rural Living Zone to not apply as they normally do for development (e.g. dwellings, rural activities etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Use class: Utilities ()					
Non-Residential Use (Cl. 13.3.1)	<ul style="list-style-type: none"> A1 - Hours of operation must be within <ul style="list-style-type: none"> (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except or office and administrative tasks. 		✓		Not Complying - The Utility is to be used 24 hours a day.
	<ul style="list-style-type: none"> A2 – Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of 	✓			<p>Complies –An Acoustic Assessment has been done by Tarkarri Engineering Pty Ltd.</p> <p>The proposed development is likely to reduce overall traffic noise levels, specifically:</p> <p>“Traffic noise scenarios of the existing Channel Highway and proposed changes from the Huntingfield development were modelled using traffic count data and future growth predictions. The modelling results indicate that environmental harm from changed traffic noise emission levels as result of the development is highly unlikely with the implementation of the roundabout in the Channel Highway to allow access to the development likely to reduce overall traffic noise levels”.</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.				
	<ul style="list-style-type: none"> A3 - External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 			✓	Not Applicable - external lighting does not including street lighting.
	<ul style="list-style-type: none"> A4 - Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 pm Saturdays; (c) Nil Sundays and Public Holidays. 			✓	Not Applicable.
Building Height (Cl. 13.4.1)	<ul style="list-style-type: none"> A1 – <u>Building height</u> must be no more than: 8 m 	✓			Complies – There are no buildings proposed and the development is for the new roundabout, landscaping and supporting infrastructure (stormwater, services etc).
Setback (Cl. 13.4.2)	<ul style="list-style-type: none"> A1 - Building setback from frontage must be no less than: 20m 			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<ul style="list-style-type: none"> A2 - Building setback from side and rear boundaries must be no less than: <ul style="list-style-type: none"> 10m 			✓	Not Applicable.
Design (Cl. 13.4.3)	<ul style="list-style-type: none"> A1 - The location of buildings and works must comply with any of the following: <ul style="list-style-type: none"> (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building. (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline. 	✓			Complies - a site does not require the clearing of native vegetation and is not on a skyline or ridgeline.
	<ul style="list-style-type: none"> A2 - Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A3 - The combined gross floor area of buildings must be no more than: 375m² 			✓	Not Applicable.
	<ul style="list-style-type: none"> A4 - Fill and excavation must comply with all of the following: <ul style="list-style-type: none"> (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access. 		✓		Not Complying – height of the excavation is more than 1m and not a part of a building foundation.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Outbuildings (Cl. 13.4.4)	<ul style="list-style-type: none"> Outbuildings (including garages and carports not incorporated within the dwelling) size requirements. 			✓	Not Applicable.
Outdoor Storage Areas (Cl. 13.4.5)	<ul style="list-style-type: none"> A1 - Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 			✓	Not Applicable.

ZONE PROVISIONS – Open Space Zone

The Open Space Zone is located near the southern boundary of the Channel Highway and is associated with the Huntingfield estate land. The land is to be entirely used for the Roundabout and associated works and not for any residential or other use. In the circumstances it is considered that the Development Standards of the Open Space Zone to not apply as they normally do for development (e.g. community, recreation etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Hours of Operation (Cl. 19.3.1)	<ul style="list-style-type: none"> A1 - Hours of operation of a use within 50 m of a residential zone must be within: <ul style="list-style-type: none"> (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks. 		✓		Not Complying - The Utility is to be used 24 hours a day.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Noise (Cl.19.3.2)	<ul style="list-style-type: none"> A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> 	✓			<p>Complies –An Acoustic Assessment has been done by Tarkarri Engineering Pty Ltd.</p> <p>The proposed development is likely to reduce overall traffic noise levels, specifically:</p> <p>“Traffic noise scenarios of the existing Channel Highway and proposed changes from the Huntingfield development were modelled using traffic count data and future growth predictions. The modelling results indicate that environmental harm from changed traffic noise emission levels as result of the development is highly unlikely with the implementation of the roundabout in the Channel Highway to allow access to the development likely to reduce overall traffic noise levels”.</p>
	<ul style="list-style-type: none"> A2 - External amplified loud speakers or music must not be used within 50 m of a residential zone. 			✓	Not Applicable.
External Lighting (Cl. 19.3.3)	<ul style="list-style-type: none"> A1 External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; 			✓	Not Applicable - external lighting does not including street lighting.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.				
Commercial Vehicle Movements (19.3.4).	<ul style="list-style-type: none"> A1 - Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 pm Saturdays; (c) Nil Sundays and Public Holidays. 			✓	Not Applicable.
Discretionary Use (Cl. 19.3.5)	<ul style="list-style-type: none"> A1 – No Acceptable Solution 		✓		Not Complying - There is No Acceptable Solution and the proposal must be assessed against the Performance Criteria P1.
Building Height (Cl. 19.4.1)	<ul style="list-style-type: none"> A1 – <u>Building height</u> must be no more than: 6.5 m 	✓			Complies – There are no buildings proposed and the development is for the new roundabout,. landscaping and supporting infrastructure (stormwater, services etc).
Setback (Cl.19.4.2)	<ul style="list-style-type: none"> A1 - Building setback from frontage must be no less than: 5m 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 - Building setback from a residential zone must be no less than: <ul style="list-style-type: none"> (a) 3 m; (b) half the height of the wall, whichever is the greater. 			✓	Not Applicable.
Landscaping (Cl.19.4.3)	<ul style="list-style-type: none"> A1 - Landscaping along the frontage of a site must be provided to a depth of no less than 2 m. 		✓		Not Complying – Landscaping is not provided along the entire frontage.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<ul style="list-style-type: none"> A2 - Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m. 		✓		Not Complying – Landscaping is not provided along the entire frontage with residential zones.
Fencing (Cl.19.4.4)	<ul style="list-style-type: none"> A1 - Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	✓			Complies -
Environmental Values (Cl.19.4.5).	<ul style="list-style-type: none"> A1 - No environmental values will be adversely impacted. 		✓		<p>Not Complying - An arborist assessment (Element Tree Services, 1/2/2021) and amended plans submitted in response to a further information request confirm that there are five (5) trees located within the Open Space Zoned portion of the subject land, including:</p> <ul style="list-style-type: none"> four (4) very high conservation value trees (all <i>Eucalyptus globulus</i> with a dbh >70cm, Tree ID 383, 385, 386 and 388); and one (1) other eucalypt tree (an <i>E. amygdalina</i> <70cm, Tree ID 377), which is below the threshold of a high conservation value but still provides environmental value. <p>While all of these trees are proposed for retention, the proposed development</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
					encroaches >10% into the tree protection zone of Tree ID 388. Therefore, the proposal adversely impacts on environmental values and requires assessment against the performance criteria.

ZONE PROVISIONS – Rural Resources Zone

The Rural Resources Zone is located near the north boundary of the Channel Highway. The land is to be entirely used for the Roundabout and associated works and not for any rural based, residential or other use. In the circumstances it is considered that the Development Standards of the Rural Resources Zone do not apply as they normally do for development (e.g. community, recreation etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Sensitive Use (including residential use) (Cl. 26.3.1)	<ul style="list-style-type: none"> A1 - A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001 		✓		Not Complying – Utilities are not a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care.
Noise (Cl. 28.3.2)	<ul style="list-style-type: none"> A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. 	✓			Complies –An Acoustic Assessment has been done by Tarkarri Engineering Pty Ltd. The proposed development is likely to reduce overall traffic noise levels, specifically: “Traffic noise scenarios of the existing Channel Highway and proposed changes from the Huntingfield development were modelled using traffic count data and future growth predictions. The modelling results indicate that environmental harm from changed traffic noise emission levels as result of the development is highly unlikely

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.				with the implementation of the roundabout in the Channel Highway to allow access to the development likely to reduce overall traffic noise levels".
Discretionary Use (Cl. 26.3.3)	<ul style="list-style-type: none"> A1 No acceptable solution. 		✓		Not Complying – There is no acceptable solution and the proposal requires assessment against the Performance Criteria.
Building Height (Cl. 26.4.1)	<ul style="list-style-type: none"> A1 – <u>Building height</u> must be no more than: <ul style="list-style-type: none"> 8.5 m if for a residential use. 10 m otherwise 	✓		✓	Not Applicable.
Setback (Cl. 26.4.2)	<ul style="list-style-type: none"> A1 - Building setback from frontage must be no less than: 20m 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 - Building setback from side and rear boundaries must be no less than: 50m 			✓	Not Applicable.
	<ul style="list-style-type: none"> A3 - Building setback for buildings for sensitive use. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A4 - Buildings and works must be setback from land zoned Environmental Management no less than: 100m 			✓	Not Applicable.
Design (Cl. 26.4.3)	<ul style="list-style-type: none"> A1 - The location of buildings and works must comply with any of the following: <ul style="list-style-type: none"> (a) be located within a building area, if provided on the title; 	✓			Complies - a site does not require the clearing of native vegetation and is not on a skyline or ridgeline.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	(b) be an addition or alteration to an existing building. (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.				
	<ul style="list-style-type: none"> A2 - Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A3 - The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations. 		✓		Not Complying – height of the excavation is more than 2m and not a part of a building foundation.
Plantation Forestry (Cl. 26.4.4)	<ul style="list-style-type: none"> A1 - Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan. 			✓	Not Applicable.

F5.0 Huntingfield Housing Land Supply Order Specific Area Plan

The Huntingfield Housing Land Supply Order Specific Area Plan area is located along the north boundary of the Channel Highway. The land is to be entirely used for the Roundabout and associated works and not for any rural based, residential or other use. In the circumstances it is considered that the Development Standards of the SAP to not apply as they normally do for development (e.g. dwellings, etc). While the compliance of the proposed development to the Development Standards and Acceptable Solutions technically triggers a discretion, the assessment against the Development Standards and Performance Criteria requires recognition of the nature and context of the proposed development.

Huntingfield Housing Land Supply Order Specific Area Plan

The SAP does not include a Use Table and the General Residential Zone 10.0 applies where Utilities are a Discretionary Use. The extent of the proposed development within the SAP General Residential Zone is relatively small and located in the north of the subject site adjoining the Channel Highway.

The proposal only relates to the development of the new access and therefore the following provisions of the SAP do not apply:

- F5.4 Development Standards for Dwellings – General Residential Zone

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Non-dwelling development (F5.5.1)	<ul style="list-style-type: none"> • A1 - A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any 			✓	Not Applicable – The proposal is for Utilities (road) and not a non-dwelling building

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.				
	<ul style="list-style-type: none"> A2 - A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures F5.1, F5.2 and F5.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 			✓	Not Applicable – The proposal is for Utilities (road) and not a non-dwelling building

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
<p>8.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>				
<ul style="list-style-type: none"> A3 - A building that is not a dwelling, must have: <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p> 			✓	Not Applicable – The proposal is for Utilities (road) and not a non-dwelling building
<ul style="list-style-type: none"> A4 - Fencing 			✓	Not Applicable – The proposal is for Utilities (road) and not for fencing.
<ul style="list-style-type: none"> A5 - Outdoor <u>storage</u> areas, for a <u>building</u> that is not a <u>dwelling</u>. 			✓	Not Applicable – The proposal is for Utilities (road) and not a non-dwelling building
<ul style="list-style-type: none"> A6 - Air extraction, pumping, refrigeration systems or compressors, for a <u>building</u> that is not a <u>dwelling</u>, must have a <u>setback</u> from the boundary of a property containing a <u>sensitive use</u> not less than 10m. 			✓	Not Applicable – The proposal is for Utilities (road) and not a non-dwelling building

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Lot Design (F5.8.1)	<ul style="list-style-type: none"> A1 - <u>Subdivision</u> of land must be in accordance with a master plan endorsed by the <u>planning authority</u> for the whole <u>site</u> described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2. 			✓	Not Applicable – The proposed development is for a new access to the Huntingfield site and does not involve subdivision of land for residential purposes. The roundabout will provide road connection to the existing road network and is design to cater for the provision of public transport. The proposal is consistent with the proposed first stage of the Huntingfield development as it will provide access to the site. Subsequent development will be undertaken consistent with the Masterplan including subdivision.
	<ul style="list-style-type: none"> A2.1 - Each lot must: <ul style="list-style-type: none"> (a) have an area of not less than 275m² and be able to contain a minimum area of 10m x 12m; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided. 			✓	Not Applicable. Note is made that the future subdivision of the proposed land for the roundabout would comply with A2.1(c) as it is for the provision of Utilities.
	<ul style="list-style-type: none"> A2.2 - The average size of all lots within the General <u>Residential</u> Zone. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A3 - Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or <u>Utilities</u>, must have a <u>frontage</u> not less than 12m. 			✓	Not Applicable. Note is made that the future subdivision of the proposed land for the roundabout would comply as it is for the provision of Utilities.
	<ul style="list-style-type: none"> A4 - Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must be 			✓	Not Applicable. Note is made that the future subdivision of the proposed land

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
				provided with a vehicular <u>access</u> from the boundary of the <u>lot</u> to a <u>road</u> in accordance with the requirements of the <u>road authority</u>
			✓	for the roundabout would comply as it is for the provision of a new access to the site from the Channel Highway and would be in accordance with the requirements of the road authority.
			✓	Not Applicable. The proposal does not involve any new lots for residential purposes.
Roads (F5.8.2)			✓	<p>A5 - Any lot in a <u>subdivision</u> with a new <u>road</u>, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p> <p>A1 - The <u>subdivision</u> includes no new roads.</p> <p>Not Applicable</p> <p>Note is made that the future subdivision of the proposed land for the roundabout would not comply as the proposal is for the new road to provide access to the Huntingfield development.</p> <p>The proposed roundabout and access road to Huntingfield is considered to comply to Performance Criteria P1 for the following reasons:</p> <ul style="list-style-type: none"> The arrangement and construction of the road provides an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists. It contributes to the access to public transport and the efficient and safe movement of pedestrians, cyclists and public transport.
Services (F5.8.3)			✓	<p>A1 - Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or <u>Utilities</u>, must have a connection to a <u>full water supply</u> service.</p> <p>Not Applicable.</p> <p>Note is made that the future subdivision of the proposed land for the roundabout would comply as it is for the provision of Utilities.</p>
			✓	<p>A2 - Each <u>lot</u>, or a <u>lot</u> proposed in a plan of</p> <p>Not Applicable.</p>

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
<u>subdivision</u> , excluding for <u>public open space</u> , a riparian or littoral reserve or <u>Utilities</u> , must have a connection to a reticulated sewerage system.				Note is made that the future subdivision of the proposed land for the roundabout would comply as it is for the provision of Utilities.
<ul style="list-style-type: none"> A3 - Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or <u>Utilities</u>, must be capable of connecting to a <u>public stormwater system</u>. 			✓	Not Applicable. Note is made that the future subdivision of the proposed land for the roundabout would comply as it is for the provision of Utilities.

Code Provisions

E1.0 Bushfire-Prone Areas Code

The proposed use of Utilities is not classified as a vulnerable or hazardous use and subdivision is not a part of the application. Therefore the Bushfire-Prone Areas Code does not apply to the utilities use class application.

E3.0 Landslide Code

The area of land under the Landslide Code overlay is outside the proposed development site and therefore the Code is not applicable in the assessment of the application.

E5.0 Road and Railway Assets Code

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
Existing road accesses and junctions (E5.5.1)	<ul style="list-style-type: none"> A1 The annual average daily traffic (AADT) of vehicle movements, to and from a <u>site</u>, onto a category 1 or <u>category 2 road</u>, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater. 		✓	Not Applicable
	<ul style="list-style-type: none"> A2 - The annual average daily traffic (AADT) of vehicle movements, to and from a <u>site</u>, using an existing <u>access</u> or 		✓	Not Applicable

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<u>junction</u> , in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.				
	<ul style="list-style-type: none"> A3 - The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing <u>access</u> or <u>junction</u>, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater. 			✓	Not Applicable
Exiting level crossings (E5.5.2)	<ul style="list-style-type: none"> A1 Where use has <u>access</u> across part of a rail network, the annual average daily traffic (AADT) at an existing <u>level crossing</u> must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater. 			✓	Not Applicable
Development adjacent to roads and railways (E5.6.1)	<ul style="list-style-type: none"> A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: <ul style="list-style-type: none"> (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. 			✓	Not Applicable – The Chanel Highway is a Category 3 state arterial road.
	<ul style="list-style-type: none"> A1.2 - Buildings, may be: <ul style="list-style-type: none"> (a) located within a row of existing buildings 			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<p>and setback no closer than the immediately adjacent building; or</p> <p>(b) an extension which extends no closer than:</p> <p>(i) the existing building; or</p> <p>(ii) an immediately adjacent building.</p>				
Road accesses and junctions (E5.6.2)	<ul style="list-style-type: none"> A1 - No new <u>access</u> or <u>junction</u> to roads in an area subject to a speed limit of more than 60km/h. 		✓		Not Complying – There is a new road junction with the construction of the access road into the Huntingfield Estate.
	<ul style="list-style-type: none"> A2 - No more than one <u>access</u> providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less. 			✓	Not Applicable.
New level crossings (E5.6.3)	<ul style="list-style-type: none"> A1 - No acceptable solution. 			✓	Not Applicable – no new level crossings are proposed.
Sight distance at accesses, junctions and level crossings (E5.6.4)	<ul style="list-style-type: none"> A1 Sight distances at: <p>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p> 				<p>A1(a) – Complies – The Traffic Impact Assessment states that : <i>From Table E5.1 the minimum sight distance for a frontage road speed greater than 60 km/hr and approach speed of 50 km/hr is 90m. The junction should be designed to comply with this requirement and requirements detailed in the “Ausroads Guide to Road Design Part 4B: Roundabouts”.</i></p> <p>A1(b) – Not Applicable.</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
E6.0 Parking and Access Code					
Use standards – number of car parking spaces (Cl.E6.6.1)	<ul style="list-style-type: none">A1 - Number of on-site car parking spaces complies with table			✓	Not Applicable.
Number of Accessible Car Parking Spaces for People with a Disability (Cl.E6.6.2)	<ul style="list-style-type: none">A1 - Car parking spaces provided for people with a disability must:<ul style="list-style-type: none">(a) satisfy the relevant provisions of the Building Code of Australia;(b) be incorporated into the overall car park design;(c) be located as close as practicable to the building entrance.			✓	Not Applicable.
Number of Motorcycle Parking Spaces (Cl.E6.6.3)	<ul style="list-style-type: none">A1 - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced			✓	Not Applicable.
Number of Bicycle Parking Spaces (Cl.E6.6.4)	<ul style="list-style-type: none">A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Number of vehicular accesses (Cl.E6.7.1)	<ul style="list-style-type: none"> A1 - The number of vehicle <u>access</u> points provided for each <u>road frontage</u> must be no more than 1 or the existing number of vehicle <u>access</u> points, whichever is the greater. 	✓			Complies – The proposal is for a new access to the Channel Highway for the Huntingfield estate. This is the sole access point from the site to the Channel Highway.
Design of vehicular accesses (Cl.E6.7.2)	<ul style="list-style-type: none"> A1 - Design of vehicle access points complies. 			✓	Not Applicable.
Vehicular Passing Areas Along an Access (Cl.E6.7.3)	<ul style="list-style-type: none"> A1 - Vehicular passing areas along an access. 			✓	Not Applicable.
On-Site Turning (Cl.6.7.4)	<ul style="list-style-type: none"> A1 - On-site turning must be provided to exit a site in a forward direction, except if it serves no more than two dwelling units. 			✓	Not Applicable.
Layout of Parking Areas (Cl.6.7.5)	<ul style="list-style-type: none"> A1 - layout in compliance with Australian Standard. 			✓	Not Applicable.
Surface Treatment of Parking Areas (Cl.6.7.6)	<ul style="list-style-type: none"> A1 - Parking spaces and vehicle circulation roadways provided 			✓	Not Applicable.
Lighting of Parking Areas (Cl.6.7.7)	<ul style="list-style-type: none"> A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting. 			✓	Not Applicable.
Landscaping of Parking Areas (Cl.6.7.8)	<ul style="list-style-type: none"> A1 - Landscaping of parking and circulation areas must be provided 			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.				
Design of Motorcycle Parking Areas (CL.6.7.9)	<ul style="list-style-type: none"> A1The design of motorcycle parking areas must comply with all of the following: <ul style="list-style-type: none"> (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building. 			✓	Not Applicable.
Design of Bicycle Parking Facilities (CL.6.7.10)	<ul style="list-style-type: none"> A1 - The design of bicycle parking facilities must comply with all the following; <ul style="list-style-type: none"> (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building. 			✓	Not Applicable.
	<ul style="list-style-type: none"> A2 - The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 			✓	Not Applicable.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	3.1 "Security" and 3.3 "Ease of Use" of the same <u>Standard</u> .				
Bicycle End of Trip Facilities (CL.6.7.11)	<ul style="list-style-type: none"> A1 - For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter. 			✓	Not Applicable.
Siting of Car Parking (CL.6.7.12).	<ul style="list-style-type: none"> A1 - Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre. 			✓	Not Applicable.
Facilities for Commercial Vehicles (CL.6.7.13)	<ul style="list-style-type: none"> A1 - Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: <ul style="list-style-type: none"> (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a 			✓	Not Applicable

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.				
Access to a road (Cl.6.7.14)	<ul style="list-style-type: none"> A1 -- Access to a road complies with road authority requirements 	✓			Complies – The proposed access complies with road authority requirements.
E7.0 Stormwater Management Code					
Stormwater Drainage and Disposal (Cl.7.7.1)	<ul style="list-style-type: none"> A1 - Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. 	✓			A1 – Complies – The submitted drawings include details of proposed stormwater reticulation mains to service the road extension and parking areas. This proposal satisfies the acceptable solution A1.
	<ul style="list-style-type: none"> A2 - A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m2; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 	✓			A2 – Complies – A stormwater drainage system is included in the proposed development. The applicant has submitted detailed modelling to indicate the treatment effectiveness and the proposal satisfies the acceptable solution A2.
	<ul style="list-style-type: none"> A3 - Design of minor stormwater drainage system 	✓			A3 – Complies – The proposed stormwater drainage system is designed to ensure that stormwater quality and quantity is managed in accordance with the required standards.
	<ul style="list-style-type: none"> A4 - Design of major stormwater drainage system 			✓	A4 – Complies – The proposed stormwater drainage system has been designed with an ARI of 100 years..

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
E9.0 Attenuation Code				
The area of land under the Attenuation Code overlay is outside the proposed development site and therefore the Code is not applicable in the assessment of the application.				
E10 Biodiversity				
Buildings and Works (E10.7.1)	<ul style="list-style-type: none">A1 - <u>Clearance and conversion</u> or <u>disturbance</u> must be within a <u>Building Area</u> on a plan of <u>subdivision</u> approved under this planning scheme.		✓	A1 – Not Complying – The Biodiversity Code overlay extends over the areas of the subject site that are zoned Rural Living and Rural Resource. There are no <u>Building Areas</u> on plans of <u>subdivision</u> approved under this planning scheme.
E11.0 Waterway and Coastal Protection Code				
The area of land under the Waterway and Coastal Protection Code overlay is outside the proposed development site and therefore the Code is not applicable in the assessment of the application.				
E14.0 Scenic Landscapes				
Removal of Bushland within Scenic Landscape Areas (E14.7.1)	<ul style="list-style-type: none">A1 - Removal or disturbance of bushland must comply with both of the following:<ul style="list-style-type: none">(a) be on land no less than 50 m (in elevation) from a skyline;(b) be no more than 500 m2 in extent.	✓		A1 – Complies – The Scenic Landscapes Code overlay extends over the areas of the subject site that are zoned Utilities and Rural Resource. There is no bushland on the areas of the site within the Scenic Landscapes Code. There is no disturbance or removal of bushland within the Scenic Landscape Area.
Appearance of Buildings and Works within Scenic Landscape Areas (E14.7.2)	<ul style="list-style-type: none">A1 Buildings must comply with one of the following:<ul style="list-style-type: none">(a) not be visible from public spaces;(b) be an addition or alteration to an existing building that;<ul style="list-style-type: none">(i) increases the gross floor area by no more than 25%;(ii) does not increase the building height;(iii) provides external finishes the same		✓	A1 – Not Applicable –

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	or similar to existing.				
	<ul style="list-style-type: none"> A2 - <u>Works</u> must not be visible from public spaces. 		✓		Not Complying – the extent of works are visible from public spaces.
E17.0 Signs Code The only signs that are proposed are Statutory Signs relating to safety or guidance of traffic. Statutory Signs are exempt under the Code.					

Note: All other codes were reviewed and are not applicable to the proposed use/development.

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DEPARTMENT OF COMMUNITIES TASMANIA

HUNTINGFIELD DEVELOPMENT

ROUNABOUT

32-18956

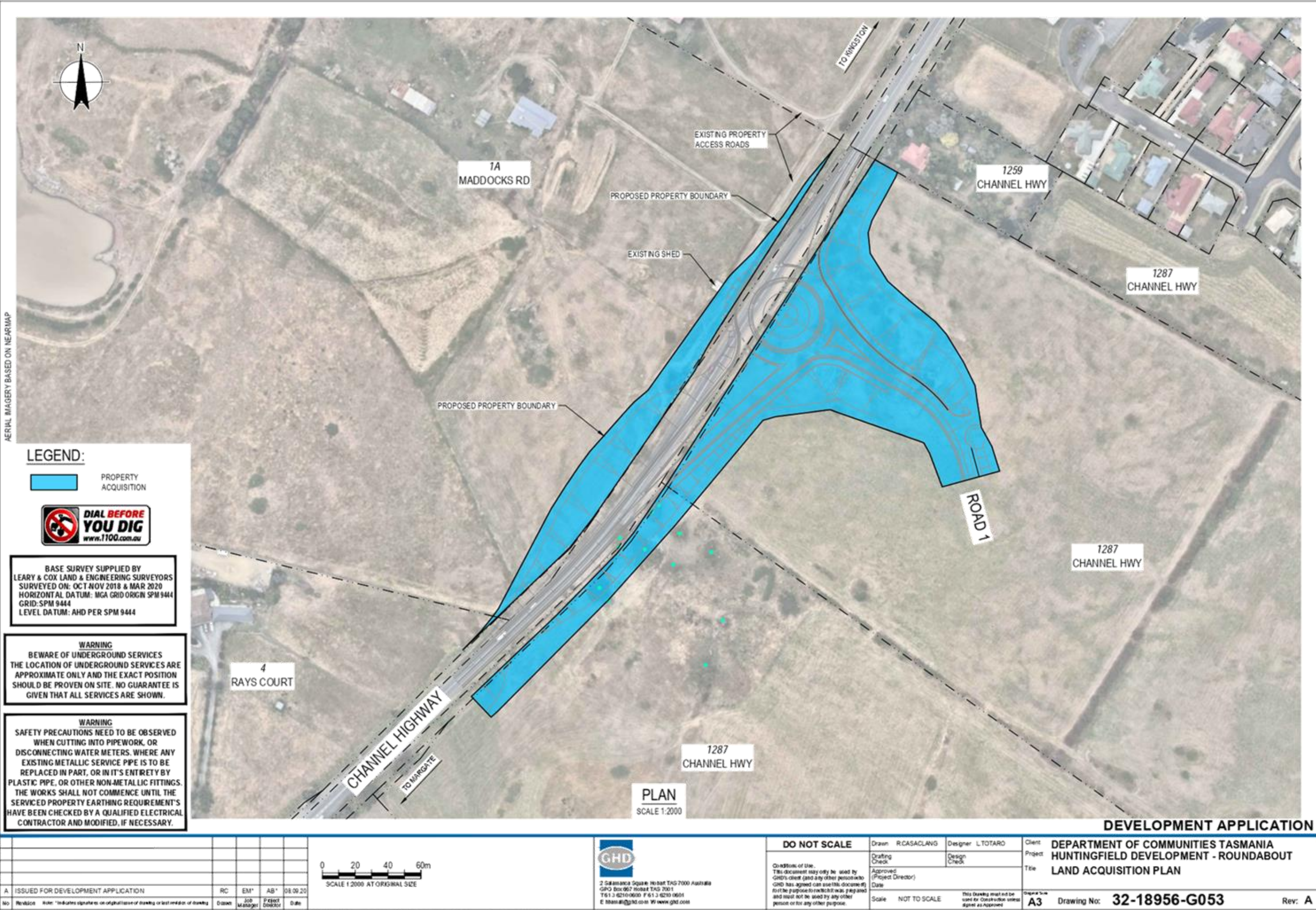


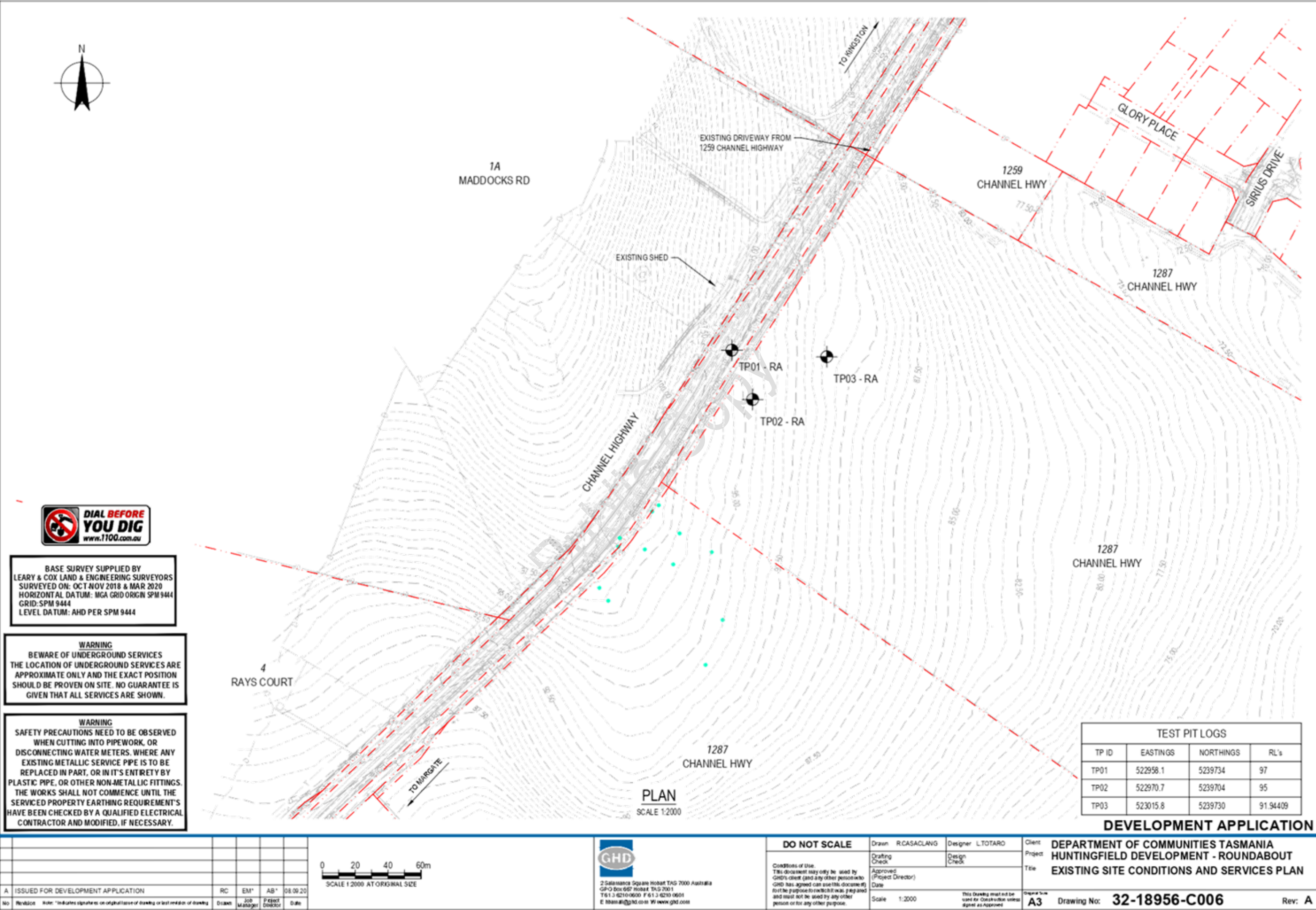
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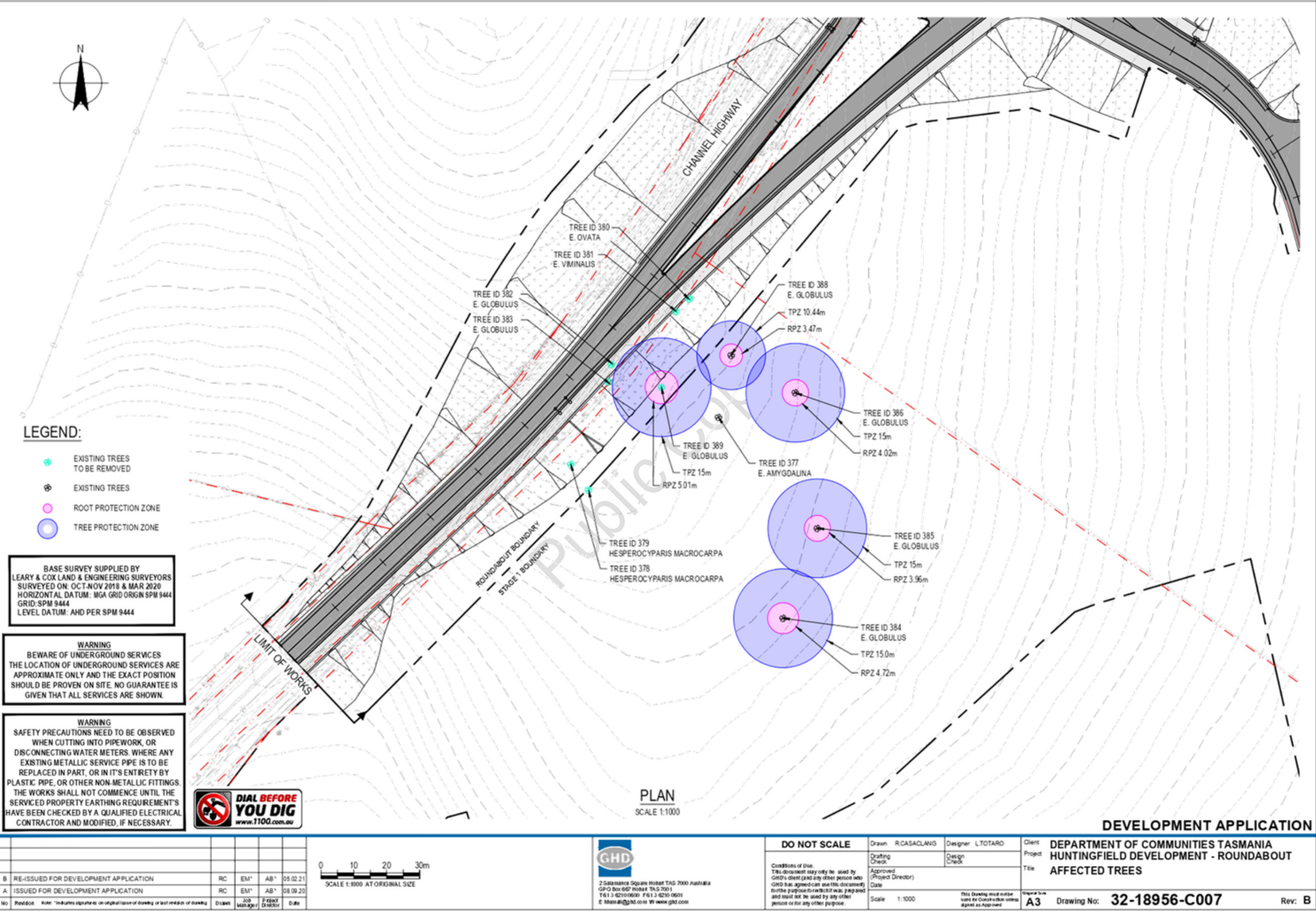
DEVELOPMENT APPLICATION

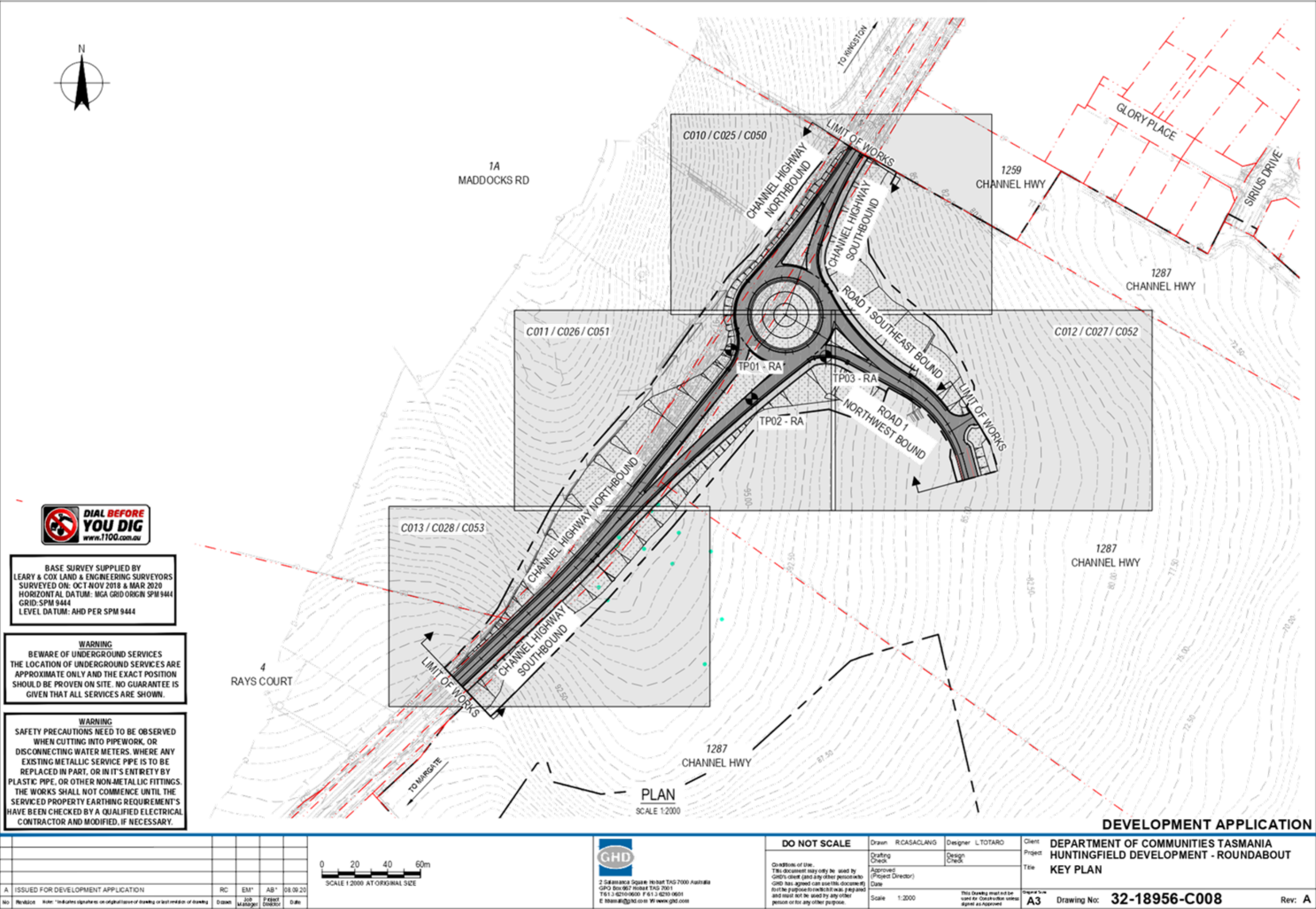
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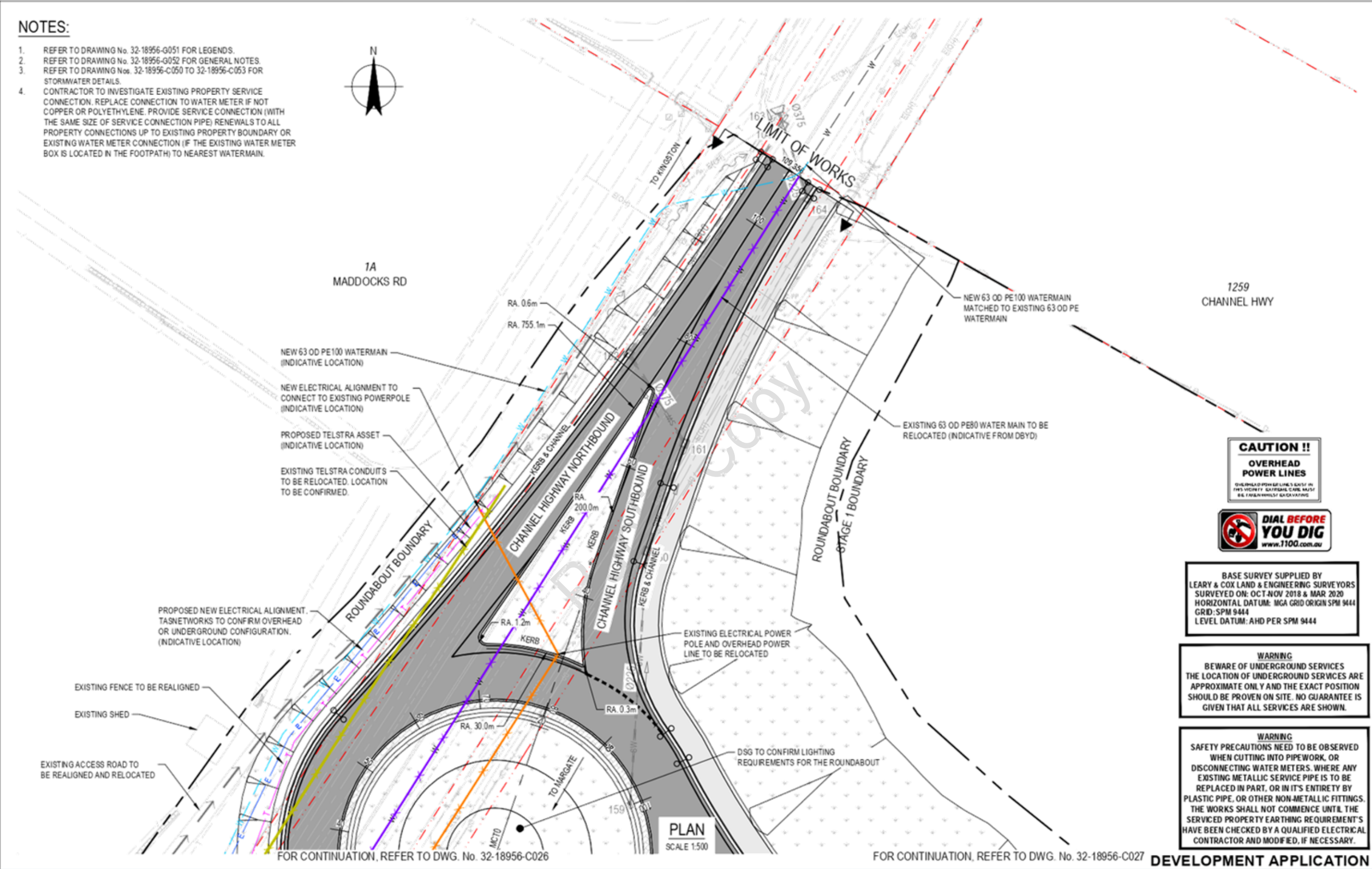
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DEVELOPMENT APPLICATION					DEPARTMENT OF COMMUNITIES TASMANIA				
					HUNTINGFIELD DEVELOPMENT - ROUNDABOUT				
					GENERAL ARRANGEMENT PLAN				
					SHEET 1 OF 4				
A ISSUED FOR DEVELOPMENT APPLICATION					A3 Drawing No: 32-18956-C025				
Rev: A									

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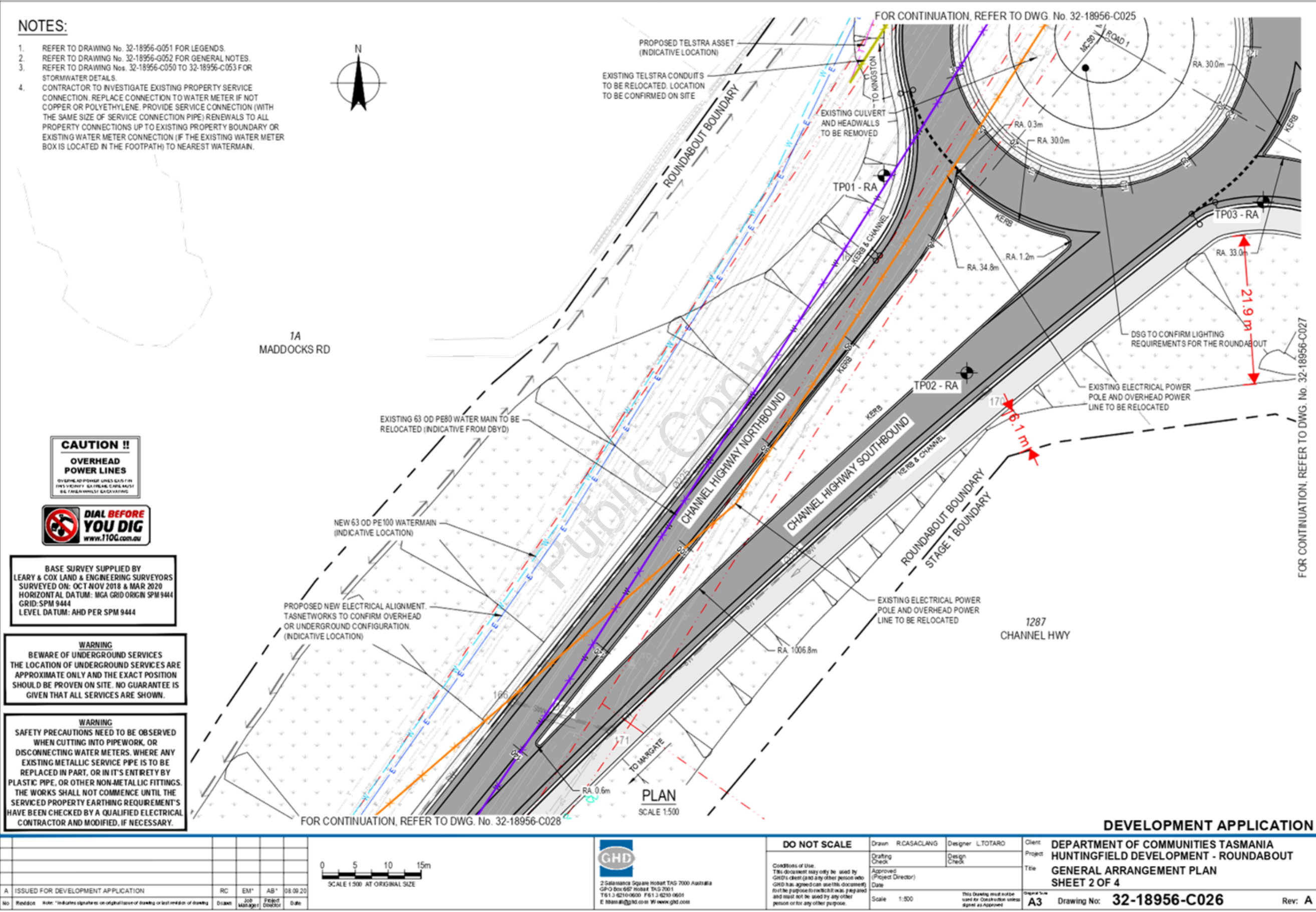
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		Date:		SHEET 1 OF 4
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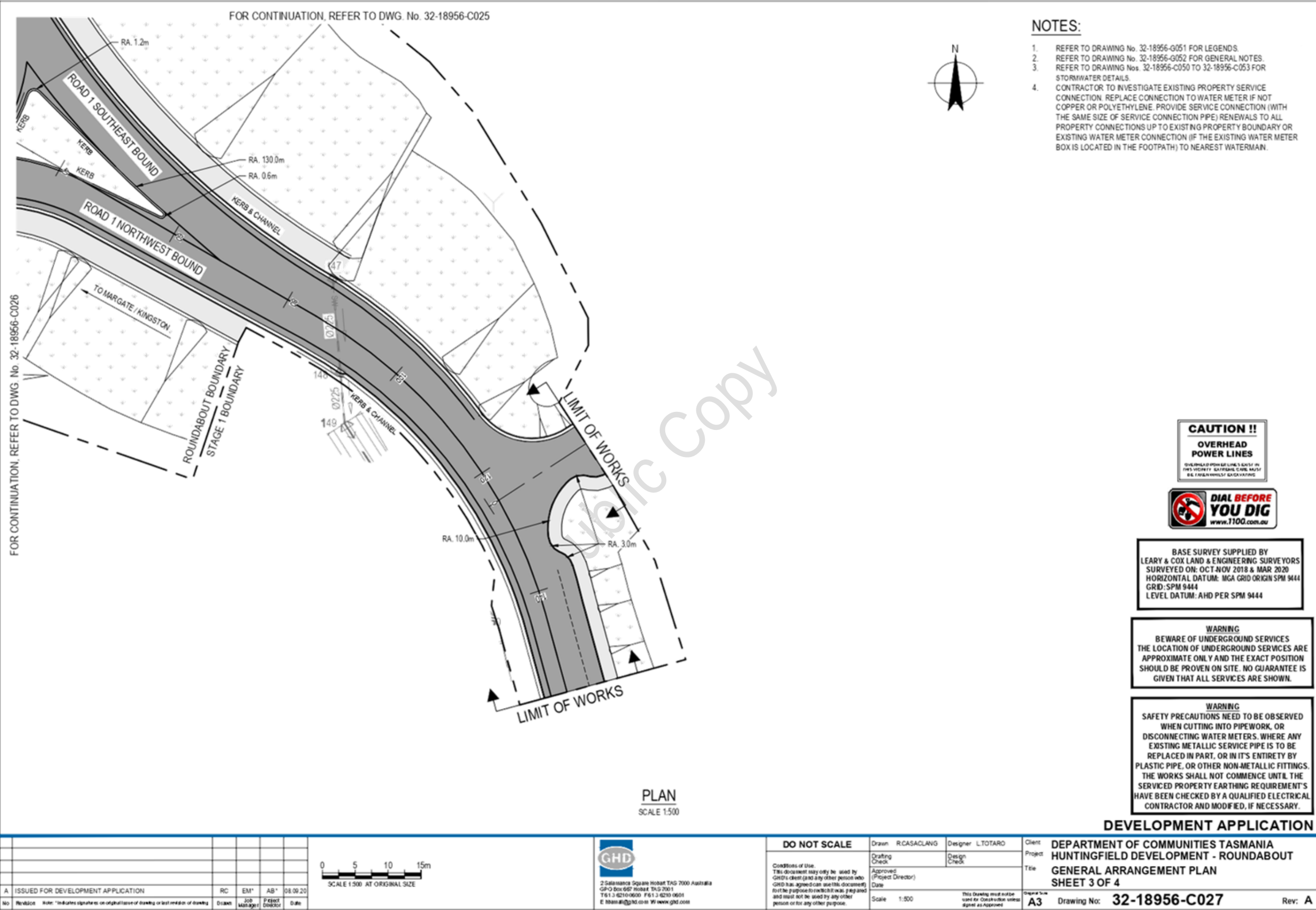
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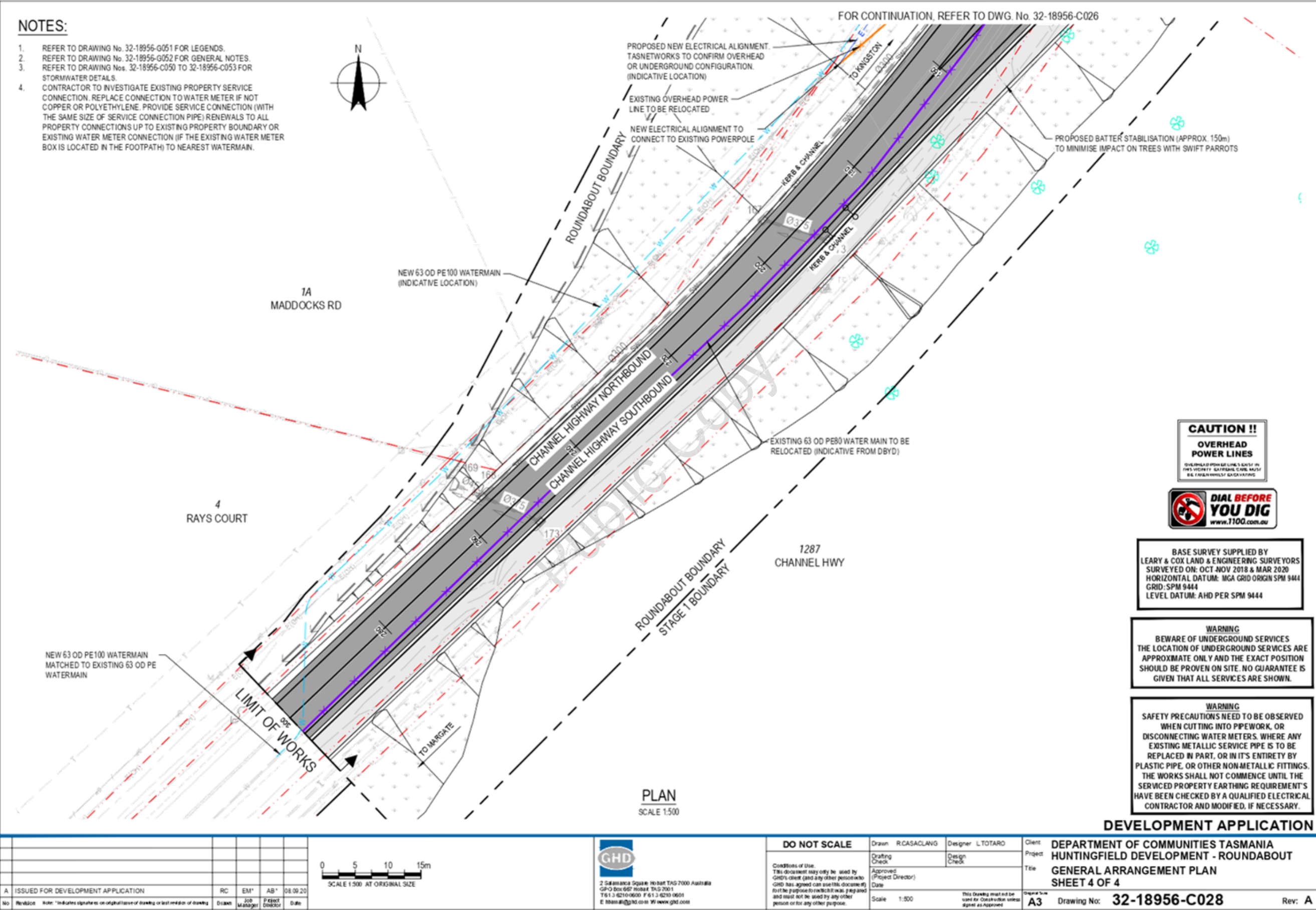
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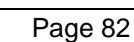
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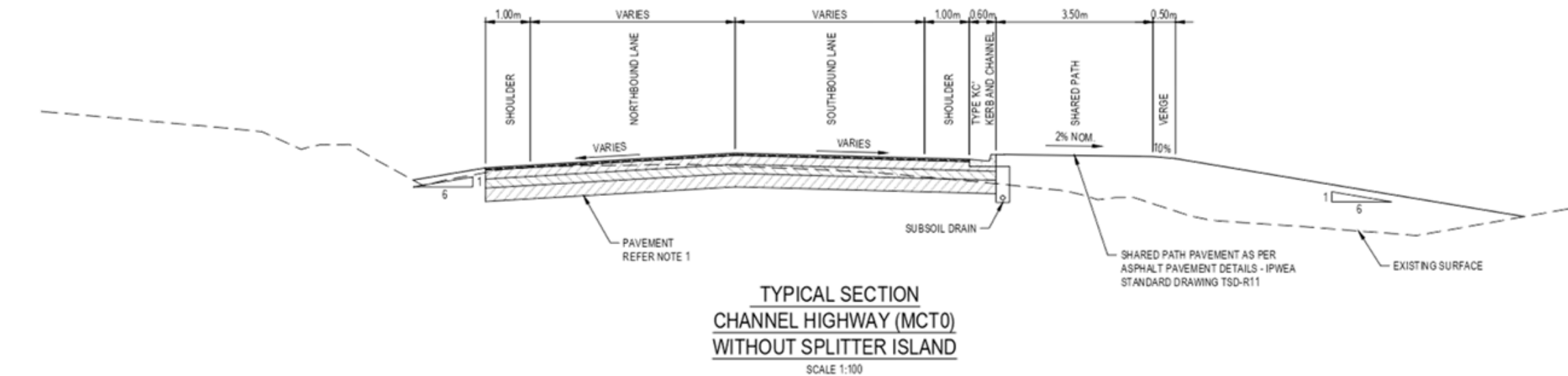
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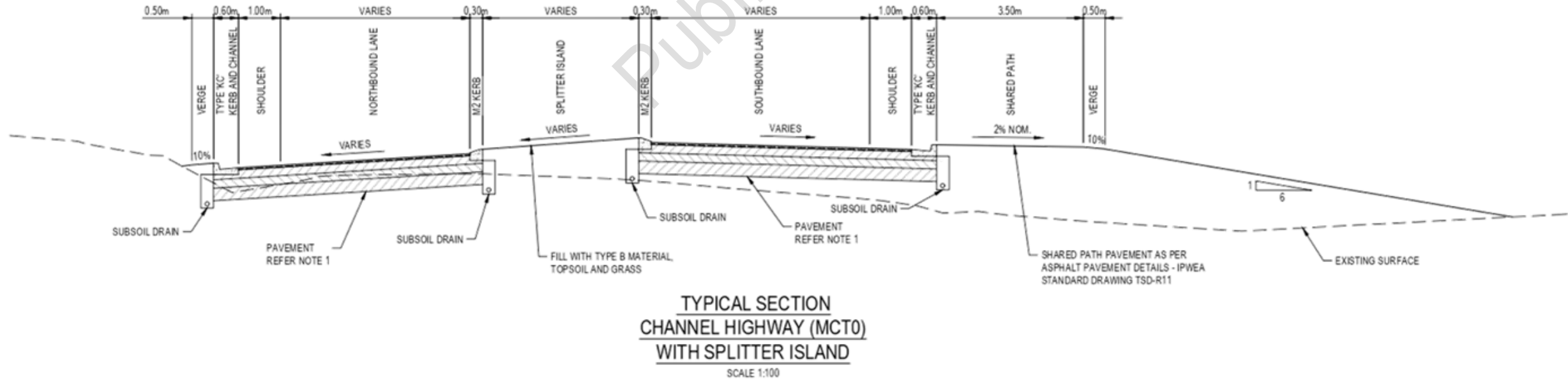






GENERAL TYPICAL SECTION NOTES:

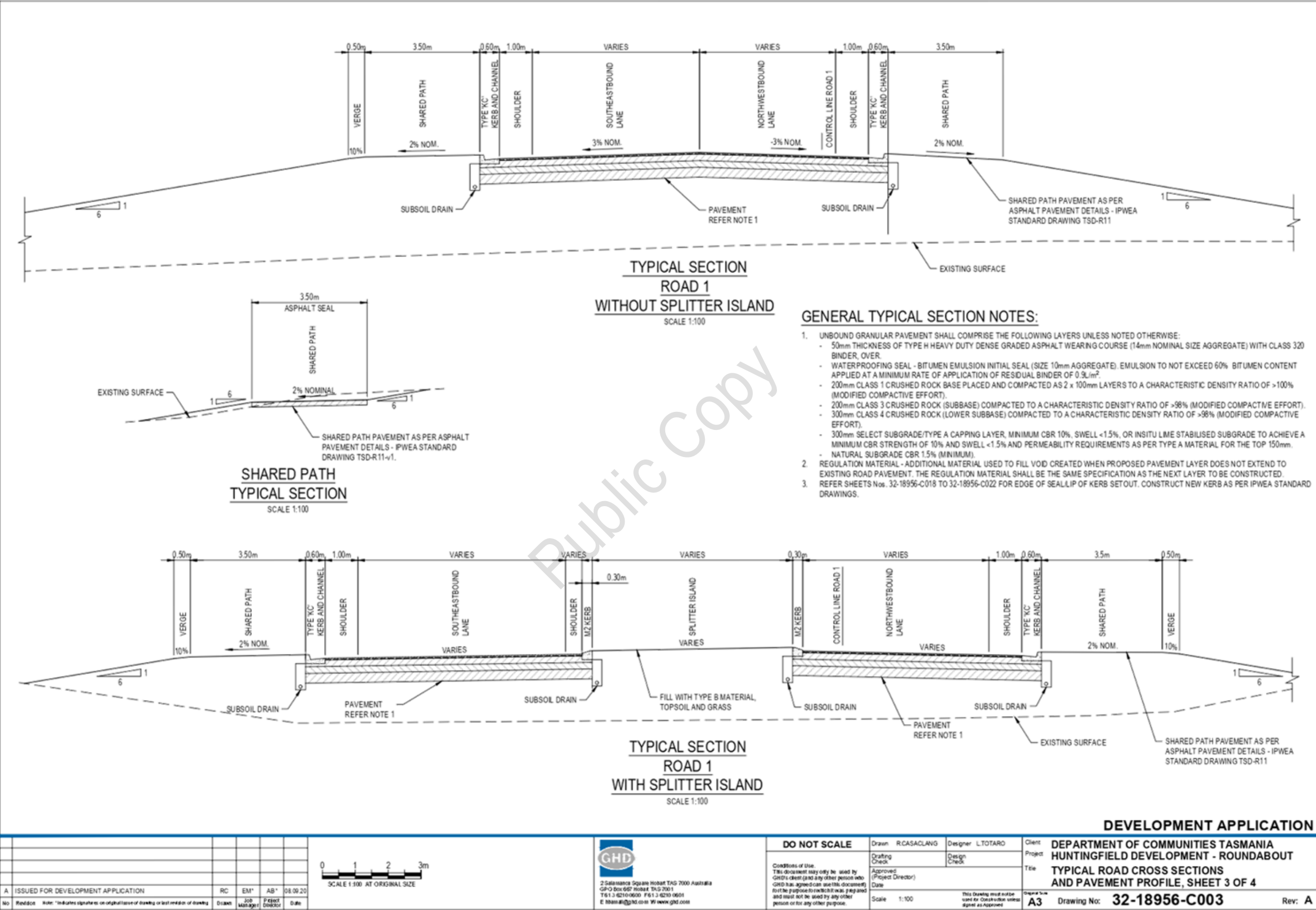
- UNBOUND GRANULAR PAVEMENT SHALL COMPRISE THE FOLLOWING LAYERS UNLESS NOTED OTHERWISE:
 - 50mm THICKNESS OF TYPE H HEAVY DUTY DENSE GRADED ASPHALT WEARING COURSE (14mm NOMINAL SIZE AGGREGATE) WITH CLASS 320 BINDER, OVER.
 - WATERPROOFING SEAL - BITUMEN EMULSION INITIAL SEAL (SIZE 10mm AGGREGATE). EMULSION TO NOT EXCEED 60% BITUMEN CONTENT APPLIED AT A MINIMUM RATE OF APPLICATION OF RESIDUAL BINDER OF 0.3L/m².
 - 200mm CLASS 1 CRUSHED ROCK BASE PLACED AND COMPACTED AS 2 x 100mm LAYERS TO A CHARACTERISTIC DENSITY RATIO OF >100% (MODIFIED COMPACTIVE EFFORT).
 - 200mm CLASS 3 CRUSHED ROCK (SUBBASE) COMPACTED TO A CHARACTERISTIC DENSITY RATIO OF >98% (MODIFIED COMPACTIVE EFFORT).
 - 300mm CLASS 4 CRUSHED ROCK (LOWER SUBBASE) COMPACTED TO A CHARACTERISTIC DENSITY RATIO OF >98% (MODIFIED COMPACTIVE EFFORT).
 - 300mm SELECT SUBGRADE/TYPICAL CAPPING LAYER, MINIMUM CBR 10%, SWELL <1.5%, OR INSITU LIME STABILISED SUBGRADE TO ACHIEVE A MINIMUM CBR STRENGTH OF 10% AND SWELL <1.5% AND PERMEABILITY REQUIREMENTS AS PER TYPE A MATERIAL FOR THE TOP 150mm.
 - NATURAL SUBGRADE CBR 1.5% (MINIMUM).
- REGULATION MATERIAL - ADDITIONAL MATERIAL USED TO FILL VOID CREATED WHEN PROPOSED PAVEMENT LAYER DOES NOT EXTEND TO EXISTING ROAD PAVEMENT. THE REGULATION MATERIAL SHALL BE THE SAME SPECIFICATION AS THE NEXT LAYER TO BE CONSTRUCTED.
- REFER SHEETS Nos. 32-18956-C018 TO 32-18956-C022 FOR EDGE OF SEALLIP OF KERB SET OUT. CONSTRUCT NEW KERB AS PER IPWEA STANDARD DRAWINGS.

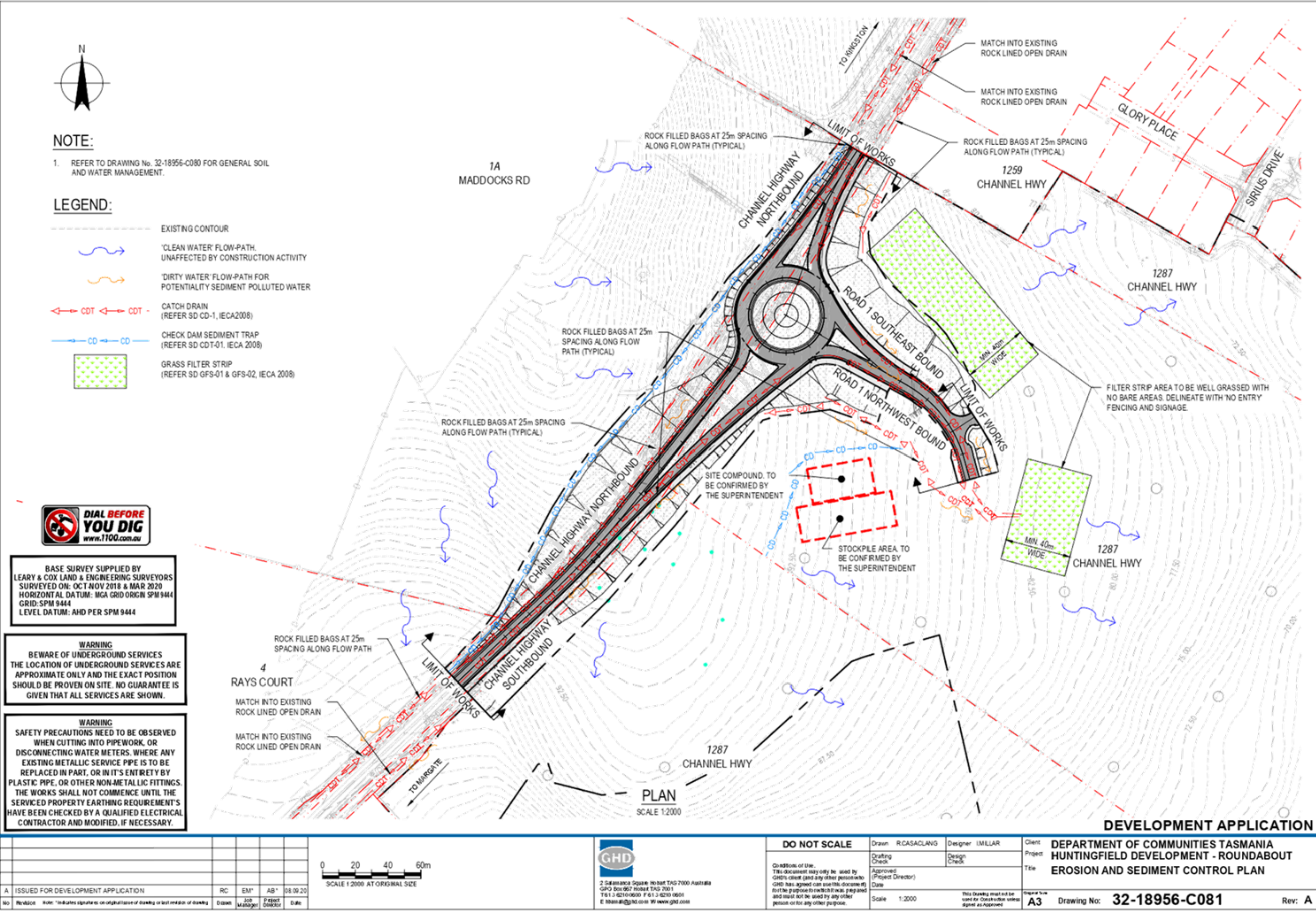


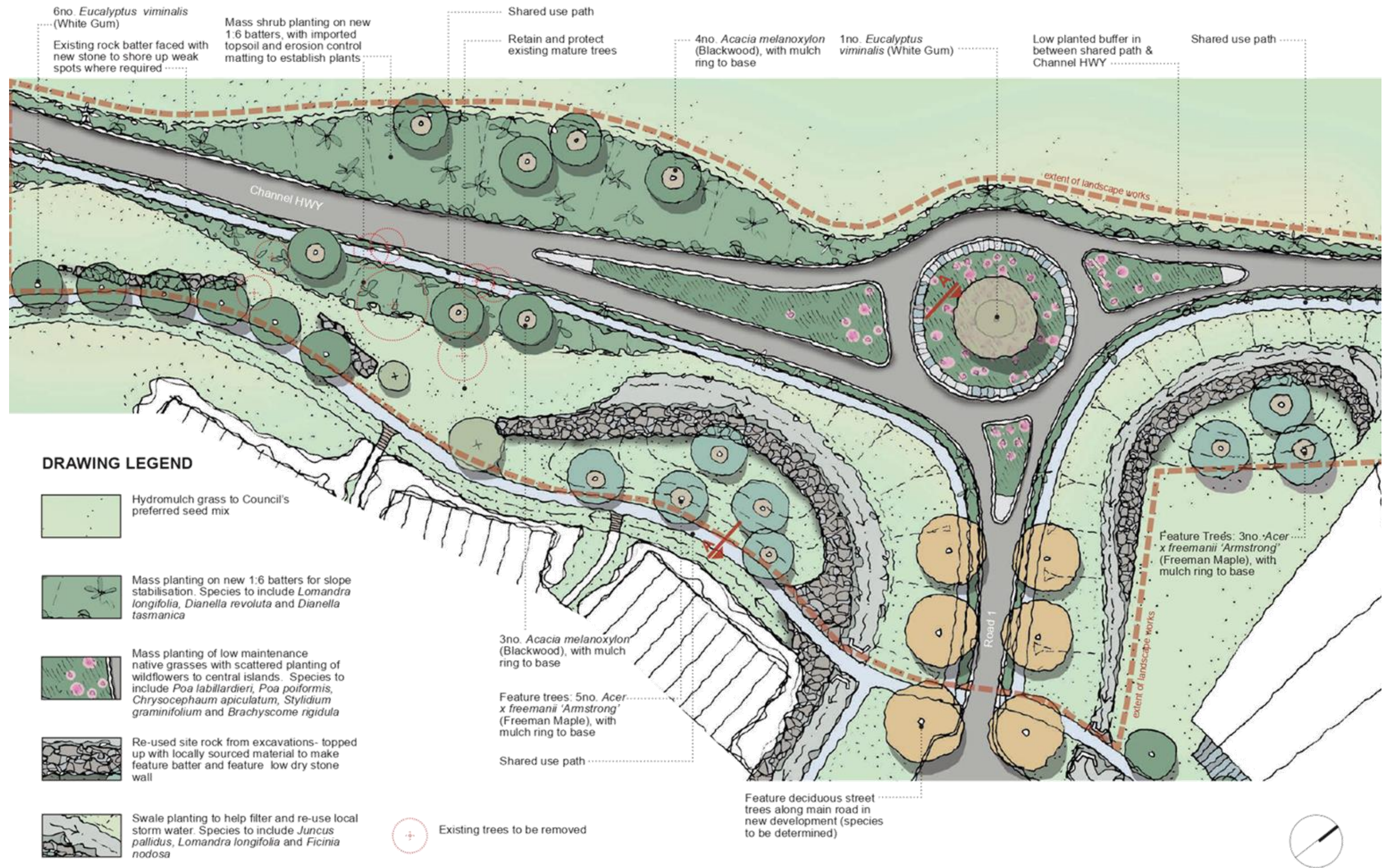
DEVELOPMENT APPLICATION

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A ISSUED FOR DEVELOPMENT APPLICATION				RC		EM*		AB*		08/09/20						Approved (Project Director)				Title: TYPICAL ROAD CROSS SECTIONS AND PAVEMENT PROFILE, SHEET 2 OF 4					
																Date									
No				Revision		Note: *Indicates signatures on original issue of drawing or last revision of drawing		Drawn		JOB Manager		Project Director		Date		Scale 1:100		This Drawing must not be used for Construction unless signed as Approved		Original Issue					
																				A3					
																		Drawing No: 32-18956-C002		Rev: A					

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DEPARTMENT OF COMMUNITIES: HUNTINGFIELD DEVELOPMENT - ROUNDABOUT

Landscape Concept Plan scale 1:100 @ A3

NOVEMBER 2020

DWG NO. 32-18956-I-001

GHDWOODHEAD

trees

Scientific Name	Common Name	Install size	Size at Maturity (H x W)
1 <i>Acacia melanoxylon</i>	Blackwood	Semi mature (100L)	15 x 8 metres
2 <i>Acer x freemanii</i> 'Armstrong'	Freeman Maple	Semi mature (200L)	12 x 5 metres
3 <i>Eucalyptus viminalis</i>	White Gum	Semi mature (100L)	25 x 15 metres

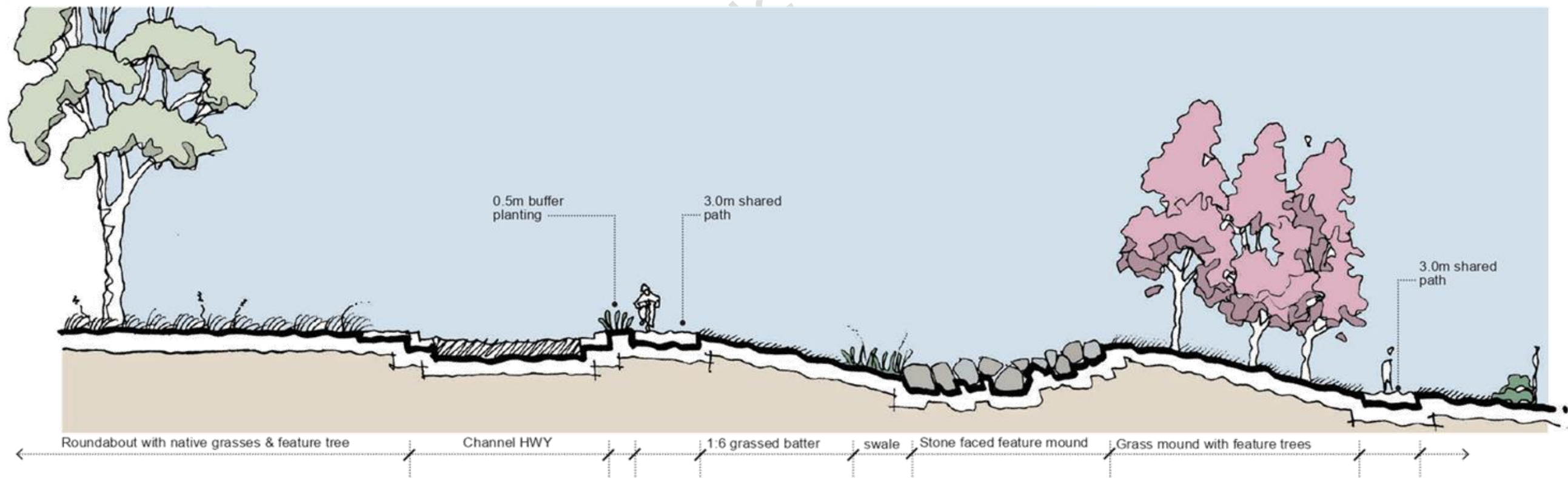


shrubs, groundcovers + swale planting

4 <i>Brachyscome rigidula</i>	Cut Leaf Daisy	tubestock	25 x 50 centimetres
5 <i>Chrysocephalum apiculatum</i>	Yellow buttons	tubestock	40x 60 centimetres
6 <i>Dianella revoluta</i>	Narrow Leafed Flax Lilly	tubestock	80 x 60 centimetres
7 <i>Dianella tasmanica</i>	Tasman Stripe	tubestock	100 x 80 centimetres
8 <i>Ficinia nodosa</i>	Knobby Club Sedge	tubestock	80 x 40 centimetres
9 <i>Juncus pallidus</i>	Pale Rush	tubestock	70 x 30 centimetres
10 <i>Lomandra longifolia</i>	Sagg	tubestock	80 x 60 centimetres
11 <i>Poa labillardieri</i>	Silver Tussock Grass	tubestock	80 x 50 centimetres
12 <i>Poa poliformis</i>	Coastal Tussock Grass	tubestock	70 x 50 centimetres
13 <i>Stylidium graminifolium</i>	Trigger Plant	tubestock	30 x 20 centimetres



section A-A



DEPARTMENT OF COMMUNITIES: HUNTINGFIELD DEVELOPMENT - ROUNDABOUT

Landscape Concept Plan scale 1:100 @ A3

NOVEMBER 2020

DWG NO. 32-18956-I-002

GHDWOODHEAD

statement of landscape significance

The existing typology of the scenic landscape area (Fig. 1) that intersects with the proposed roundabout site is characterised by the Channel Highway road itself and its associated signage and infrastructure with rolling green pastoral hills with scattered residences, sheds and ancillary farming structures and fences surrounding.

Vegetation is mostly scattered and isolated trees within mown grass immediately along the Channel Highway near the site, with some significant and mature and native Eucalyptus species and exotic Pine species present. The vegetation further back from the road is marked by shelter, garden and driveway avenue planting associated with residences, which is a mixture of exotic and native species.

Contiguous stands of forest and associated native cool gully understorey along creek lines are seen further back, as well as mature native forest covering the nearby hills to the north and east. The views from the road itself respond to the hilly topography of the site, providing short views to grassy embankments and scattered vegetation in the incised cuttings and at other locations providing elevated high quality long views to Mt Wellington to the north and North West Bay to the east.

The immediate impacts of the proposed roundabout to this existing landscape will be a widening of the road footprint in an isolated area to accommodate the roundabout itself, some expansion of the existing batters to accommodate lowering the level of the road and the removal of mature Eucalyptus trees to accommodate the expansion of the batters. To ameliorate the visual impact of these changes, the

following landscape design elements have been proposed;

- Planting of semi-mature tree stock to help offset the removal of the existing trees. Similar to the surrounding landscape these trees will be a mixture of native and exotic. The exotic trees will help frame and line the entrance to the proposed new development to the south, while the native trees will be scattered informally along the HWY edge to continue the existing look and feel.
- The proposed batters for the new road grading are designed shallow enough to allow the establishment of some native cool gully species to be mass planted inside the cuttings and embankments to reflect the vegetation seen from afar along the local creeks and drainage lines. It is proposed to informally scatter native overstorey trees over this planting on the largest batter, at a safe distance from the road, to further compliment this landscape typology.
- Mass planting of native grasses with scattered planting of local wildflowers and minimal hard paved areas is proposed for the roundabout itself and the associated splitter islands. This will provide a low maintenance vegetated covering that is low enough to allow viewlines through the intersection on approach.
- A combination of low grass mounding with feature local stone embankments will help to screen the rear of any future development on the southern side of the proposed roundabout.

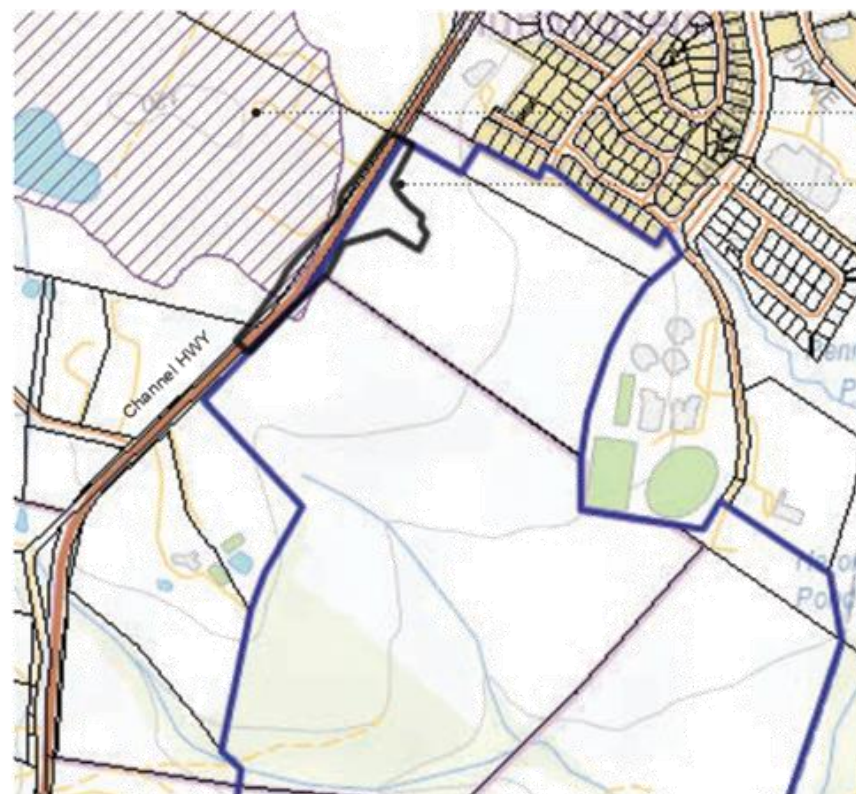


Fig. 1: Scenic Landscape Area

Purple hatched zone denotes scenic landscape area
Dark outline denotes boundary of new roundabout works



Fig. 2: Looking south from the site



Fig. 3: Looking north towards the site



Submission to Planning Authority Notice

Council Planning Permit No.	DA-2020-676	Council notice date	23/11/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01983-KIN	Date of response	04/12/2020
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	KINGBOROUGH COUNCIL		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	1287 CHANNEL HWY, HUNTINGFIELD	Property ID (PID)	9171495
Description of development	Roundabout and Associated Works		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
GHD	Gen. Arrangement / C025 – C028	A	08/09/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>ASSET INFRASTRUCTURE WORKS – WATER MAIN REALIGNMENT</p> <ol style="list-style-type: none"> 1. Prior to commencing works requiring the realignment of TasWater water infrastructure the developer must obtain from TasWater Engineering Design Approval. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic design requirements in accordance with TasWater standards to TasWater's satisfaction. 2. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 3. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 4. All additions, extensions, alterations or upgrades to TasWater's water infrastructure generally as shown on the plans listed in the schedule of drawings/documents, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater. 5. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost. 6. At practical completion of the water infrastructure the developer must obtain a Certificate of Practical Completion from TasWater. To obtain a Certificate of Practical Completion: <ol style="list-style-type: none"> a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved; b. A request for a joint on-site inspection with TasWater's authorised representative must be made; 			



- c. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
7. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
8. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
9. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

DEVELOPMENT ASSESSMENT FEES

10. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

13.2 DEVELOPMENT APPLICATION FOR 13 MULTIPLE DWELLINGS (STAGE 2 OF KINGS QUARTER) AT 7 GOSHAWK WAY, KINGSTON

File Number: DA-2021-168

Author: Shane Wells, Consultant Planner

Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	Traders In Purple
Owner:	Kingborough Council
Subject Site:	7 Goshawk Way, Kingston (CT 179541-2)
Proposal:	13 multiple dwellings (Stage 2 of Kings Quarter)
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zoning:	Inner Residential Zone
Codes:	E1.0 Bushfire-Prone Areas E6.0 Parking and Access E7.0 Stormwater Management F3.0 Kingston Park Specific Area Plan
Use Class/Category:	Residential
Discretions:	Clause F3.7.3.1 - Building setbacks and height (A1 and A4)
Public Notification:	Public advertising was undertaken between 22 May 2021 and 4 June 2021 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Nil
Recommendation:	Approval with conditions

1. PROPOSAL

1.1 Description of Proposal

Approval is sought for Stage 2 of the Kingston Park development, which consists of the construction of additional 13 multiple dwellings.

The dwellings are sited in three groups which flank the eastern (Goshawk Way), southern (adjoining commercial land) and north-western boundaries (adjoining stage 1). A 600m² (approx.) open space area forms the centre of the development.

The design of each dwelling is consistent with the materials, colours, scale and form of dwellings approved in Stage 1. Each dwelling contains three bedrooms over two storeys. Three dwelling types are proposed with a mixture of both freestanding and terrace form, more detail is provided below.

- Five Type 2 terraced dwellings adjoin Stage 1. The Type 2 dwellings having living spaces on the lower level, three bedrooms on the upper level and a double carport accessed from a rear lane. Private open space is located between the carport and dwelling (34m²) and to the south-east side via a terrace and garden (35m²).

- Five Type 3 dwellings front Goshawk Way with access from the rear lane. The Type 3 dwellings have two bedrooms, a home office and double garage on the lower level, and one bedroom and living space on the upper level. Private open space is provided to the rear of the lower level (47m²) and via a westerly facing upper level balcony (15m²).
- Three Type 4 dwellings are along the southern boundary. The Type 4 dwellings have a double garage and one bedroom on the lower level and two bedrooms and two living areas on the upper level. These dwellings are not a true double storey; it appears as double storey at the front but at the rear is cut into the site meaning that the upper level of the dwelling steps out at grade to the rear (approximately 2m of fill is required to achieve that level). Private open space is adjacent to the driveway (33m² typical) and to the rear of the upper level (94m² typical), with a balcony to the front of the upper level also provided.

Eight visitor car parking spaces are proposed as indent bays on the internal road network. Vehicle access to each of the dwellings is provided via the internal road network (which will not be transferred to Council). Access to that road network is via Goshawk Way.

No vegetation removal is required as part of the proposal.

1.2 Description of Site

The development site is part of Kingston Park; being the former Kingston High School. The Kingston Park development has multiple components, including the completed or commenced community facilities, playground and residential developments, with further commercial, community and residential elements to follow.

The site is part of the residential precinct west of Goshawk Way and Pardalote Parade. Stage 1 of this precinct is approved and commenced; it includes sixty-seven multiple dwellings, community club building, cafe, roads and access, parking, landscaping, tree removal and associated earthworks. The proposed development site is Stage 2 of this residential precinct.

Stage 2 is north-west of the Channel Highway / Goshawk Way roundabout and is generally positioned between the approved Stage 1 dwellings and this roundabout. Vehicle access to Stage 1 is through Stage 2.

The footprint of Stage 2 is an irregular shaped area of approximately 5235m². There is a slight gradient with a north-easterly aspect. A sewer easement runs along the southern boundary.

Stage 2 is located within the Inner Residential Zone and is subject to the Kingston Park Specific Area Plan (the SAP). The SAP overrides most of the zone provisions, as detailed later in this report.



Figure 1 – Locality Plan (showing location of proposed Stage 2 – highlighted in the red circle)

1.3 Background

Kingston Park is a public-private partnership with Kingborough Council to deliver residential, community, business and open space activity to the former school site.

Prior approvals for Kingston Park include 67 multiple dwellings (DA 2019-112), which has commenced construction and presales. This permit is referred to in this report as Stage 1.

The current application for Stage 2 follows a planning scheme amendment (PSA-2019-3) which modified the zoning and specific area plan within Kingston Park.

The road layout, infrastructure services (excluding lot connections) and landscaping for these 13 dwellings has been constructed in full through DA 2019-112 as access to Stage 1 is via the footprint of Stage 2.

The current titles are in Council ownership and the application has General Manager consent under section 52 of the *Land Use Planning and Approvals Act 1993* (LUPAA).

2. ASSESSMENT

2.1 State Policies and Act Objectives

The proposal is consistent with the outcomes of the State Policies, including those of the Coastal Policy.

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Purpose of the Kingston Park Specific Area Plan

The purpose statements of the SAP are to:

- (a) *To ensure that the use and development of the Kingston Park area takes advantage of its strategic location within central Kingston.*
- (b) *To create a dynamic and high-quality built environment that meets the long term needs of the community by:*
 - (i) *allowing for commercial activity supporting the growth of the Kingston central area;*
 - (ii) *establishing a hub for community-based facilities and services that will meet the long term needs of the community; and*
 - (iii) *providing opportunities for different forms of medium to high density residential use and development, broadening housing types available within the Kingston area.*
- (c) *To encourage activities that will stimulate more private investment throughout central Kingston.*
- (d) *To encourage high levels of connectivity with the established road network and surrounding open spaces network through new development that creates local roads, laneways, shared-ways, through-site links and walkways.*
- (e) *To promote public spaces that support vibrant and strong street life, high levels of walkability as well as high quality landscaping through water sensitive urban design measures.*
- (f) *To achieve a diverse and high quality built form which is consistent with good design principles, including but not limited to:*
 - (i) *character – respond to and enhances the distinctive characteristics of the precinct contributing to visual interest and a sense of place;*
 - (ii) *landscape quality - landscape and buildings operate as an integrated and sustainable system;*
 - (iii) *functionality and build quality – meet the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit;*

- (iv) *legibility - provide clear connections and easily identifiable elements to help people find their way around the precinct;*
- (v) *sustainability - optimises the sustainability of the built environment;*
- (vi) *safety - optimise safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
- (g) *To encourage passive surveillance and is consistent with crime prevention through environmental design principles.*
- (h) *Within the areas zoned Central Business, Urban Mixed Use and Community Purpose:*
 - (i) *to provide high levels of visual interest and to reduce wind tunnelling through façade articulation;*
 - (ii) *to encourage active uses and active frontages at ground level; and*
 - (iii) *to establish and reinforce a well-defined built edge to roads and public spaces.*
- (i) *Within the areas zoned Inner Residential, to promote the creation of a medium density community with:*
 - (i) *a lot layout that encourages single dwellings on small lots with narrow frontages and access via rear laneways;*
 - (ii) *a compact and visually interesting streetscape with articulation incorporated into front elevations and consistent frontage setbacks defining a strong building line along the road that provides ample room for larger canopy street trees;*
 - (iii) *lots that have ample private open space at the rear or front of buildings with minimal side separation; and*
 - (iv) *easy accessibility for pedestrians, a well landscaped streetscape and convenient public open spaces.*

Kingston Park is subject to five different zones. The SAP provides specific provisions for each of these zones. Each zone however works together to achieve the intended vision of a high-quality mix of residential, community and commercial activity in a central location.

The residential purpose statements are furthered through design that provides the consistent streetscape, articulated frontages and minimal, or nil, side separation. The design also presents as a series of single dwellings notwithstanding their multiple dwelling status. Public open space is provided within the development, principally aimed at meeting the needs of residents.

SAP Inner Residential Zone Desired Future Character Statements

The SAP provides Desired Future Character Statements for each of the zones. The following Desired Future Character Statements are for the Inner Residential Zone and are relevant to the assessment of this application.

Desired Future Character Statements		Implementation Strategy	
(a)	Medium to high density residential development is to occur within this site.	(a)	Promote development which provides small lots suitable for a range of housing types (such as town housing, low rise apartments, aged unit accommodation and home offices) within a pedestrian-friendly neighbourhood
(b)	Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped.	(b)	Development should be designed so that it supports neighbourhood interaction, passive recreation and easy access for pedestrians. The incorporation of larger canopy trees and other appropriate vegetation is to be encouraged.
(c)	Optimise the benefits provided by public open space and available views of Kūnyani/Mt Wellington and the surrounding vegetated hillsides.	(c)	Provide an active and engaging interface to public areas through building orientation and differing dwelling façades.

The proposal furthers the Desired Future Character Statements as:

- Further medium density development is provided by the proposal;
- The design furthers the form and scale of stage 1 continuing the materiality, articulation and presentation to the street;
- Views to Kūnyani / Mt Wellington from the proposed units are maximised by the configuration of the site around the open space and by the placement of terraces and private open space.

2.3 Statutory Planning

The use is categorised as Residential (Multiple Dwelling) under the Scheme, which is a Permitted use at clause F3.5.5 of the SAP. Whilst the application is classified as a Permitted use, it relies on Performance Criteria to comply with the Scheme provisions and is therefore discretionary.

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.4 Use and Development Standards

The development site is subject to the Inner Residential Zone provisions and the provisions of the Kingston Park Specific Area Plan. Clause 7.4.2 of the Scheme provides that if a SAP provides an applicable Standard equivalent to that provided in a zone or code, the SAP prevails. This is because an applicable Standard in a SAP is more specific than the general, underlying zone.

This application is subject to applicable Standards from the SAP, the Inner Residential Zone and various Codes.

The checklist in Attachment 1 outlines what are the applicable Standards from the zone, codes and SAP. The checklist in Attachment 1 also details which applicable Standards are achieved by the Acceptable Solutions.

The following provides an assessment of the applicable Standards that must be achieved by way of Performance Criteria.

Kingston Park Specific Area Plan - Inner Residential Zone
Clause F3.7.3.1 A1/P1 Building Setbacks and Height

Acceptable Solution
A dwelling must have a setback from a frontage that is: (a) not less than 1.8m from the primary frontage, or not greater than 3m from the primary frontage if located on Goshawk Way or Pardalote Parade; and (b) provides an articulation zone that allows up to 50% of the frontage to be set forward by up to 1.5m from the primary frontage.
Performance Criteria
A dwelling must have a setback from a frontage that is compatible with the area, having regard to: (a) provides transitional space between the road and dwelling allowing mutual passive surveillance; (b) provides measures to ensure that noise generated by traffic will not adversely impact on residential amenity and (c) is not greater than 3.5m.
Proposal
The Primary Frontage, as determined by reference to the fee simple title, is Goshawk Way. The setback proposed for each of the Type 3 dwellings is 3.5m, which is greater than the 3m Acceptable Solution. This setback is indicated on the site plan for the Type 3 dwellings on Drawing No. 2113 (issue F).

The proposed variation can be supported pursuant to this Performance Criteria of the SAP for the following reasons:

- A consistent setback along Goshawk Way is to be established (no other dwellings were approved fronting Goshawk Way in Stage 1 of the residential development approved by DA-2019-112);
- As vehicle access is via a rear lane, the streetscape will be extensively landscaped either side of pedestrian access from the units to Goshawk Way;
- The floor layout provides home office, bed 3 and balcony to Goshawk Way to minimise potential traffic impacts to living and sleeping spaces;
- The upper level balcony faces Goshawk Way to provide passive surveillance;
- The greater front setback to Goshawk Way affords room for private open space.

It should be noted that 'primary frontage' has a defined meaning in the Scheme that is relevant to corner lots on fee simple title. The primary frontage is the shortest frontage of a corner lot. Frontage is also defined as reference to a public road, and not to internal roads within a strata development, which is the case with the internal roads within the development. It is not intended to apply to strata lots with identical frontages to a rear lane and main through road. The above is based on the defined terms and their meaning and on this basis, it is considered that the Performance Criteria is satisfied.

More practically, the development has setbacks that further the Desired Future Character Statements and SAP Purpose Statements. The front setbacks are entirely appropriate.

Clause F3.7.3.1 A4/P4 Building Setbacks and Height

Acceptable Solution
Building height must be not more than 10m.
Performance Criteria
Building height must be consistent with the desired streetscape, urban form and character, having regard to: <ul style="list-style-type: none"> (a) demonstrated good urban design qualities and any relevant Desired Future Character Statements; (b) the topography of the site; (c) the bulk and form of the proposed buildings; (d) the apparent height when viewed from public spaces within the townscape, especially towards kunyani/Mt Wellington and the surrounding vegetated hillsides; (e) overshadowing of adjoining dwellings and private open space; and (f) the purpose of the specific area plan.
Proposal
One of the thirteen dwellings, TH3A, is 10.2m in height above natural ground level which is 0.2m above the acceptable solution.

The proposed variation can be supported pursuant to this Performance Criteria of the SAP for the following reasons:

- As noted above, the Desired Future Character Statements are furthered, and these provide for good quality urban design outcomes;
- The scale and form of TH3A is compatible with the other Type 3 dwellings, as well as the other dwellings through Stage 1 and Stage 2.
- There is no loss of available views from within the development site or outside, noting the separation provided by the road network to any existing or future development outside Stage 1 and Stage 2.
- There is no increased overshadowing of private open space or adjoining dwellings due to the north-south aligned configuration of the Type 3 dwellings.

2.5 Public Consultation and Representations

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 22 May 2021 to 4 June 2021). Nil representations were received during the public exhibition period.

2.6 Other Matters

TasWater has provided a Submission to Planning Authority Notice containing conditions that must be included in any permit granted.

3. CONCLUSION

The application for 13 multiple dwellings within the Kingston Park development complies with all applicable Standards of the *Kingborough Interim Planning Scheme 2015* and is recommended for conditional approval.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for 13 multiple dwellings (stage 2 of Kings Quarter) at 7 Goshawk Way, Kingston for Traders In Purple be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2021-168 and Council Plan Reference No. P2 submitted on 06/05/21. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. Engineering design drawings (for connections within the strata site) must be submitted to Council for approval prior to commencement of on-site works. Plans must be to satisfaction of the Executive Manager Engineering Services and comply with the following:
 - (a) "Engineering Services Report – Kingston Park Stage 1" prepared by MRC Consulting Engineers and dated 4 March 2019;
 - (b) Australian Rainfall and Runoff (ARR) – A Guide to Flood Estimation;
 - (c) Stormwater Management design must be incorporated as per E7.0 Stormwater Management Code of the Kingborough Interim Planning Scheme 2015;
 - (d) All properties must be provided with an underground stormwater connection point that extends to the design stormwater reticulation mains system. Stormwater connections to road kerb and channel will not be permitted;
 - (e) Include, but not be limited to, detailed internal vehicular and pedestrian access, carparking, manoeuvring areas, and drainage services layouts. Furthermore, the road design must detail the site contours, finished levels and gradients of the roads, and cross sections/pavement construction details.

The engineering plans and specifications must be prepared and certified by a professional Civil Engineer approved by the Executive Manager Engineering Services.

3. Prior of the occupation of any dwelling approved in this permit, or as otherwise agreed by the Manager Development Services in writing, the applicant/developer must:
 - a) submit for Council approval the engineering design, prepared by a qualified engineer, to achieve the acceptable stormwater quality and quantity targets required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling for disposal of stormwater outside the strata (if it does not occur within the subject site); and
 - b) construct the stormwater management system as per the approved drawings.

NOTE: A Stormwater Management Strategy for Kings Quarter Stage 1 & 2 (DA2019-112 & DA2021-168) may be incorporated in an overall Kingston Park site strategy developed and implemented with Council prior to completion of the development of the

Kingston Park project. This stormwater management strategy and project is subject to a separate development application and approval process.

4. A Council fee of 2% of the estimated value of the civil engineering construction works (including GST, provisional items and contingencies) for the development or the current minimum fee, whichever is the greater, must be paid at the time of submission of the engineering design plans for approval. The actual amounts payable shall be based on the rates adopted by Council and prevailing at the time of payment.
5. Prior to the commencement of site works a Soil and Water Management Plan (SWMP) must be prepared by a suitably qualified engineer for the approved staged construction works to the satisfaction and approval of the Executive Manager – Engineering Services and in accordance with the following:
 - (a) NRM South – Soil and Water Management of Construction Sites Guidelines.
 - (b) Prior to commencement of each stage of the works the approved SWMP must be implemented and satisfactorily inspected by the Development Inspector.
 - (c) Suitable approved topsoil must be stockpiled on the site for future reinstatement of disturbed areas for each construction stage.
 - (d) All cleared vegetation must be removed from the site. Disposal by burying or burning is not permitted.
 - (e) Prior to practical completion of each approved construction stage all disturbed surfaces on the land authorised by this permit, except for those areas set aside for roadways and footpaths, must be dressed to a minimum depth of 50mm and seeded.
6. Prior to the commencement of any on-site works a Construction Management Plan must be submitted to and endorsed by Council. No works are permitted to occur until the Plan has been endorsed by Council. Once endorsed, the Plan will form part of the permit and must be implemented to the satisfaction of Council. The plan must provide details of the following:
 - (a) Hours for construction activity in accordance with any other condition of this Permit;
 - (b) Measures to control noise, dust, water and sediment laden runoff;
 - (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises;
 - (e) A Traffic Management Plan showing truck routes to and from the site;
 - (f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - (g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;

- (h) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (i) Contact details of key construction site staff; and
 - (j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves.
7. Site filling that exceeds a depth of 300mm must be placed in accordance with AS3798 guidelines for commercial and residential developments 1996. Upon completion of the works, the supervising engineer must confirm in writing that the works have been carried out in accordance with AS 3798. The location of fill areas must be shown on the “as constructed drawings”.
 8. If any excess fill requires disposal off site, prior to the commencement of on site works a fill disposal plan must be submitted to Council for approval. This plan must specify the location for the disposal of fill and demonstrate this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council.
 9. To reduce the spread of weeds or pathogens, all machinery must take appropriate hygiene measures prior to entering and leaving the site as per the Tasmanian Washdown Guidelines for Weed and Disease Control produced by the Department of Primary Industries, Parks, Water and Environment.

Any imported fill materials must be from a weed and pathogen free source to prevent introduction of new weeds and pathogens to the area.
 10. At least 8 visitor parking spaces must be provided for the proposed development. These visitor parking spaces must be appropriately signposted and kept available for visitor parking at all times. Any future application for strata title in respect of the property must ensure that the visitor parking spaces are included within the common property on the strata plan.
 11. Underground power and telecommunication services must be provided to all lots shown on endorsed Drawing No 18148 – 1008 Issue B in accordance with the requirements of TasNetworks and the telecommunications authority requirements.
 12. Prior to the occupation of any of the dwellings in each stage the following works must be completed to the satisfaction of Council:
 - (i) The parking and access areas shown on the endorsed plans have been constructed;
 - (ii) Street lighting has been installed and activated;
 - (iii) Street signage, including street names, has been installed.
 - (iv) The garden and landscape areas shown on the endorsed plans have been established;
 - (v) Letter boxes have been installed; and
 - (vi) Drainage works have been undertaken and completed.
 13. Ongoing maintenance of the internal road system, including, but not limited to, pavement, lighting, drainage, street signage, footpaths and landscaping; and the

acoustic wall, including the timely removal of graffiti, is the responsibility of the owner or the Body Corporate.

14. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
15. If a strata plan is lodged for the development, the plan must include some common property and the visitor parking space must be contained within the common property.

ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

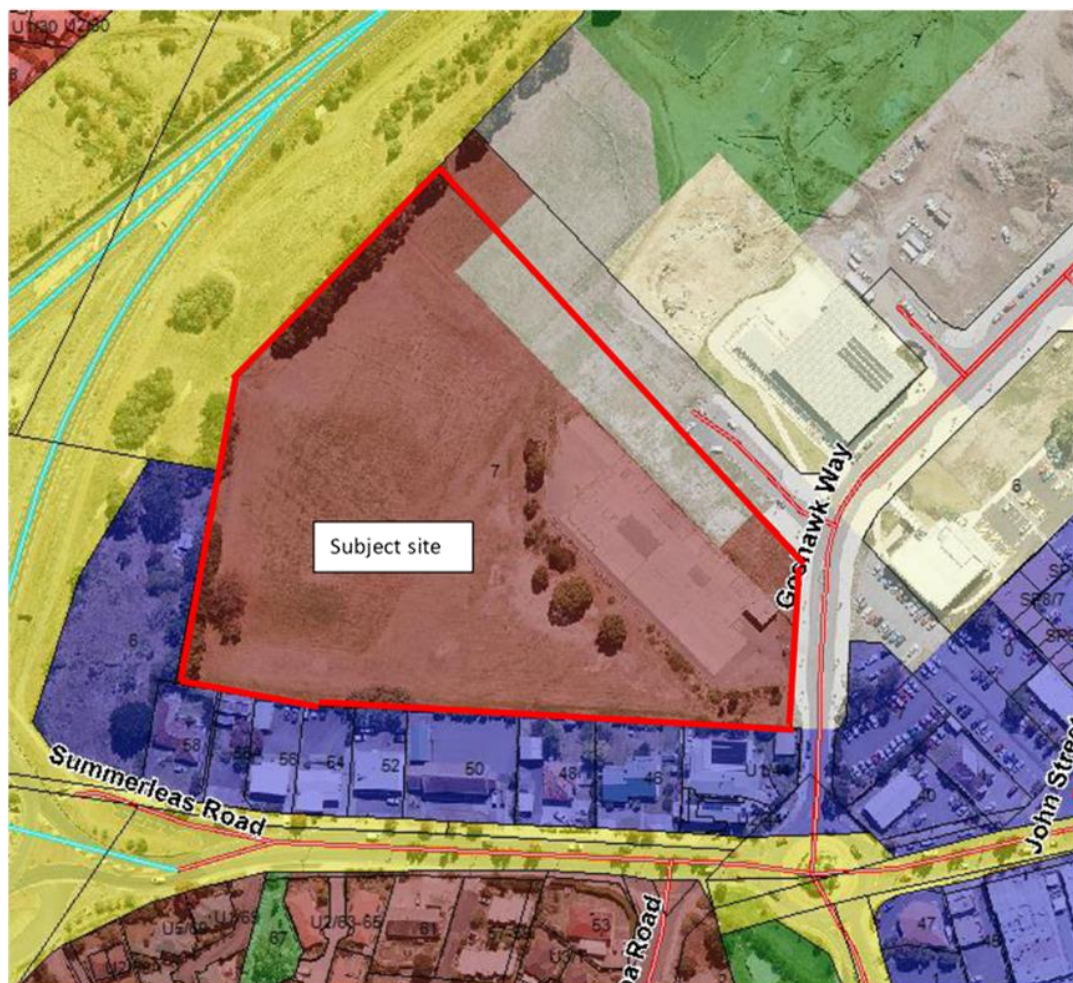
If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

- C. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- D. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.

ATTACHMENTS

1. **Locality Plan**
2. **Assessment Checklist**
3. **Proposed Plans**
4. **TasWater Submission**

Locality Plan



ASSESSMENT CHECKLIST


Kingston Park Specific Area Plan Provisions

The Kingston Park Specific Area Plan has five precincts which match the five underlying zones that apply to Kingston Park. Only the provisions related to the Inner Residential Zone are applicable.

Multiple dwellings have a permitted status in the use table (F3.5.5).

There are no use standards in the Kingston Park Specific Area Plan for the Inner Residential Zoned land. The use standards of the underlying Inner Residential Zone

ISSUE	COMPLIES?			COMMENTS
	YES	NO	N/A	
Development Standards for the Kingston Park Specific Area Plan – Inner Residential Zone (F3.7.3)				
Building setbacks and height (cl. F3.7.3.1)	A1 - A dwelling must have a setback from a frontage that is: (a) not less than 1.8m from the primary frontage, or not greater than 3m from the primary frontage if located on Goshawk Way or Pardalote Parade; and (b) provides an articulation zone that allows up to 50% of the frontage to be set forward by up to 1.5m from the primary frontage.		✓	Does not comply The primary frontage (i.e., the shortest) of lot 2 on SP 179541 is Goshawk Way. The primary frontage of the development footprint in Pardalote Parade. For this clause, the primary frontage is Goshawk Way. The setback proposed is 3.5m. As A1 (a) is not complied with, the performance criteria applies. A1 (b) is not complied with as the proposal does not make use of the 'potential articulation zone' (which is not a defined term).
	A2 - All other buildings setback, other than dwellings, must satisfy the following: (a) be located 0m from a frontage; and (b) provide an articulation zone that allows up to 50% of the frontage to be set back by up to 1.5m.		✓	N/A – only dwellings are proposed in Stage 2 of this current application.
	A3 - A building for a sensitive use must have a setback from a frontage to the Southern Outlet of not less than 50m.	✓		Complies; setback of approx. 127m.
	A4 - Building height must be not more than 10m.		✓	Does not comply TH3A has a height of 10.2m, although all other dwellings comply.

				<p>Assessment against the Performance Criteria required.</p> 
Site coverage and private open space (cl. F3.7.3.2)	<p>A1 - Dwellings must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 45m² associated with each dwelling.</p>	✓		<p>Complies</p> <p>(a) the site coverage is 30.33%. Total site area: 28,990m² Total building footprint: Stage 1- 7495 m², Stage 2 - 1297m² = a total of 8792m².</p> <p>Site coverage = 8792m² / 28,990m² x 100 = 30.33%.</p> <p>(b) The amount of POS varies throughout although each dwelling will have a minimum of 45m².</p>
	<p>A2 - A single and multiple dwelling must have an area of private open space that:</p> <p>(a) is in one location and is not less than 20m²;</p> <p>(b) has a minimum horizontal dimension of 3m;</p> <p>(c) is directly accessible from and adjacent to, a habitable room (other than a bedroom);</p> <p>(d) has a gradient not steeper than 1 in 10; and</p> <p>(e) is not used for vehicle access or parking.</p>	✓		<p>Complies – each dwelling has a designated POS area meeting the criteria stipulated in (a) through to (e). it is noted that the 'Type 4' dwellings have large windows in southern elevation from living onto open space, although the applicant has confirmed that this is a drafting error and they are sliding doors (to provide the direct access to the POS from a habitable room being the dining/kitchen area.</p>
Passive surveillance (cl. F3.7.3.3)	<p>A1 - A building must be designed to provide for surveillance of public spaces, including the street, services and car parking by satisfying all of the following:</p> <p>(a) locate windows to overlook the street, laneway and other public spaces;</p> <p>(b) design and locate main entrances on a street to provide high visibility for users;</p> <p>(c) provide clear sight lines between a building and adjacent properties and public land;</p> <p>(d) locate external lighting to illuminate otherwise shaded or dark locations; and</p> <p>(e) avoid creating entrapment spaces around the building site,</p>	✓		<p>Complies – each dwelling:</p> <p>(a) Has windows at ground and upper levels that overlook both the internal and public road network and the internal park located centrally within Stage 2.</p> <p>(b) Complies – the entrances are easily identifiable. Pedestrian access is provided from Goshawk Way and vehicular access is via the internal roads.</p> <p>(c) Complies – there are clear sightlines onto adjacent properties and public land.</p> <p>(d) Complies – the supporting planning submission states that the laneway and park spaces are to be lit as part of an coordinated lighting scheme for the development.</p>

	such as concealed alcoves near public spaces.				(e) Complies – no entrapment spaces are identified.
Vehicular access and driveways (cl. F3.7.3.4)	<p>A1 - Accesses must comply with the following:</p> <p>(a) lots abutting a rear laneway must be accessed via the rear laneway with a width of not less than 6m (refer to Figure 3.2); and</p> <p>(b) lots with a frontage not greater than 8m but less than 15m must locate their road access adjacent to the adjoining lot, to allow for a double crossover shared by two properties.</p>	✓			N/A - no individual lots are proposed.
	<p>A2 - Communal driveways for villa units and townhouses must include a passing bay which:</p> <p>(a) is not less than 6m long and 5.5m wide from the edge of the pavement if the communal driveway is a single lane, and:</p> <p>(i) serves more than 5 car parking spaces; or</p> <p>(ii) is more than 30m long; or</p> <p>(iii) meets a road designed to carry more than 600 vehicles per day; and</p> <p>(b) tapers to the width of the remaining communal driveway; and</p> <p>(c) is provided at intervals not greater than 30m.</p>	✓			Not relevant as internal driveway circulation through the site approved as stage 1. In any event, A2 is complied with as there is sufficient on-site turning areas and passing bays are provided within the communal driveway for vehicles to manoeuvre effectively through the site.
	A3 - Dwellings with vehicular access via a communal driveway must be provided with on-site turning to enable vehicles to enter and exit a site in a forward direction.	✓			Complies – Council's DEO has reviewed the application and is satisfied that there is sufficient room within the communal driveway, to enable vehicles to exit the site in a forward gear.
	A4 - Communal driveways that serve 10 or more dwellings must have a separate pedestrian path with a minimum width of 1.2m.	✓			Complies – A pedestrian path is provided to one side of road 1 consistent with the approved Stage 1 that has a width of 1.2m. Lane 8 and 9 serve less than 10 dwellings.
Frontage fences (F3.7.3.5)	A1 - The maximum height of fences on or within 4.5m of a frontage must be 1.2m.	✓			Complies – a front fence is proposed for the Goshawk Way and Pardalote Parade frontages, which appear to be 1.2m in height. Compliance will be ensured through a condition of approval.
Siting and width of garages and carports for dwellings (F3.7.3.6)	A1 - Multiple dwellings with a frontage of 8m or greater must have a maximum total width of garage or carport openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser), except for lots with a frontage width of less than 8m, where no road access or garage facing the primary road frontage is permitted.	✓			N/A - no garages face a frontage, as they all face the communal internal driveway.

	<p>A2 - The siting and design of garages and carports for single and multiple dwellings must:</p> <p>(a) not dominate the frontage of the lot through location and visual bulk;</p> <p>(b) allow potential for mutual passive surveillance between the dwelling and road;</p> <p>(c) provide for safe vehicular movements between the road and site; and</p> <p>(d) demonstrate good urban design qualities.</p>			✓	N/A - no garage face a frontage.
Residential Density for multiple dwellings (F3.7.3.7)	<p>A1 - Multiple dwelling development must have a density of no greater than 1 dwelling per 120m².</p>	✓			<p>Complies – the density is 362m² per dwelling. Application is for additional 13 dwellings to the 67 already approved. The total site area is 28,990m². Therefore the density proposed for the whole site is 28,990m² / 80 = 362.38m² per dwelling. The density within the development footprint is 400.7m² per dwelling, which is lower due to the open space.</p>
Part D, Zones, Clause 11 Inner Residential Provisions					
Residential density for multiple dwellings (Cl. 11.4.1)	<p>A1 - Multiple dwellings must have a site area per dwelling of not less than 200m².</p>			✓	N/A – the SAP prevails.
Setbacks and building envelope for all dwellings (Cl. 11.4.2)	<p>A1 - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p>			✓	N/A – the SAP prevails.

	(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.				
	<p>A2 - A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>			✓	N/A – the SAP prevails.
	<p>A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and</p> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)</p>			✓	N/A – the SAP prevails. F3.7.3.1 replaces the building envelope and side setback with provisions relevant to the context of the site (which does not adjoin a residential zone). It is noted that the side setbacks proposed in Stage 2 match that of the dwellings approved in Stage 1.
	A4 - No trees of high conservation value will be impacted.	✓			The SAP does not prevail.

					Complies - all trees of high conservation value were assessed, offset and removed as part of Stage 1 (DA-2019-112). There are no other high conservation value trees in the development footprint
Site coverage and private open space for all dwellings (Cl.11.4.3)	<p>A1 - Dwellings must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer).</p>			✓	N/A – the SAP prevails.
	<p>A2 - A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>			✓	N/A – the SAP prevails.
Sunlight to private open space of multiple dwellings (cl. 11.4.4)	<p>A1 - A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 11.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 11.4):</p>			✓	<p>The SAP does not prevail.</p> <p>Complies – the proposed buildings are sited so that no building is located to the north of another's POS.</p>

	<p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June.</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>				
Width of openings for garages and carports for all dwellings (Cl. 11.4.5)	A1 - A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).			✓	N/A – the SAP prevails.
Privacy for all dwellings (Cl. 11.4.6)	<p>A1 - A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open</p>	✓			<p>Complies –</p> <p>(a) & (b) complies - no balcony, deck, roof terrace, parking space, or carport are located within 3m of a side boundary or 4m of a rear boundary.</p> <p>(c) complies - upper level balconies are enclosed on both sides to ensure privacy for the future residents.</p>

	space, of the other dwelling on the same site.				
	<p>A2 - A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	✓			<p>Complies – there are no windows within 3m of a side boundary or 4m of a rear boundary. No habitable window / glazed door is within 6m of the habitable window / glazed door of another dwelling on the site same site or overlook private open space.</p>
	<p>A3 - A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a</p>	✓			<p>Complies – the communal road has a setback of greater than 2.5m from any window, or glazed door, to a habitable room of a multiple dwelling on-site.</p>

	height of not less than 1.7m above the floor level.				
Frontage fences for all dwellings (Cl. 11.4.7)	A1 - No Acceptable Solution.			✓	N/A – the SAP prevails.
Waste storage for multiple dwellings (Cl. 11.4.8)	<p>A1 - A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	✓			Complies – each dwelling is to have its own waste bin storage area.

Code Provisions

CLAUSE	COMPLIES			COMMENTS
	YES	NO	N/A	
E1.0 Bushfire-Prone Areas Code				
Part of the site is within a bushfire-prone areas overlay. However, as the use is not a vulnerable or hazardous use (as defined) the Code is not invoked.				
E6.0 Parking and Access Code				
Use standards – number of car parking spaces (Cl.E6.6.1)	A1 - Number of on-site car parking spaces complies with table.	✓		Complies – 2 spaces per dwelling and 8 visitor bays provided.
Number of vehicular accesses (Cl.E6.7.1)	A1 – No more than 1 per frontage or more than existing (if higher)	✓		Complies – access has prior approval.
Design of vehicular accesses (Cl.E6.7.2)	A1 – Design of vehicle access points complies	✓		Complies – access has prior approval.
Vehicular Passing Areas Along an Access (Cl. E6.7.3)	A1 - Passing bay required every 30m.	✓		Complies – passing requirements are included.
On-site Turning (Cl. E6.7.4)	A1 - On site turning must be provided for all non-residential carparking spaces	✓		Complies – vehicles can enter and exit site in forward direction.
Layout of parking areas (Cl.E6.7.5)	A1 – Layout and compliance with Australian Standard	✓		Complies – aisles, circulation roadways and ramps comply with AS2890 – refer TIA.

CLAUSE		COMPLIES			COMMENTS
		YES	NO	N/A	
Surface treatment of parking areas (Cl.E6.7.6)	A1 – Sealed surface	✓			Complies – concrete with drainage proposed.
Lighting of Parking Areas (E6.7.7)	A1 - Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting			✓	N/A – applicable to non-residential use.
Landscaping of Parking Areas (E6.7.8)	A1 – Landscaping (5% of car park) of parking and circulation areas must be provided where more than 5 car parking spaces are proposed.			✓	Complies – the circulation areas are landscaped with prior approval in place.
Siting of carparking (Cl.6.7.12)	A1 – Location of carparking			✓	NA – the SAP prevails.
Access to a Road (E6.7.14)	A1 - Access to a road must be in accordance with the requirements of the road authority	✓			Complies – the access is in accordance with Council requirements.
E7.0 Stormwater Management Code					
Stormwater drainage and disposal (Cl.E7.7.1)	A1 – Disposal of stormwater to public infrastructure	✓			N/A – approved by prior permit.
	A2 – Sensitive design of stormwater system incorporates water sensitive urban design principles			✓	N/A – approved by prior permit.
	A3 – Design of minor stormwater drainage system			✓	N/A – approved by prior permit.
	A4 – Design of major stormwater drainage system			✓	N/A – approved by prior permit.

Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021

DEVELOPMENT APPLICATION
STAGE 2 KINGSTON PARK PROJECT



Drawing List - DA-Stage 2		
Sheet Number	Sheet Name	Current Revision
0001	Cover Sheet-Stage 2	A
0101	Location Plan	D
0102	Site Analysis	D
1002	Site Plan-Grd-Stage 2 Planning Application and Rezoning	C
1004	Site Plan- Level 1 - Stage 2 -Stage 1 Planning Application	C
1006	Roof Plan-Stage 2 Planning Application	C
1009	Future Subdivision Plan and Site Cover -Stage 2 Planning Application	B
2105	Dwelling Plans-SML Type 1E	F
2110	Dwelling Plans-TH Type 2	F
2113	Dwelling Plans-TH Type 3	F
3006	Stage 2 - Street Elevations - 07	D
3014	Stage 2 - Perimeter Elevations - 05	D
3022	Stage 2 - Laneway Elevations - 04	C
3100	Material Board	D
5000	Sun Study - 01	E
8502	Street View 02	E
Grand total: 16		

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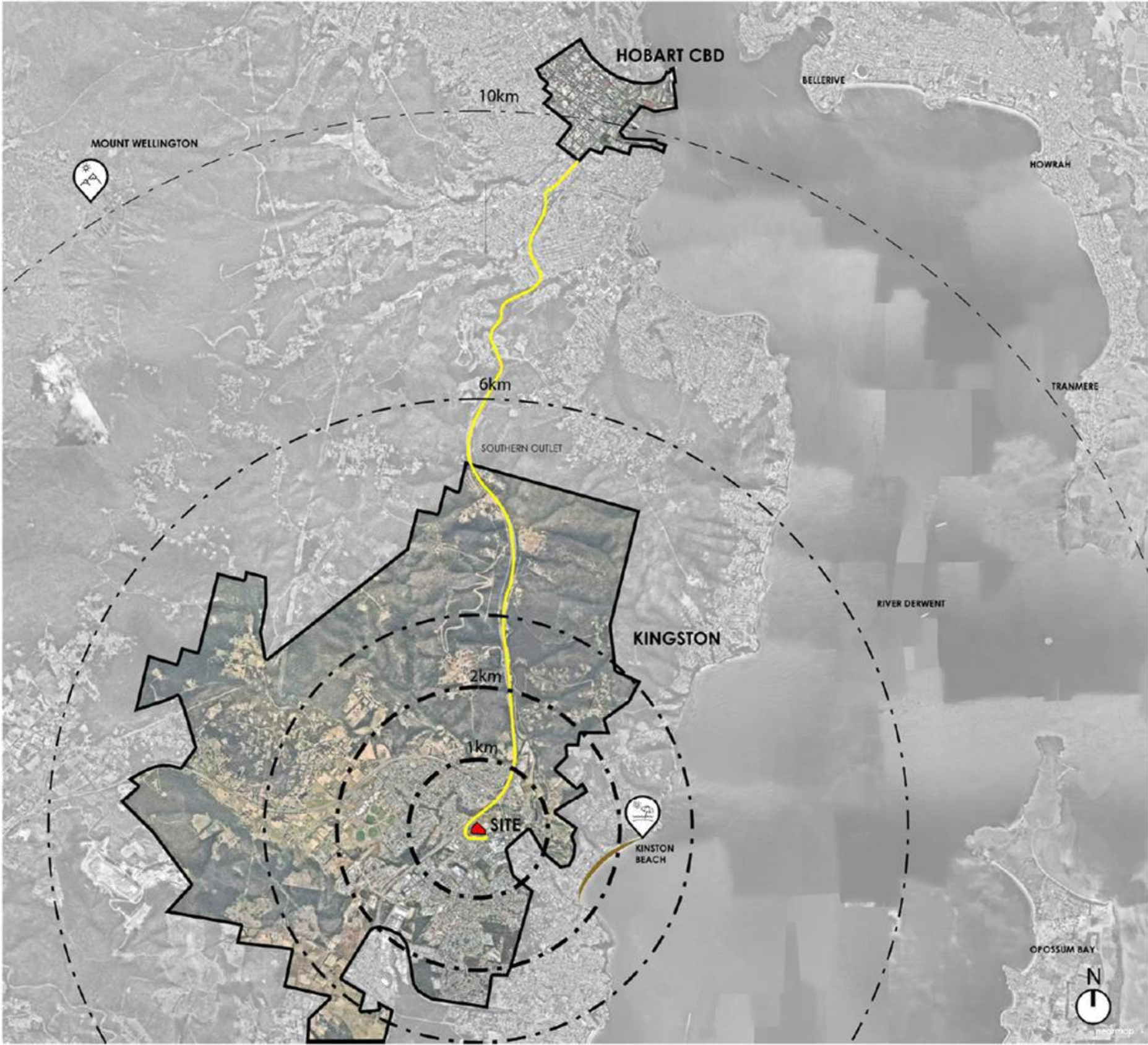
Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision		DATE	AFO
REV	DESCRIPTION		
A	DA Release-Stage2	05.06.19	

Drawing
Cover Sheet-Stage 2

Project
KINGSTON MASTERPLAN

PRELIMINARY	
A1 Scale	
Project	18148
Drawing	0001
Status	SD
Issue	A



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Revision	REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19		
B	DA Issue	01.05.19		
C	DA Release	01.06.19		
D	DA Release-Stage 2	05.06.19		

Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Drawing
Location Plan

Project
KINGSTON MASTERPLAN

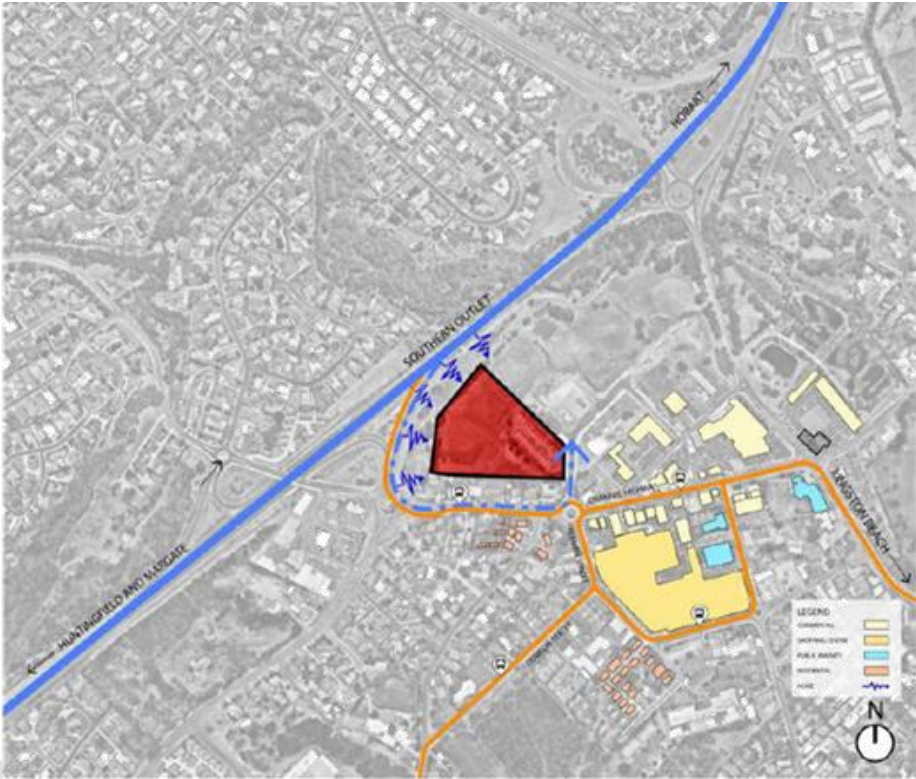
PRELIMINARY

A1 Scale	
Project	18148
Drawing	0101
Status	SD
Issue	D



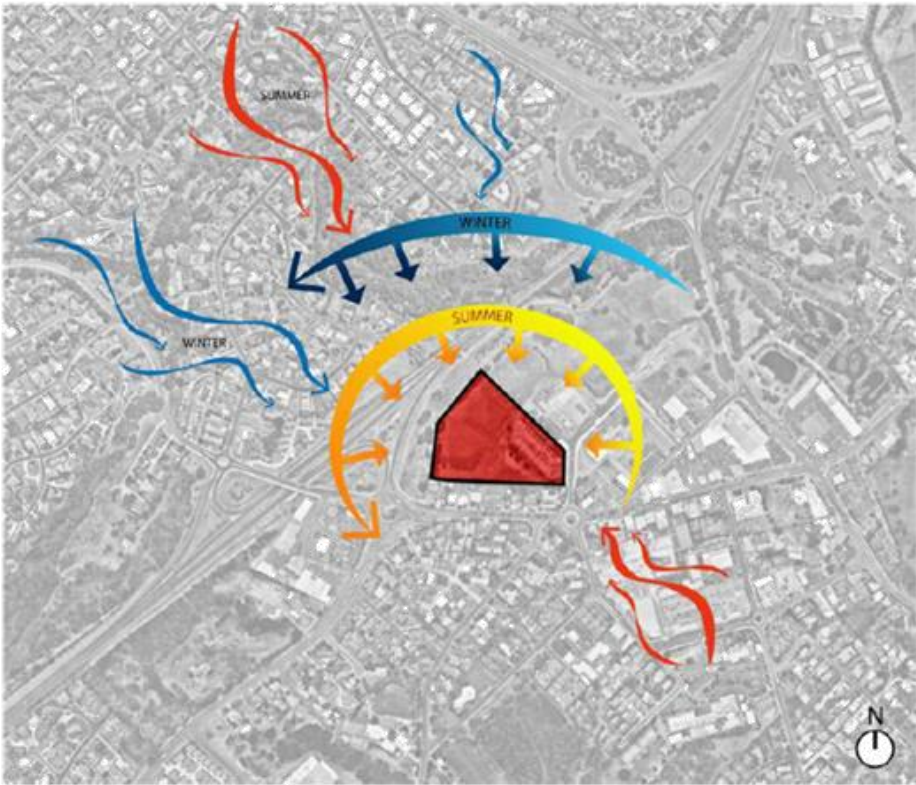


SITE ANALYSIS - VIEWS + GREEN SPACES



SITE ANALYSIS - VEHICULAR ACCESS

Development Application: DA-2021-168
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Date Received: 06-05-2021
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SITE ANALYSIS - SOLAR AND WIND

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Revision	REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19		
B	DA Issue	01.05.19		
C	DA Review	01.05.19		
D	DA Review Stage 2	05.06.19		

Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Drawing
Site Analysis

Project
KINGSTON MASTERPLAN

PRELIMINARY

A1 Scale	
Project	18148
Drawing	0102
Status	SD
Issue	D





STAGE 2 PLANNING APPLICATION

Number of Dwellings

Small Lot House Type 4:
3 units

Town House Type 2:
5 units

Town House Type 3:
5 units

Total number of units: 13

Development Application: DA-2021-168
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PRELIMINARY	
A1 Scale	As indicated
Project	18148
Drawing	1002
Status	SD
Issue	C

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Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	DESCRIPTION	DATE	APD
REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19	
B	DA Issue	01.05.19	
C	DA Release-Stage 2	05.08.19	

Drawing
Site Plan-Grd-Stage 2 Planning Application
Project
KINGSTON MASTERPLAN

STAGE 2 PLANNING APPLICATION

Number of Dwellings

Small Lot House Type 4:
3 units

Town House Type 2:
5 units

Town House Type 3:
5 units

Total number of units: 13



Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
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1 Stage 2 Masterplan Level 1
1:500

PRELIMINARY

A1 Scale	As indicated
Project	18148
Drawing	1004
Status	SD
Issue	C



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Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	DESCRIPTION	DATE	APD
REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19	
B	DA Issue	01.05.19	
C	DA Release-Stage 2	05.08.19	

Drawing
Site Plan- Level 1 - Stage
2 -Stage 1 Planning
Application

Project
KINGSTON MASTERPLAN

STAGE 2 PLANNING APPLICATION

Number of Dwellings

Small Lot House Type 4:
3 units

Town House Type 2:
5 units

Town House Type 3:
5 units

Total number of units: 13



Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021

1 Stage 02 Roof Plan
1:500

Conrad Gargett
Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	DESCRIPTION	DATE	APD
REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19	
B	DA Issue	01.05.19	
C	DA Release-Stage 2	05.06.19	

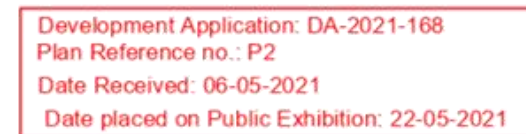
Drawing
**Roof Plan-Stage 2
Planning Application**

Project
KINGSTON MASTERPLAN

PRELIMINARY

A1 Scale	1 : 500
Project	18148
Drawing	1006
Status	SD
Issue	C





PRELIMINARY	
A1 Scale	As indicated
Project	18148
Drawing	1009
Status	SD
Issue	B



1 SLH - Type 4 - Ground

2 SLH - Type 4 - Level 1

4 SLH - Type 4 - Roof

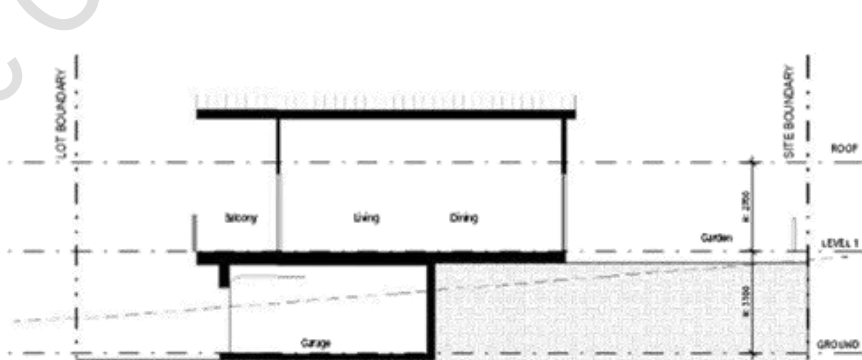
10 SLH - Type 4 - Roof Type 2



3 Small Lot Type 4 Front Elevation



4 Small Lot Type 4 Rear Elevation



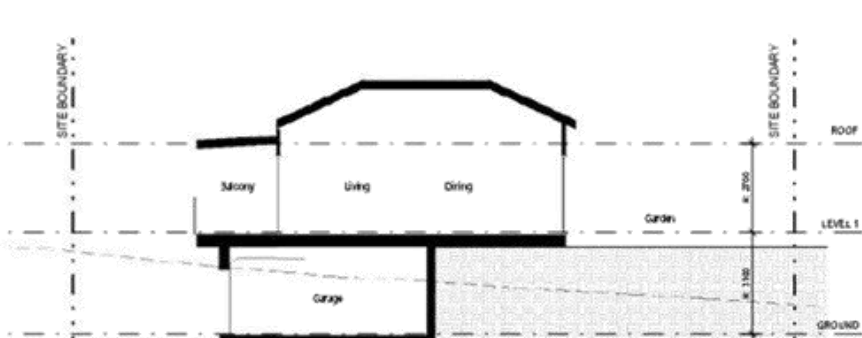
Small Lot Type 4 Section



5 Small Lot Type 4 Roof Type 2 Front Elevation



9 Small Lot Type 4 Rear Elevation



11 Small Lot Type 4 Roof Type 2 Section



Typical Small Lot Type 4 Street View

MATERIAL LEGEND

CLF	FEATURE COMPOSITE CLADDING
BF1	FEATURE BRICK COLOR 1
BF2	FEATURE BRICK COLOR 2
WC1	WEATHERBOARD CLADDING COLOR 1
WC2	WEATHERBOARD CLADDING COLOR 2
CFC1	PREFINISHED CFC CLADDING COLOR 1
CFC2	PREFINISHED CFC CLADDING COLOR 2
BB1	BAGGED BRICK COLOR 1
BB2	BAGGED BRICK COLOR 2
SUNH	SUNHOOD SCREEN
SUNV	PRIVACY SCREENING
WD01	ALUMINIUM WINDOWS
BAL1	METAL BALUSTRADE TYPE 1
BAL2	METAL BALUSTRADE TYPE 2
MRS1	METAL ROOF SHEETING COLOR 1
MRS2	METAL ROOF SHEETING COLOR 2
MG1	METAL GARAGE COLOR 1
MG2	METAL GARAGE COLOR 2

Area Schedule - SLH_4

Level	Name	Area
Ground	Garage	39 m ²
Ground	Internal	37 m ²
Ground	Terrace	9 m ²
Level 1	Balcony	16 m ²
Level 1	Internal	101 m ²
Total		201 m ²

POS	0 m ²
POS	69 m ²

PRELIMINARY

A1 Scale	1 : 100
Project	18148
Drawing	2105
Status	SD
Issue	F

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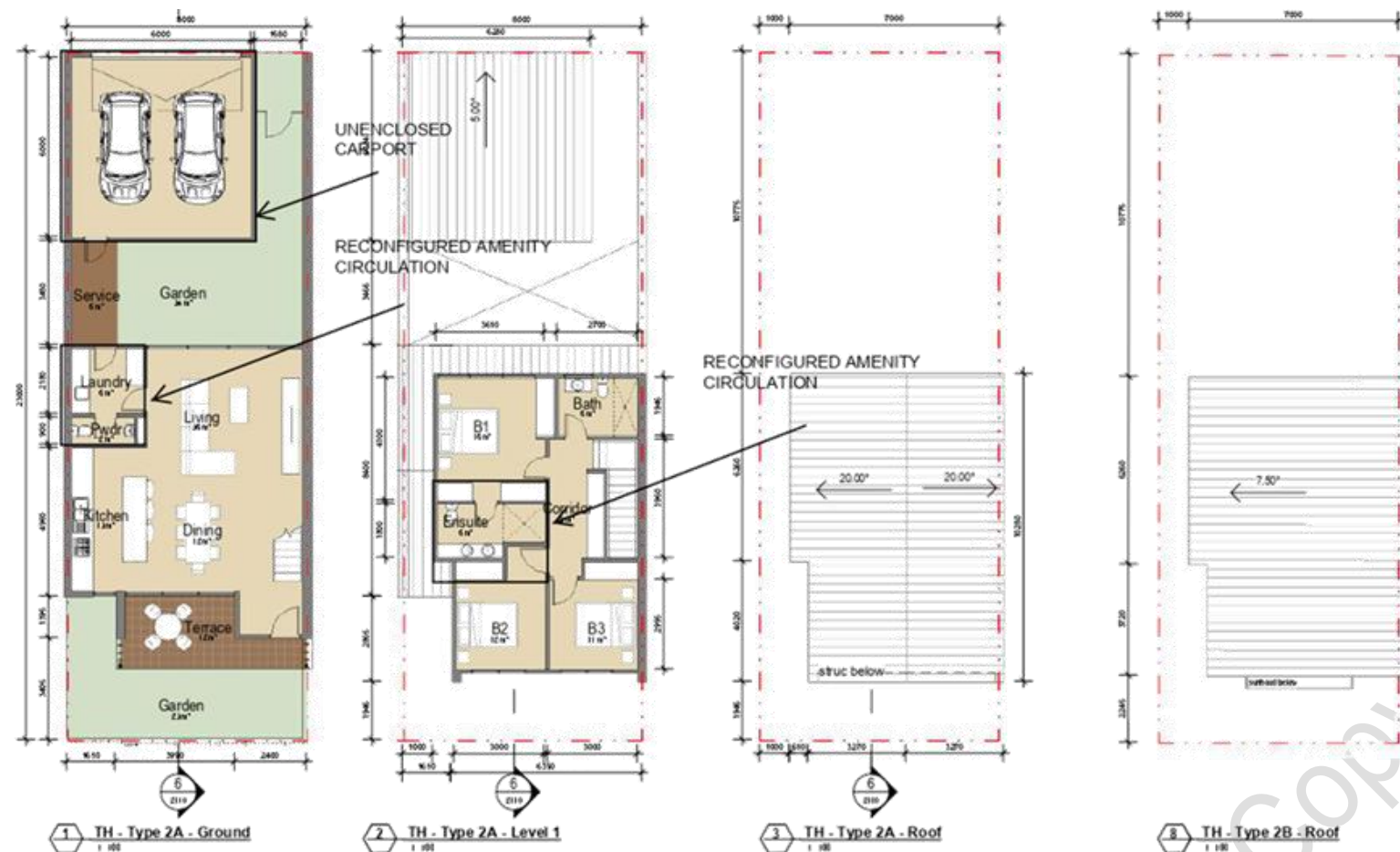
Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	REV	DESCRIPTION	DATE	APD
A	07.02.19	Revised Issue	07.02.19	
B	22.02.19	DA Draft Issue	22.02.19	
C	01.03.19	DA Issue	01.03.19	
D	26.07.19	Revised Issue	26.07.19	
E	01.08.19	DA Release	01.08.19	
F	05.08.19	DA Release Stage 2	05.08.19	

Dwelling Plans-SML
Type 4

Project
KINGSTON MASTERPLAN

Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021



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Document Set ID: 3654802

Version: 1 Version Date: 07/05/2021

Revision

REV	DESCRIPTION	DATE	APP
A	Revised Issue	07/02/19	
B	DA Draft Issue	22/02/19	
C	DA Issue	01/03/19	
D	Revised Issue	26/07/19	
E	DA Release	01/08/19	
F	DA Release Stage 2	05/08/19	

Drawing
Dwelling Plans-TH Type 2

Project
KINGSTON MASTERPLAN

Development Application: DA-2021-168

Plan Reference no.: P2

Date Received: 06-05-2021

Date placed on Public Exhibition: 22-05-2021

MATERIAL LEGEND		
CLF	FEATURE COMPOSITE CLADDING	
BF1	FEATURE BRICK COLOR 1	
BF2	FEATURE BRICK COLOR 2	
WC1	WEATHERBOARD CLADDING COLOR 1	
WC2	WEATHERBOARD CLADDING COLOR 2	
CFC1	PREFINISHED CFC CLADDING COLOR 1	
CFC2	PREFINISHED CFC CLADDING COLOR 2	
BB1	BAGGED BRICK COLOR 1	
BB2	BAGGED BRICK COLOR 2	
SUNH	SUNHOOD SCREEN	
SUNV	PRIVACY SCREENING	
WD01	ALUMINIUM WINDOWS	
BAL1	METAL BALUSTRADE TYPE 1	
BAL2	METAL BALUSTRADE TYPE 2	
MRS1	METAL ROOF SHEETING COLOR 1	
MRS2	METAL ROOF SHEETING COLOR 2	
MG1	METAL GARAGE COLOR 1	
MG2	METAL GARAGE COLOR 2	

Area Schedule - TH - 2A		
Level	Name	Area
Ground	Garage	39 m ²
Ground	Internal	69 m ²
Ground	Terrace	18 m ²
Level 1	Internal	61 m ²
Total		187 m ²

POS	58 m ²
-----	-------------------

PRELIMINARY

A1 Scale: 1 : 100

Project: 18148

Drawing: 2110

Status: SD

Issue: F



MATERIAL LEGEND	
CLF	FEATURE COMPOSITE CLADDING
BF1	FEATURE BRICK COLOR 1
BF2	FEATURE BRICK COLOR 2
WC1	WEATHERBOARD CLADDING COLOR 1
WC2	WEATHERBOARD CLADDING COLOR 2
CFC1	PREFINISHED CFC CLADDING COLOR 1
CFC2	PREFINISHED CFC CLADDING COLOR 2
BB1	BAGGED BRICK COLOR 1
BB2	BAGGED BRICK COLOR 2
SUNH	SUNHOOD SCREEN
SUNV	PRIVACY SCREENING
WD01	ALUMINIUM WINDOWS
BAL1	METAL BALUSTRADE TYPE 1
BAL2	METAL BALUSTRADE TYPE 2
MRS1	METAL ROOF SHEETING COLOR 1
MRS2	METAL ROOF SHEETING COLOR 2
MG1	METAL GARAGE COLOR 1
MG2	METAL GARAGE COLOR 2

Area Schedule - TH - 3A		
Level	Name	Area
Ground	Garage	37 m ²
Ground	Internal	64 m ²
Ground	Terrace	24 m ²
Level 1	Balcony	15 m ²
Level 1	Internal	79 m ²
Total		220 m ²
POS		37 m ²

PRELIMINARY

A1 Scale	1 : 100
Project	18148
Drawing	2113
Status	SD
Issue	F

Development Application: DA-2021-168
 Plan Reference no.: P2
 Date Received: 06-05-2021
 Date placed on Public Exhibition: 22-05-2021

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Document Set ID: 3654802
 Version: 1 Version Date: 07/05/2021

Revision	DESCRIPTION	DATE	APD
REV A	Revised Issue	07.02.19	
B	DA Draft Issue	22.02.19	
C	DA Issue	01.03.19	
D	Revised Issue	26.07.19	
E	DA Release	01.08.19	
F	DA Release Stage 2	05.08.19	

Drawing
 Dwelling Plans-TH Type 3
 KINGSTON MASTERPLAN



Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021

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Gargett**

Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	DESCRIPTION	DATE	APD
REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19	
B	DA Issue	01.05.19	
C	Revised Issue	26.07.19	
D	DA Release Stage 2	05.08.19	

Drawing
**Stage 2 - Street
Elevations - 07**

Project
KINGSTON MASTERPLAN

PRELIMINARY	
A1 Scale	As indicated
Project	18148
Drawing	3006
Status	SD
Issue	D



Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19		
B	DA Issue	01.05.19		
C	Revised Issue	26.07.19		
D	DA Release Stage 2	05.08.19		

Drawing

Stage 2 - Perimeter Elevations - 05

Project

KINGSTON MASTERPLAN

PRELIMINARY	
A1 Scale	As indicated
Project	18148
Drawing	3014
Status	SD
Issue	D



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Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision	REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19		
B	DA Issue	01.05.19		
C	DA Release-Stage 2	05.06.19		

Drawing
Stage 2 - Laneway Elevations - 04

Project
KINGSTON MASTERPLAN

Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021

PRELIMINARY	
A1 Scale	As indicated
Project	18148
Drawing	3022
Status	SD
Issue	C

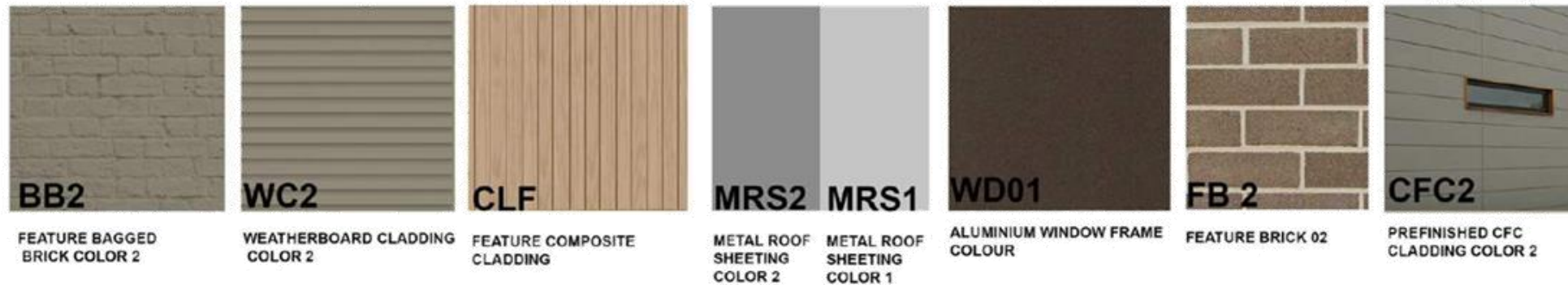


MATERIAL LEGEND	
CLF	FEATURE COMPOSITE CLADDING
BF1	FEATURE BRICK COLOR 1
BF2	FEATURE BRICK COLOR 2
WC1	WEATHERBOARD CLADDING COLOR 1
WC2	WEATHERBOARD CLADDING COLOR 2
CFC1	PREFINISHED CFC CLADDING COLOR 1
CFC2	PREFINISHED CFC CLADDING COLOR 2
BB1	BAGGED BRICK COLOR 1
BB2	BAGGED BRICK COLOR 2
SUNH	SUNHOOD SCREEN
SUNV	PRIVACY SCREENING
WD01	ALUMINIUM WINDOWS
BAL1	METAL BALUSTRADE TYPE 1
BAL2	METAL BALUSTRADE TYPE 2
MRS1	METAL ROOF SHEETING COLOR 1
MRS2	METAL ROOF SHEETING COLOR 2
MG1	METAL GARAGE COLOR 1
MG2	METAL GARAGE COLOR 2

SELECTION 01



SELECTION 02



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Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Rev	DESCRIPTION	DATE	APP
A	DA Draft Issue	22/02/19	
B	DA Issue	01/03/19	
C	DA Reissue	01/06/19	
D	DA Reissue Stage 2	05/06/19	

Drawing
Material Board

Project
KINGSTON MASTERPLAN

Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021

PRELIMINARY

A1 Scale	1 : 100
Project	18148
Drawing	3100
Status	SD
Issue	D





VIEW FROM STAGE 1 ENTRY LOOKING TOWARDS THE POCKET PARK

**Conrad
Gargett**

Document Set ID: 3654802
Version: 1 Version Date: 07/05/2021

Revision			
REV	DESCRIPTION	DATE	APD
A	DA Draft Issue	22.02.19	
B	DA Issue	01.00.19	
C	Revisory Issue	26.07.19	
D	DA Release	01.00.19	
E	DA Release-Stage2	05.08.19	

Drawing
Street View 02

Project
KINGSTON MASTERPLAN

Development Application: DA-2021-168
Plan Reference no.: P2
Date Received: 06-05-2021
Date placed on Public Exhibition: 22-05-2021

PRELIMINARY

A1 Scale	
Project	18148
Drawing	8502
Status	SD
Issue	E





Submission to Planning Authority Notice

Council Planning Permit No.	DA-2021-168	Council notice date	5/05/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00708-KIN	Date of response	20/05/2021
TasWater Contact	Elio Ross	Phone No.	0467 874 330
Response issued to			
Council name	KINGBOROUGH COUNCIL		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	7 GOSHAWK WAY, KINGSTON	Property ID (PID)	9409132
Description of development	Multiple dwellings x 13		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
MRC Consulting Engineers	J19111 / Water & Sewerage Report	B	04/03/2019
MRC Consulting Engineers	J19111 / C-5.30 Sewer catchment plan	A	21/02/2021
MRC Consulting Engineers	J19111 / C-6.30 Water catchment plan	A	21/02/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. 			

**Advice****General**

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

OPEN SESSION RESUMES

14 NOTICES OF MOTION

At the time the Agenda was compiled there were no Notices of Motion received.

15 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

16 PETITIONS RECEIVED IN LAST PERIOD

At the time the Agenda was compiled no Petitions had been received.

Public Copy

17 OFFICERS REPORTS TO COUNCIL

17.1 DELEGATED AUTHORITY POLICIES

File Number: 12.71 & 17.170

Author: Daniel Smee, Director Governance, Recreation & Property Services

Authoriser: Gary Arnold, General Manager

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability.

1. PURPOSE

- 1.1 The purpose of this report is to consider the status of Council's Delegated Authority Policies (*Delegated Authority 1.1* and *Planning Authority Delegations Policy 1.1A*)

2. BACKGROUND

- 2.1 Council's two policies in regard to the delegation of functions and powers to the General Manager and staff have been in place since 2011 and have been reviewed on a regular basis since.
- 2.2 Both policies are now due for review.

3. STATUTORY REQUIREMENTS

- 3.1 Section 22 of the *Local Government Act 1993* states:

(1) Subject to subsection (2), a council, in writing, may delegate with or without conditions to the general manager, controlling authority, a council committee or a special committee, any of its functions or powers under this or any other Act, other than—

(a) this power of delegation, unless authorised by the council; and

(b) the powers referred to in subsection (3).

(2) A council, in writing, may delegate any of the following powers only to the general manager or a council committee and only on condition that the council has determined appropriate policies and procedures to be followed in relation to those powers:

(a) the collection of rates and charges under Part 9;

(ab) the postponement of rates and charges;

(b) the remission or rebate of rates and charges;

(ba) the writing off of any debts owed to the council;

(c) the making of grants or the provision of benefits.

(3) A council must not delegate any of its powers relating to the following:

(a) the borrowing of money or other financial accommodation;

(b) the determination of the categories of expenses payable to councillors and any member of any committee;

(c) the establishment of council committees, special committees, controlling authorities, single authorities or joint authorities;

(d) the revision of the budget or financial estimates of the council;

(e) the revision of the strategic plan and the annual plan of the council;

(f) the appointment of the general manager;

(fa) the sale, donation, exchange or other disposal of land or public land;

(fb) the decision to exercise any power under section 21(1);

(g) the making of by-laws;

(h) the making of rates and charges under Part 9;

(i) any other prescribed power.

(4) The general manager is to –

(a) keep a register of any delegation; and

(b) make the register available for inspection at a public office.

3.2 Section 22 of the *Land Use Planning and Approvals Act 1993* states:

(3) A planning authority may, by resolution, delegate any of its functions or powers under this Act other than this power of delegation to a person employed by the authority.

(4) A delegation may be made either generally or as otherwise provided by the instrument of delegation.

(5) Notwithstanding any delegation, a planning authority may continue to perform or exercise all or any of the functions or powers delegated.

(6) A function or power performed or exercised by a delegate has the same effect as if performed or exercised by a planning authority.

3.3 Section 64 of the *Local Government Act 1993* states:

(1) The general manager, in writing, may delegate to an employee of the council –

(a) any functions or powers under this or any other Act, other than this power of delegation; and

(b) any functions or powers delegated by the council which the council authorised the general manager to delegate.

(2) The general manager is to –

(a) keep a register of any delegation; and

(b) make the register available for inspection at a public office of the council.

4. DISCUSSION

- 4.1 There are numerous pieces of legislation that grant powers and functions to a council. In some instances, the General Manager or an authorised officer of Council is specifically referenced in the legislation, in which case there is no requirement for a delegation. However, where the reference is simply to “a council”, there is a need to identify the circumstances under which this power will be delegated and the terms and conditions under which this delegation will apply.
- 4.2 It is standard practice for councils to delegate powers granted under legislation to staff to enable operational and administrative matters to be resolved in a timely manner.
- 4.3 In the absence of delegations, the exercise of any power granted under legislation to council would need to be formally referred to a Council meeting – a situation that would be unworkable.
- 4.4 In reviewing the respective policies, consideration has been given to the question of the appropriateness of the policy framework as the mechanism for the approval of delegations.
- 4.5 In this regard, it is contended that there is no valid reason to support the need for policies in relation to the issuing of delegations.
- 4.6 The policies in question are in effect procedures that don’t contain any policy considerations or principles.
- 4.7 Council can delegate powers granted under legislation without the need for a policy framework and indeed, this is what other Council’s in Tasmania do.
- 4.8 The Local Government Association of Tasmania (LGAT) has undertaken a significant body of work to identify all pieces of legislation that reference functions or powers relevant to Tasmanian councils.
- 4.9 This information is contained within a register that is updated on a regular basis to ensure the currency of relevant legislation.
- 4.10 Council is able to use this register as the basis of its delegated authority approval process by customising it to include any conditions or restrictions on the exercising of the power or function to be delegated.
- 4.11 Once approved by Council, the document can then be used to produce Instruments of Delegation and the delegations register as required under the Local Government Act.
- 4.12 In light of the above, it is recommended that Policies 1.1 and 1.1A be rescinded and a further report be provided to Council seeking approval for delegations provided under the provisions of the *Local Government Act 1993* and *Land Use Planning and Approvals Act 1993* and based on the most recent register compiled by LGAT.

5. FINANCE

- 5.1 There are no financial implications associated with this matter.

6. ENVIRONMENT

- 6.1 There are no environmental implications associated with this matter.

7. COMMUNICATION AND CONSULTATION

- 7.1 In accordance with the provisions of the Local Government Act 1993, a register of all delegations provided to the General Manager and staff is maintained and available on Council's website.

8. RISK

- 8.1 There is a risk that if staff do not have appropriate delegations, then any actions they undertake to exercise powers under legislation may be invalid and subject to legal challenge.

9. CONCLUSION

- 9.1 A review of Council policies 1.1 (Delegated Authority) and 1.1A (Planning Authority Delegations Policy) has been undertaken and it is considered that these are in effect nothing more than procedures.
- 9.2 Accordingly, it is recommended that they be rescinded and Council make use of the work undertaken by LGAT to approve delegations within a contemporary framework that ensures the currency of legislation.

10. RECOMMENDATION

That:

- (a) Council rescind policies 1.1 (Delegated Authority) and 1.1A (Planning Authority Delegations Policy); and
- (b) A further report be provided to Council containing details of delegations of approval to staff based on the register compiled by the Local Government Association of Tasmania.

ATTACHMENTS

- 1. Policy 1.1 Delegated Authority
- 2. Policy 1.1A Planning Authority Delegations Policy



Policy No:
Approved by Council:
Next Review Date:
Responsible Officer:

1.1
December 2020
May 2021

Minute No: **C729/23-2020**
ECM File No: **12.71**
Version: **3.1**
Executive Manager Governance & Community Services

Delegated Authority Policy

POLICY STATEMENT	1.1 To provide details on the delegations provided by the Council to the General Manager in accordance with the <i>Local Government Act, 1993</i> .																						
DEFINITIONS	<p>2.1 Act means the <i>Local Government Act 1993</i> (Tas) as may be amended, varied or replaced from time to time.</p> <p>2.2 Council means the Kingborough Council established pursuant to S.18 of the Act.</p> <p>2.3 General Manager means the person appointed to the position of general manager of the Council pursuant to S.61 of the Act.</p> <p>2.4 Instrument of Delegation means a document signed by the Mayor under common seal detailing the approved list of delegations provided to the general manager or any officer acting in that position.</p> <p>2.5 Officer means a person who is employed by Council</p>																						
OBJECTIVE	3.1 The objective of this policy is to provide information in relation to the authorised delegations.																						
SCOPE	4.1 The delegations are limited by the authority provided in Section 22 of the <i>Local Government Act, 1993</i> .																						
PROCEDURE (POLICY DETAIL)	<p>5.1 Pursuant to Section 22(1) of the Local Government Act 1993, Council delegates the following powers and functions to the General Manager (or any officer acting in that capacity), and unless prohibited by Section 22(2) of the <i>Local Government Act, 1993</i> or otherwise prohibited, authorise that those powers and functions may be sub-delegated by the General Manager pursuant to Section 64 of the Act.</p> <table border="1"> <thead> <tr> <th colspan="2">Local Government Act 1993</th></tr> <tr> <th>Section</th><th>Details</th></tr> </thead> <tbody> <tr> <td>19</td><td>Attest the execution of a document sealed by Council.</td></tr> <tr> <td>24</td><td>Appoint members to Special Committees, which act as Local Management Committees for Council facilities, established by Council under this section.</td></tr> <tr> <td>27 1(b)</td><td>Authorise staff to speak to the media in relation to specific program areas where the focus of the story is on the delivery of a particular service or project.</td></tr> <tr> <td>27 2 (a)</td><td>To speak on behalf of Council as spokesperson on operational matters when the Mayor or Deputy Mayor are not available for comment.</td></tr> <tr> <td>74</td><td>Approve expenditure in line with Council's adopted estimates and capital works program.</td></tr> <tr> <td>75</td><td>Approve the investment of funds in accordance with Council's policy.</td></tr> <tr> <td>76</td><td>Write off any debts owed to the Council pursuant to this section.</td></tr> <tr> <td>77(1)</td><td>Make a grant or benefit to any person, other than a Councillor, pursuant to this section of the Act.</td></tr> <tr> <td>81</td><td>Establish and maintain in Council's name such authorised deposit-taking institution accounts as considered necessary.</td></tr> </tbody> </table>	Local Government Act 1993		Section	Details	19	Attest the execution of a document sealed by Council.	24	Appoint members to Special Committees, which act as Local Management Committees for Council facilities, established by Council under this section.	27 1(b)	Authorise staff to speak to the media in relation to specific program areas where the focus of the story is on the delivery of a particular service or project.	27 2 (a)	To speak on behalf of Council as spokesperson on operational matters when the Mayor or Deputy Mayor are not available for comment.	74	Approve expenditure in line with Council's adopted estimates and capital works program.	75	Approve the investment of funds in accordance with Council's policy.	76	Write off any debts owed to the Council pursuant to this section.	77(1)	Make a grant or benefit to any person, other than a Councillor, pursuant to this section of the Act.	81	Establish and maintain in Council's name such authorised deposit-taking institution accounts as considered necessary.
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Policy No: **1.1** Minute No: **C729/23-2020**
 Approved by Council: **December 2020** ECM File No: **12.71**
 Next Review Date: **May 2021** Version: **3.1**
 Responsible Officer: **Executive Manager Governance & Community Services**

124(1)	Fix amounts, times, terms and conditions for the payment of moneys due to the Council by instalments, by ratepayers pursuant to this section.
126	Agree to the postponement of rates.
127	Revocation of agreement for postponement of rates.
129	<p>Remit all or part of any rate in accordance with past custom and practice, or resolution of Council, or where it is in the interest of Council to do so. All such remissions to be reported to Council as soon as practicable.</p> <p>Remit all or part of any amount of penalty and interest in accordance with this section if the charge was raised whilst the ownership of the property was in the process of being transferred.</p> <p>Authorise such remission of rates, charges and fees which have been paid or payable under a mistake of fact, as may be certified and recommended by the appropriate officer of the Council.</p>
133 to 136	Determine appropriate debt collection procedures and where necessary instigate recovery action pursuant to Part 9, Division 10.
167	To exhibit notification of by-laws in accordance with the requirements of Section 167.
185	Undertake work subject to a fencing notice not undertaken by owner within period specified.
189	Approve and bring to affect the closure of local highways for the purposes of holding a market.
190	Consider any objection to a Section 189 road closure.
193	Authority to establish a Council animal pound.
196	Recover unpaid pound fees.
197	Sell, give away, or destroy any impounded animal if not claimed.
198A	To determine applications for a permit to operate a pound for the detention of stray animals.
200	To determine if a nuisance exists and to issue Abatement Notices where necessary.
207	Remit all or part of any fee or charge paid or payable in accordance with this section if it is in the interest of the Council to do so. To authorise such remission of rates, charges and fees which have been paid or payable under a mistake of fact, as may be certified and recommended by the appropriate officer of the Council.
333A	Invite tenders over the prescribed amount and in accordance with Council's Code for Tenders and Contracts.
Local Government (Building & Miscellaneous Provision) Act 1993	
Section	Detail
86	Require security for payments and works due on a subdivision and to call on any such security to carry out incomplete works or where the work has not been carried out in accordance with relevant legislation or Council's requirements.
91	Approve or object to corrections to final plans under this section.



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103	Approve amendments to sealed plans, where no hearing is required, under this section.
110	Approve adhesion orders under this section.
115	Approve exempt subdivisions under this section.
247	To remove advertising hoardings.
Monetary Penalties Enforcement Act 2005	
Section	Detail
18	Referral to the Director of MPES
23	Withdrawal of Infringement Notice
24	All of Council's Powers
21	Appointed as a 'Council Officer' pursuant to this section, and to appoint other officers as required.
28	Receive application for variation of payment conditions
39	To issue proceedings if an alleged offender elects a hearing
48	Instigate civil proceedings for a breach.
Resource Management and Planning Appeal Tribunal Act 1993	
Section	Detail
17	Enter in agreements, where necessary, at a conference held on behalf of the Resource Management and Planning Appeal Tribunal.
Strata Titles Act 1998	
	All of Council's powers.
Environmental Management and Pollution Control Act 1994	
Section	Details
21	Appointed as a "Council Officer" pursuant to this section and to appoint other officers as required.
22(1A)	Maintenance of a register of environmental protection notices.
44(4)	Notification to the Director of an environmental protection notice.
48	Instigate civil proceedings for a breach.
61	Advice of action taken in respect to alleged contraventions of the Act.
94(3)	Provisions relating to seizure.
Dog Control Act 2000	
Section	Detail
7(3)	To invite public submissions.
26	To notify and invite public submissions in accordance with S.24(a) and S.24(b).
Urban Drainage Act 2013	
	All of Council's powers.



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	Public Health Act 1997
	All of Council's powers.
	Food Act 2003
	All of Council's powers.
	Litter Act 2007
	All of Council's powers.
	Traffic Act 1925
	All of Council's powers.
	Building Act 2016
	All of Council's powers.
	Burial and Cremations Act 2002
	All of Council's powers.
	Local Government (Highways) Act 1982
	All of Council's powers.
	Weed Management Act 1999
	All of Council's powers.
	Heavy Vehicle National Law (Tasmania) Act 2013
	All of Council's powers.
	Roads and Jetties Act 1935
	All of Council's powers.
	Parks, Recreation and Natural Areas By-law No. 2 of 2011
	All of Council's powers excluding Part 2 – Division 6
	Health and Environmental Services By-law No. 3 of 2011
	All of Council's powers.
	Roads, Parking and Stormwater By-law No. 4 of 2011
	All of Council's powers.
	Miscellaneous
	Power to determine and communicate to the relevant government agency any special requirements or conditions that may affect any sale of Crown Land in the municipal area.
	Call for and accept quotations, tenders or auction the disposal of surplus or redundant plant, equipment and materials.
	Approve the disposal of surplus assets and equipment having a commercial resale value of no greater than \$5,000 by means other than by public notice or tender.
	Call for and accept tenders for the provision of goods and services for less than the prescribed amount.



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	<p>Exercise all Council's functions and powers with respect to the implementation of the provisions of the Code of Tenders & Contracts, except for the authority to review or revise the Code.</p> <p>Seek legal advice and complete affidavits on behalf of Council in any matter where the Council is a party to the legal proceedings.</p> <p>Defend any actions brought against Council, its Councillors or Officers, and/or at the General Manager's discretion to agree any settlement amount where it is in Council's interest so to do and within the limits of the estimates adopted under Section 82.</p> <p>Sign contracts, leases and agreements on behalf of Council in accordance with Council policies.</p> <p>Negotiate and approve leases of Council properties.</p> <p>Make pro-rata refunds of registration fees for the current year only, when dogs are de-sexed or die, based on a pro-rata basis, calculated on the unexpired complete months of annual fees paid at the date of death or spaying.</p> <p>Waive or reduce Planning and Building Fees in cases where the works are to replace structures lost in recent bushfires.</p> <p>Authorise the closure of the Barretta Waste Management Facility in the event of access problems caused by adverse weather conditions.</p> <p>Approve the taking over of engineering works involved in the development of a subdivision subject to the recommendation by the appropriate Council Officer.</p> <p>Authorise the total or partial release of bonds, guarantees and security deposits subject to the recommendation by the appropriate Council Officer, or to call on any bonds, guarantees and deposits where the work as secured has not been carried out in accordance with Council's requirements.</p>
GUIDELINES	6.1 The General Manager shall ensure that delegated authority is undertaken in accordance with all relevant legislation, by-law and Council policies as may be amended from time to time.
COMMUNICATION	7.1 In accordance with the provisions of the Local Government Act 1993, a register of all delegations provided to the General Manager and staff is to be made available on Council's website.
LEGISLATION	7.1 <i>Local Government Act 1993</i>
RELATED DOCUMENTS	8.1 Council policies
AUDIENCE	9.1 Councillors and staff



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Planning Authority Delegations Policy

POLICY STATEMENT:	1.1 To provide details on the delegations provided by the Council acting in its role as the Planning Authority to the General Manager, Director Environment, Development & Community, Manager Development Services, Coordinator Statutory Planning and Senior Planning Officers and other officers in accordance with Acts where reference is made to the 'Planning Authority'.																
DEFINITIONS:	2.1 In accordance with relevant legislation																
OBJECTIVE:	3.1 To outline the delegations to Council officers acting in the capacity of the statutory 'Planning Authority'.																
SCOPE:	4.1 The delegations are made by the authority provided in Section 6 of the <i>Land Use Planning and Approvals Act, 1993</i> and other Acts that make reference to the 'Planning Authority'.																
PROCEDURE: (POLICY DETAIL)	<p>5.1 Pursuant to Section 6 of the <i>Land use Planning and Approvals Act 1993</i>, Council delegates the following powers and functions to the General Manager (or an officer acting in that capacity):</p> <table border="1"> <thead> <tr> <th>Section</th><th>Details</th></tr> </thead> <tbody> <tr> <td></td><td>Consult with or obtain the advice, opinion or recommendation of any authority, organisation, persons or person, or request submission of further information, as necessary prior to making a recommendation or determining whether to approve or refuse an application for use or development under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable</td></tr> <tr> <td></td><td>Refuse an application for use or development within any Use Class which is prohibited under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable</td></tr> <tr> <td></td><td>Authority to represent the Council (Planning Authority) or to appoint a person to represent the Council and to give evidence, on a planning appeal or other action, including any mediation, before the Resource Management and Planning Appeals Tribunal or any other body of competent jurisdiction.</td></tr> <tr> <td>30IA (former provisions)</td><td>Make a submission to the Tasmanian Planning Commission for an urgent amendment.</td></tr> <tr> <td>33A&43E (former provisions)</td><td>Make a request for further information in respect of a planning scheme amendment application where required</td></tr> <tr> <td>33(5) (former provisions)</td><td>Make a submission to the Tasmanian Planning Commission in response to a representation made by an owner or occupier in accordance with Sec.33.</td></tr> <tr> <td>39(2) (former provisions)</td><td> (a) forward a Sec.39 report to the Tasmanian Planning Commission following public exhibition of an amendment recommending that it be finally approved subject to the following. (i) No representations have been received, with the exception of TasWater; and </td></tr> </tbody> </table>	Section	Details		Consult with or obtain the advice, opinion or recommendation of any authority, organisation, persons or person, or request submission of further information, as necessary prior to making a recommendation or determining whether to approve or refuse an application for use or development under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable		Refuse an application for use or development within any Use Class which is prohibited under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable		Authority to represent the Council (Planning Authority) or to appoint a person to represent the Council and to give evidence, on a planning appeal or other action, including any mediation, before the Resource Management and Planning Appeals Tribunal or any other body of competent jurisdiction.	30IA (former provisions)	Make a submission to the Tasmanian Planning Commission for an urgent amendment.	33A&43E (former provisions)	Make a request for further information in respect of a planning scheme amendment application where required	33(5) (former provisions)	Make a submission to the Tasmanian Planning Commission in response to a representation made by an owner or occupier in accordance with Sec.33.	39(2) (former provisions)	(a) forward a Sec.39 report to the Tasmanian Planning Commission following public exhibition of an amendment recommending that it be finally approved subject to the following. (i) No representations have been received, with the exception of TasWater; and
Section	Details																
	Consult with or obtain the advice, opinion or recommendation of any authority, organisation, persons or person, or request submission of further information, as necessary prior to making a recommendation or determining whether to approve or refuse an application for use or development under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable																
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39(2) (former provisions)	(a) forward a Sec.39 report to the Tasmanian Planning Commission following public exhibition of an amendment recommending that it be finally approved subject to the following. (i) No representations have been received, with the exception of TasWater; and																



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	(ii) No issues have arisen since the initiation or certification of the draft amendment which indicate that there is any need to modify the amendment prior to its final approval except for minor corrections
37 (former provisions)	Make a request to the Tasmanian Planning Commission to dispense with certain requirements upon submission of a draft amendment.
43I (4a) & (6) (former provisions)	Agree to the extension of time of a Sec.43A permit.
43J (former provisions)	Correct a mistake in a Sec.43A permit.
43K (former provisions)	Make minor amendments to a Sec.43A permit.
53	To grant an extension of the period during which an approved use or development must be substantially commenced.
54	Make requests for additional information and determine whether additional information is satisfactory in accordance with this section.
55	Make corrections to a permit granted by Council in accordance with this section.
56	Make minor amendments to permits granted in accordance with this section or refuse to amend the permit where there is insufficient time for Council to determine the application within the time stipulated in the Act in accordance with this section.
57	Grant permits with or without conditions for applications assessed under the Alternative Solution within the Kingborough Planning Scheme 2000 or under the Performance Criteria within the Kingborough Interim Planning Scheme 2015 (as applicable) where two or fewer opposing representations have been received.
57A	Instigate or be a party to any mediation in relation to a discretionary permit.
57 – 58	Approve, with or without conditions, or refuse any application for a permit made in accordance with Section 57 or 58 of the <i>Land Use Planning and Approvals Act 1993</i> where there is insufficient time for Council to determine the application within the time stipulated in the Act and where the applicant has refused or failed to agree to an extension of time.
57(6) / 58(2)	Agree to the extension of consideration times for applications for permits.
58	Grant permits with or without conditions for uses or developments assessed under the Acceptable Solutions within the Kingborough Planning Scheme 2000 or the Kingborough Interim Planning Scheme 2015 (as applicable) under this section.
59(2)	Serve notice of Council having failed to determine an application for permit in accordance with this section.



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60	Notify an applicant whether the information submitted in relation to a condition of a permit is satisfactory or not in accordance with this section of the Act. Correspond with the applicant and regulatory authorities about requirements to satisfy this section of the Act.
61	Represent the Council in any appeals lodged against permit decisions including instructing internal or external planners to appear on Council's behalf.
63A	Initiate legal proceedings to enforce compliance with a planning scheme or a permit.
64	Initiate civil enforcement proceedings for breach of a planning scheme or a permit.
71	Enter into agreements under Part 5 of this Act.
75	Make amendments to agreements under Part 5 of this Act.
	Where Council has been unable to determine an application for a permit as a result of there being an equality of votes and there is insufficient time for Council to reconsider the matter within the time stipulated in the Act, to determine the application.
5.2 Pursuant to Section 6 of the <i>Land use Planning and Approvals Act 1993</i>, Council delegates the following powers and functions to the Director Environment, Development & Community (or an officer acting in that capacity) and to the Manager Development Services (or an officer acting in that capacity):	
Section	Details
	Consult with or obtain the advice, opinion or recommendation of any authority, organisation, persons or person, or request submission of further information, as necessary prior to making a recommendation or determining whether to approve or refuse an application for use or development under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable.
	Refuse an application for use or development within any Use Class which is prohibited under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable.
	Authority to represent the Council (Planning Authority) or to appoint a person to represent the Council and to give evidence, on a planning appeal or other action, including any mediation, before the Resource Management and Planning Appeals Tribunal or any other body of competent jurisdiction.
30IA (former provisions)	Make a submission to the Tasmanian Planning Commission for an urgent amendment.
33A & 43E (former provisions)	Make a request for further information in respect of a planning scheme amendment application where required
33(5) (former provisions)	Make a submission to the Tasmanian Planning Commission in response to a representation made by an owner or occupier in accordance with Sec.33.



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39(2) <i>(former provisions)</i>	(b) forward a Sec.39 report to the Tasmanian Planning Commission following public exhibition of an amendment recommending that it be finally approved subject to the following. (iii) No representations have been received, with the exception of TasWater; and (iv) No issues have arisen since the initiation or certification of the draft amendment which indicate that there is any need to modify the amendment prior to its final approval except for minor corrections
37 <i>(former provisions)</i>	Make a request to the Tasmanian Planning Commission to dispense with certain requirements upon submission of a draft amendment.
43I (4a) & (6) <i>(former provisions)</i>	Agree to the extension of time of a Sec.43A permit.
43J <i>(former provisions)</i>	Correct a mistake in a Sec.43A permit.
43K <i>(former provisions)</i>	Make minor amendments to a Sec.43A permit.
35(1)	Preparation and submission of draft Local Provision Schedules to the Tasmanian Planning Commission.
35F(1)	Report on the representations received during the exhibition period in relation to draft Local Provision Schedules to the Tasmanian Planning Commission.
35G(1)	Advise that a State Planning Provision should be altered having considered draft Local Provision Schedules and representations received.
35I(1)	Request withdrawal of a draft Local Provision Schedule
35Q(2)	Preparation and submission of draft Special Local Provision Schedule to the Tasmanian Planning Commission.
38(2)	Make a decision on an amendment of a Local Provision Schedule when directed by the Tasmanian Planning Commission.
40(1)	Request further information for an amendment to the Local Provision Schedule.
40D	Withdraw draft amendments
40I	Request an amendment to the Tasmanian Planning Commission
40K	Report to the Tasmanian Planning Commission on a draft amendment of a Local Provision Schedule after exhibition.
40U	Request additional information for a combined permit / amendment application
40Y	Determine a concurrent permit application
42D	Correction of mistakes in permits
43	Determine minor amendments of permits
48A	Issue a notice requiring the removal of a sign



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53	To grant an extension of the period during which an approved use or development must be substantially commenced.
54	Make requests for additional information and determine whether additional information is satisfactory in accordance with this section.
55	Make corrections to a permit granted by Council in accordance with this section.
56	Make minor amendments to permits granted by Council in accordance with this section.
57	Grant permits with or without conditions for applications assessed under the Alternative Solution within the Kingborough Planning Scheme 2000 or under the Performance Criteria within the Kingborough Interim Planning Scheme 2015 (as applicable) where two or fewer opposing representations have been received.
57A	Instigate or be a party to any mediation in relation to a discretionary permit.
57 – 58	<p>Approve, with or without conditions, or refuse any application for a permit made in accordance with Section 57 or 58 of the Land Use Planning and Approvals Act 1993 where there is insufficient time for Council to determine the application within the time stipulated in the Act and where the applicant has refused or failed to agree to an extension of time.</p> <p>This delegation is only to be exercised where the report considering the application and recommendation has been prepared by a suitably qualified officer other than the incumbent and:</p> <ul style="list-style-type: none"> (a) three or less objections have been received, or (b) the General Manager has been advised of the intention to exercise the delegation no less than five full working days previously.
57(6) / 58(2)	Agree to the extension of consideration times for applications for permits.
58	Grant permits with or without conditions for uses or developments assessed under the Acceptable Solutions within the Kingborough Planning Scheme 2000 or the Kingborough Interim Planning Scheme 2015 (as applicable) under this section.
59(2)	Serve notice on the applicant and representors of Council having failed to determine an application for permit in accordance with this section.
60	Notify an applicant whether the information submitted in relation to a condition of a permit is satisfactory or not in accordance with this section of the Act. Correspond with the applicant and regulatory authorities about requirements to satisfy this section of the Act.
61	Represent the Council in any appeals lodged against permit decisions including instructing internal or external planners to appear on Council's behalf.
63A	Initiate legal proceedings to enforce compliance with a planning scheme or a permit.



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64	Initiate civil enforcement proceedings for breach of a planning scheme or a permit.
71	Enter into agreements under Part 5 of this Act.
75	Make amendments to agreements under Part 5 of this Act.
5.3 Pursuant to Section 6 of the <i>Land Use Planning and Approvals Act 1993</i>, Council delegates the following powers and functions to the Coordinator Statutory Planning (or an officer acting in that capacity):	
Section	Details
	Consult with or obtain the advice, opinion or recommendation of any authority, organisation, persons or person, or request submission of further information, as necessary prior to making a recommendation or determining whether to approve or refuse an application for use or development under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable.
	Refuse an application for use or development within any Use Class which is prohibited under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable.
	Authority to represent the Council (Planning Authority) or to appoint a person to represent the Council and to give evidence, on a planning appeal or other action, including any mediation, before the Resource Management and Planning Appeals Tribunal or any other body of competent jurisdiction.
30IA (former provisions)	Make a submission to the Tasmanian Planning Commission for an urgent amendment.
33A&43E (former provisions)	Make a request for further information in respect of a planning scheme amendment application where required
33(5) (former provisions)	Make a submission to the Tasmanian Planning Commission in response to a representation made by an owner or occupier in accordance with Sec.33.
39(2) (former provisions)	(c) forward a Sec.39 report to the Tasmanian Planning Commission following public exhibition of an amendment recommending that it be finally approved subject to the following. (v) No representations have been received, with the exception of TasWater; and (vi) No issues have arisen since the initiation or certification of the draft amendment which indicate that there is any need to modify the amendment prior to its final approval except for minor corrections
37 (former provisions)	Make a request to the Tasmanian Planning Commission to dispense with certain requirements upon submission of a draft amendment.
43I (4a) & (6) (former provisions)	Agree to the extension of time of a Sec.43A permit.
43J (former provisions)	Correct a mistake in a Sec.43A permit.



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	43K <i>(former provisions)</i>	Make minor amendments to a Sec.43A permit.
	35(1)	Preparation and submission of draft Local Provision Schedules to the Tasmanian Planning Commission.
	35F(1)	Report on the representations received during the exhibition period in relation to draft Local Provision Schedules to the Tasmanian Planning Commission.
	35G(1)	Advise that a State Planning Provision should be altered having considered draft Local Provision Schedules and representations.
	35I(1)	Request withdrawal of a draft Local Provision Schedule.
	35Q(2)	Preparation and submission of draft Special Local Provision Schedule to the Tasmanian Planning Commission.
	38(2)	Make a decision on an amendment of a Local Provision Schedule when directed by the Tasmanian Planning Commission.
	40(1)	Request further information for an amendment to the Local Provision Schedule.
	40D	Withdraw draft amendments.
	40I	Request an amendment to the Tasmanian Planning Commission.
	40K	Report to the Tasmanian Planning Commission on a draft amendment of a Local Provision Schedule after exhibition.
	40U	Request additional information for a combined permit / amendment application
	40Y	Determine a concurrent permit application
	42D	Correction of mistakes in permits
	43	Determine minor amendments of permits
	48 A	Issue a notice for the removal of a sign.
	53	To grant an extension of the period during which an approved use or development must be substantially commenced.
	54	Make requests for additional information and determine whether additional information is satisfactory in accordance with this section. This delegation to only apply where the Senior Planner exercising the delegation is not the planner responsible for the assessment of the development application.
	55	Make corrections to a permit granted by Council in accordance with this section.
	56	Make minor amendments to permits granted by Council in accordance with this section.
	57A	Instigate or be a party to any mediation in relation to a discretionary permit.
	57	Grant permits with or without conditions for applications assessed under the Alternative Solution within the Kingborough Planning Scheme



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	2000 or under the performance Criteria within the Kingborough Interim Planning Scheme 2015 (as applicable) where no objections have been received
58	Grant permits with or without conditions for uses or developments assessed under the Acceptable Solutions within the Kingborough Planning Scheme 2000 or the Kingborough Interim Planning Scheme 2015 (as applicable) under this section.
59(2)	Serve notice on the applicant and representors of Council having failed to determine an application for permit in accordance with this section.
57(6) & 58(2)	Agree to the extension of consideration times for applications for permits.
60	Notify an applicant whether the information submitted in relation to a condition of a permit is satisfactory or not in accordance with this section of the Act. Correspond with the applicant and regulatory authorities about requirements to satisfy this section of the Act.
61	Represent the Council in any appeals lodged against permit decisions.
63A	Initiate legal proceedings to enforce compliance with a planning scheme or a permit.
64	Initiate civil enforcement proceedings for breach of a planning scheme or a permit.
71	Enter into agreements under Part 5 of this Act.
75	Make amendments to agreements under Part 5 of this Act.
5.4 Pursuant to Section 6 of the <i>Land Use Planning and Approvals Act 1993</i>, Council delegates the following powers and functions to the Senior Planning Officers (or an officer acting in that capacity):	
Section	Details
	Consult with or obtain the advice, opinion or recommendation of any authority, organisation, persons or person, or request submission of further information, as necessary prior to making a recommendation or determining whether to approve or refuse an application for use or development under the Kingborough Interim Planning Scheme 2015 or the Kingborough Planning Scheme 2000 as applicable.
30IA (former provisions)	Make a submission to the Tasmanian Planning Commission for an urgent amendment.
33A&43E (former provisions)	Make a request for further information in respect of a planning scheme amendment application where required
33(5) (former provisions)	Make a submission to the Tasmanian Planning Commission in response to a representation made by an owner or occupier in accordance with Sec.33.
39(2) (former provisions)	(d) forward a Sec.39 report to the Tasmanian Planning Commission following public exhibition of an amendment recommending that it be finally approved subject to the following.



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	(vii) No representations have been received, with the exception of TasWater; and (viii) No issues have arisen since the initiation or certification of the draft amendment which indicate that there is any need to modify the amendment prior to its final approval except for minor corrections
37 (former provisions)	Make a request to the Tasmanian Planning Commission to dispense with certain requirements upon submission of a draft amendment.
43I (4a) & (6) (former provisions)	Agree to the extension of time of a Sec.43A permit.
43J (former provisions)	Correct a mistake in a Sec.43A permit.
43K (former provisions)	Make minor amendments to a Sec.43A permit.
48 A	Issue a notice for the removal of a sign.
54	Make requests for additional information and determine whether additional information is satisfactory in accordance with this section. This delegation to only apply where the Senior Planner exercising the delegation is not the planner responsible for the assessment of the development application.
55	Make corrections to a permit granted by Council in accordance with this section.
56	Make minor amendments to permits granted by Council in accordance with this section.
57A	Instigate or be a party to any mediation in relation to a discretionary permit.
57	Grant permits with or without conditions for applications assessed under the Alternative Solution within the Kingborough Planning Scheme 2000 or under the performance Criteria within the Kingborough Interim Planning Scheme 2015 (as applicable) where no objections have been received
58	Grant permits with or without conditions for uses or developments assessed under the Acceptable Solutions within the Kingborough Planning Scheme 2000 or the Kingborough Interim Planning Scheme 2015 (as applicable) under this section.
57(6) & 58(2)	Agree to the extension of consideration times for applications for permits.
60	Notify an applicant whether the information submitted in relation to a condition of a permit is satisfactory or not in accordance with this section of the Act. Correspond with the applicant and regulatory authorities about requirements to satisfy this section of the Act.
61	Represent the Council in any appeals lodged against permit decisions.
71	Enter into agreements under Part 5 of this Act.
75	Make amendments to agreements under Part 5 of this Act.



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	<p>5.5 Pursuant to the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>, Council delegates the following powers and functions to the General Manager, Director Environment, Development & Community (or an officer acting in that capacity), Manager Development Services (or an officer acting in that capacity) and to the Coordinator Statutory Planning:</p> <table><tr><th>Section</th><th>Details</th></tr><tr><td>89</td><td>Sign off Final Plans where they comply, ask for additional information if required and provide notice of the decision, in accordance with this section of the Act.</td></tr></table>	Section	Details	89	Sign off Final Plans where they comply, ask for additional information if required and provide notice of the decision, in accordance with this section of the Act.
Section	Details				
89	Sign off Final Plans where they comply, ask for additional information if required and provide notice of the decision, in accordance with this section of the Act.				
	<p>5.6 Pursuant to Electricity Supply Industry Act 1995, Council delegates the following powers and functions to the General Manager, Director Environment, Development & Community (or an officer acting in that capacity), Manager Development Services (or an officer acting in that capacity) and to the Coordinator Statutory Planning and all Planners:</p> <table><tr><th>Section</th><th>Details</th></tr><tr><td>44</td><td>Refer to and correspond between the applicant and regulatory authority in accordance with the provisions of this section of the Act.</td></tr></table>	Section	Details	44	Refer to and correspond between the applicant and regulatory authority in accordance with the provisions of this section of the Act.
Section	Details				
44	Refer to and correspond between the applicant and regulatory authority in accordance with the provisions of this section of the Act.				
	<p>5.7 Pursuant to Water and Sewerage Industry Act 2008, Council delegates the following powers and functions to the General Manager, Director Environment, Development & Community (or an officer acting in that capacity), Manager Development Services (or an officer acting in that capacity) and to the Coordinator Statutory Planning and all Planners:</p> <table><tr><th>Section</th><th>Details</th></tr><tr><td>56</td><td>Refer to and correspond between the applicant and regulatory authority in accordance with the provisions of this section of the Act.</td></tr></table>	Section	Details	56	Refer to and correspond between the applicant and regulatory authority in accordance with the provisions of this section of the Act.
Section	Details				
56	Refer to and correspond between the applicant and regulatory authority in accordance with the provisions of this section of the Act.				
GUIDELINES:	<p>6.1 The General Manager shall ensure that delegated authority is undertaken in accordance with all relevant legislation, by-law and Council policies as may be amended from time to time.</p> <p>6.2 No officer will approve a planning permit where they have undertaken the assessment of the associated development application.</p>				
COMMUNICATION:	<p>7.1 Council.</p> <p>7.2 Kingborough Council Staff.</p>				
LEGISLATION:	<p>8.1 <i>Land Use Planning and Approvals Act 1993</i></p> <p>8.2 <i>Acts Interpretation Act 1931</i></p> <p>8.3 <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i></p> <p>8.4 <i>Electricity Supply Industry Act 1995</i></p> <p>8.5 <i>Water and Sewerage Industry Act 2008</i></p>				
RELATED DOCUMENTS:	<p>9.1 Nil</p>				

17.2 LEASING AND LICENCING POLICY

File Number: 12.23

Author: Daniel Smee, Director Governance, Recreation & Property Services

Authoriser: Gary Arnold, General Manager

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability.

1. PURPOSE

1.1 The purpose of this report is to review Council's Leasing and Licencing Policy 3.21.

2. BACKGROUND

2.1 The policy was developed in 2018 to provide a framework for the consideration of applications to lease or licence Council owned land, infrastructure or facilities.

3. STATUTORY REQUIREMENTS

3.1 The leasing of Council land is covered under sections 177-179 of the *Local Government Act 1993*.

4. DISCUSSION

4.1 The policy has been consistently applied since its inception in 2018 and has served its purpose well.

4.2 A review of the policy has not identified any required changes, with all relevant legislation referenced within the procedures up to date.

4.3 Accordingly, it is recommended that the policy be adopted for a further five years.

4.4 Should relevant legislation change in the interim, it will be reviewed and updated at the time of the amendment.

5. FINANCE

5.1 The policy provides details on responsibility for costs associated with a lease of Council land or property, as well as a process for establishing the rental fee to apply.

6. ENVIRONMENT

6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

7.1 The policy will be made publicly available on Council's website.

8. RISK

- 8.1 By having an endorsed policy framework for the consideration of leases and licences, the risk of bias or inequity in the process is removed.

9. CONCLUSION

- 9.1 Council's Leasing and Licencing Policy has been reviewed and required changes have been identified.

10. RECOMMENDATION

That Council's Leasing and Licencing Policy 3.21, as attached to this report, be adopted for a further five years.

ATTACHMENTS

- 1. Leasing and Licencing Policy**

Public Copy



Policy No:	3.21	Minute No:	TBA
Approved by Council:	July 2021	ECM File No:	12.230
Next Review Date:	July 2026	Version:	2.0
Responsible Officer:	Director Governance, Recreation and Property Services		

Leasing and Licencing Policy

POLICY STATEMENT:	1.1 The leasing or licencing of any Council land or facility will follow a prescribed process that achieves an appropriate balance between community needs and commercial requirements.
DEFINITIONS:	<p>2.1 In this policy:</p> <ul style="list-style-type: none"> • "Act" - means the Local Government Act 1993 • "Commercial" means a purpose that involves the supply of goods and services on the open market, or shares characteristics with a provider of goods and services for profit. • "Hire" - means obtaining the temporary use of something based upon an agreed price and period of time, including casual or seasonal hire. • "Lease" - an agreement where the Lessor (owner of the property) grants to another person (the Lessee) exclusive possession of the property for an agreed period usually (but not necessarily) for rent. • "Lessee" - means the tenant, or the person to whom the lease is granted. • "Lessor" - means the owner of the property; the person who grants a lease (i.e. Council). • "Licence" - is a formal authority or permission to enter and occupy a person's land for an agreed purpose. A licence does not usually confer a right of exclusive possession of the property, or any estate or interest in it. • "Licensee" - a person who has been granted the benefit of a licence; a person who enters land with the express or implied permission of the property owner occupier. • "Licensor" - the property owner occupier who grants the licence (i.e. the Council)
OBJECTIVE:	3.1 The objective of this policy is to provide a framework for the leasing and licencing of council land and facilities that is consistent, transparent, fair and equitable. In addition, it seeks to maximise the community benefit to be gained from Council's facilities through appropriate recovery of costs of outgoings.
SCOPE:	4.1 This policy applies to land or facilities that are owned or managed by Council within the Kingborough Municipal Area. It does not apply to the hire of Council land and/or facilities that are routinely booked or hired for occasional uses.
PRINCIPLES	<p>5.1 The following principles underpin this policy:</p> <ul style="list-style-type: none"> • Procedural fairness – all users of Council land/facilities are entitled to be dealt with consistently and equitably;



Policy No:	3.21	Minute No:	TBA
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Responsible Officer:	Director Governance, Recreation and Property Services		

	<ul style="list-style-type: none"> • Transparency – the process followed by Council will be open and transparent; and • Public interest – any decision made by Council to lease or licence land or facilities will be made in the best interests of the Kingborough community.
PROCEDURE: (POLICY DETAIL)	<p>6.1 <u>Commercial Leases and Licences:</u></p> <p>Council will manage commercial use of land and facilities so that they provide a financial return to ratepayers at a market rate. Where a new commercial lease or licence agreement is proposed, the following process will be followed:</p> <ol style="list-style-type: none"> a) Public Advertising – expressions of interest for use of the land/facility will be publically advertised. b) Unsolicited Proposals – the requirement for public advertising may be set aside where a unique or innovative proposal initiated by the private sector is made to Council on a commercial in confidence basis and it can be demonstrated that the proposal has the potential to deliver outcomes that are desirable to the community. This provision shall only apply to land that is not defined as Public Land under Section 178 of the Local Government Act. c) Valuation – in accordance with the provisions of Section 177(2) of the Local Government Act, a current market valuation will be obtained for any land/facility being recommended for lease from the Valuer-General or a person who is qualified to practise as a land valuer under <u>Section 4 of the Land Valuers Act 2001</u>. d) Public Land – the provisions of Section 178 of the Local Government Act in regard to public consultation will apply to the intended leasing of any land that is defined as Public Land (advertising twice in a daily circulating newspaper, displaying a notice on the boundary of land that abuts a highway and allowing a 21 day period for public submissions). e) Responsibility for Costs – the cost of any valuation and advertising will be met by Council in the first instance, but where the tenant has initiated the transaction to meet their own requirements, the cost will be recovered from the person requesting the land or use of the facility. f) Responsibility for Outgoings – the lessee/licencee will be responsible for all outgoings associated with their occupation of Council land or facilities, including all applicable insurances. g) Rates and Charges – the lessee/licencee will be responsible for all rates and charges associated with their occupation of Council land or facilities. Rates and charges and land tax are only able to be charged to the lessee if the property is separately valued for rating purposes. If the property is not separately valued, then an estimate of rates and charges and land tax will be made, and charged to the lessee in addition to the rental fee.



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	<p>h) Rental Fee – the independent market valuation will be the minimum rental applied. Council may approve a lower rental in instances where it can be demonstrated that there is a clear community benefit to do so.</p> <p>i) Rental Review – all lease/licence agreements shall include provision for annual rental increases in accordance with CPI, as well as a full rental review to be undertaken at least once every five years.</p> <p>j) Tenure – where the lease involves part of a title of land, the maximum length of term that shall apply is ten years. Where a discrete title is involved, a term of more than ten years may be negotiated for a commercial lease.</p> <p>6.2 <u>Government Organisations and Private Individuals:</u></p> <p>Where a government organisation or private individual is seeking to lease or licence Council owned or managed property, the process to be followed shall be the same as for a commercial entity.</p> <p>6.3 <u>Not for Profit Organisations:</u></p> <p>Council will manage leases and licences to not for profit organisations in a manner that addresses community needs and is consistent with Council's strategic plans. Where a non-commercial lease or licence agreement is proposed, the following process will be followed:</p> <p>a) Public Advertising – where a parcel of land or facility has been identified as suitable for community purposes and there are no existing tenants/occupants, expressions of interest for use of the same will be publically advertised.</p> <p>b) Valuation – in accordance with the provisions of Section 177(2) of the Local Government Act, a current market valuation will be obtained for any land/facility being recommended for lease/licence. Where appropriate, the "AAV" figure (adjusted for CPI and proportioned where only part of the site is used) will provide a proxy for a rental valuation. Whilst the market valuation in most cases won't be applied to not for profit organisations, it will provide a record of the value of the support provided by Council to the community group in question.</p> <p>c) Public Land – the provisions of Section 178 of the Local Government Act in regard to public consultation will apply to the intended leasing of any land that is defined as Public Land.</p> <p>d) Rental – in setting the rental for non-commercial leases/licences, Council shall give consideration to the following factors:</p> <ul style="list-style-type: none"> • The income generating capacity of the land/facility in question (largely covered by the rental valuation); • The nature of the organisation (benevolent service, community group, junior or senior sporting club); • The extent to which the organisation provides benefits to the broader community; and • Consistency with other similar organisations.
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Policy No:	3.21	Minute No:	TBA
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	<p>e) Rates and Charges – the lessee/licencee will be responsible for all utility charges associated with their occupation of Council land or facilities. Rates will not apply to not-for profit organisations.</p> <p>f) Responsibility for outgoings – the lessee/licencee will be responsible for all outgoings associated with their occupation of Council land or facilities. Where a facility is owned by Council, the tenant shall only be responsible for contents insurance, with Council to insure the building.</p> <p>g) Rental Review – all lease/licence agreements shall include provision for annual rental increases in accordance with CPI, as well as a full rental review to be undertaken at least once every five years.</p> <p>h) Tenure – most non-commercial agreements shall have a maximum term of five years. A longer tenancy may be granted if it can be demonstrated that it is in the best interests of the community to do so.</p> <p>6.4 Approval Process:</p> <p>a) <u>Report to Council</u> – prior to the leasing/licencing of any Council owned or managed land, a report to the Council outlining the following will be provided:</p> <ul style="list-style-type: none"> • Current use and history of land/facility; • Valuation details; • Legal requirements; • Nature of the proposed lessee/licencee, including membership arrangements and income generating capacity; and • Essential terms and conditions of the lease agreement, including length of term and proposed rental. <p>b) <u>Public Land</u> – in relation to land classified under the <i>Local Government Act</i> as Public Land, the report will be considered in open session as required by the provisions of Clause 15 3(c) of the <i>Local Government (Meeting Procedures) Regulations 2015</i>.</p> <p>c) <u>Non-public Land</u> – for land not defined as Public Land, the report will be considered in closed session in accordance with Section 15 3(f) of the <i>Local Government (Meeting Procedures) Regulations 2015</i>.</p> <p>d) <u>Simple Licences</u> – in cases in which there is no exclusive possession implied (eg access over Council owned land) a report to Council will not be required and the licence may be approved by the General Manager.</p> <p>6.5 Other Considerations:</p> <p>Where applicable, Council will include conditions in all new leases to encourage best practice in terms of energy usage, waste management and reduction, along with responsible serving of alcohol.</p>
GUIDELINES:	<p>7.1 Any potential lease/licence of Council land or facilities will:</p> <ul style="list-style-type: none"> • Be undertaken in compliance with legislative requirements;



Policy No: **3.21** Minute No: **TBA**
 Approved by Council: **July 2021** ECM File No: **12.230**
 Next Review Date: **July 2026** Version: **2.0**
 Responsible Officer: **Director Governance, Recreation and Property Services**

	<ul style="list-style-type: none"> • Be undertaken with the intention of securing maximum financial and/or other benefits to the community; • Be through a fair and open process that includes regular market testing; • Be open to public scrutiny while maintaining appropriate levels of commercial confidentiality, and • Be conducted in accordance with the Council's adopted procedures.
COMMUNICATION:	8.1 This policy will be communicated to all staff involved in the process of leasing and licencing Council owned or managed land and facilities.
LEGISLATION:	9.1 The primary legislation in relation to this policy is the <i>Local Government Act 1993</i> (Tas). Other relevant legislation may include the following: <ul style="list-style-type: none"> • Land Use Planning and Approvals Act 1993; • Local Government (Building and Miscellaneous Provisions) Act 1993
RELATED DOCUMENTS:	10.1 Kingborough Public Open Space Strategy 10.2 Kingborough Sport and Recreation Strategy
AUDIENCE:	11.1 Public

18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

That in accordance with the *Local Government (Meeting Procedures) Regulations 2015* Council, by absolute majority, move into closed session to consider the following items:

Confirmation of Minutes

Regulation 34(6) *In confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.*

Applications for Leave of Absence

Regulation 15(2)(h) *applications by councillors for a leave of absence*

In accordance with the Kingborough Council *Meetings Audio Recording Guidelines Policy*, recording of the open session of the meeting will now cease.

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

RECOMMENDATION

The Closed Session of Council having met and dealt with its business resolves to report that it has determined the following:

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

CLOSURE

Public Copy

APPENDIX

- A Kingborough Community Safety Committee - Minutes 7 June 2021
- B Kingborough Bicycle Advisory Committee - Minutes 11 June 2021
- C General Manager's Diary 12 April 2021 to 21 May 2021
- D Current and Ongoing Minute Resolutions (Open Session)

A KINGBOROUGH COMMUNITY SAFETY COMMITTEE - MINUTES 7 JUNE 2021

MINUTES

Kingborough Community Safety Committee

Meeting No. 2021-3

Monday 7 June 2021

The logo for Kingborough, featuring the word "Kingborough" in a serif font, with a green swoosh underline.

MINUTES of a Meeting of the Kingborough Community Safety Committee held at the Kingborough Civic Centre, Kingston, on Monday 7 June 2021 at 10:30am.

PRESENT

		PRESENT	APOLOGY
Chairperson	Cr Jo Westwood	✓	
Members:	Mr Brian Dale		✓
	Ms Tania Flakemore	✓	
	Mr Michael Hughes		✓
	Mr Roger McGinniss	✓	
	Mr Rodney Street	✓	
	Mr Ross Thomas	✓	
Tasmania Police	A/Insp Peter Borish	✓	
Kingborough Access Advisory Committee Representative	Ms Julie Alderfox	✓	
Kingborough Bicycle Advisory Committee	N/A		
Council Officers In Attendance:			
Executive Officer	Mr Anthony Verdouw	✓	
Roads Officer	Ms Anna Joseph	✓	
Coordinator Community Resilience	Ms Belinda Loxley	✓	
Other Attendees:			

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

The Chairperson acknowledged and paid respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of the land on which the Committee met and acknowledged elders past and present.

LEAVE OF ABSENCE

There were no declared leaves of absence.

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

MOVED: Tanya Flakemore

SECONDED: Roger McGinniss

That the Minutes of the Committee meeting held on Monday 12 April 2021, as circulated, be confirmed.

CARRIED

GENERAL BUSINESS**1. Review Action Items from Previous Meeting** (Jo Westwood)

Cr Westwood addressed the Action Items generated from previous meetings, noting completed items and progress on uncompleted items.

Action Item (1): Staff to follow up with compliance team regarding ongoing parking issues along Rollins Ave and Auburn Rd.

2. Emergency Management and Planning (Belinda Loxley)

Belinda informed the Committee of Council's emergency management preparation and the role of local government in emergency management.

3. Tasmanian Police Crime and Traffic Statistics (Peter Borish)

Peter provided a report on Kingston's crime statistics, noting progress on serious incident traffic accidents and general crime statistics across the municipality trending down.

4. Kingston Park Playground – CCTV and Security Patrols (Jo Westwood)

Council has arranged for additional security patrols of the Community Hub and Kingston Park Playground seven days a week. They will also patrol the Kingston Beach and Blackmans Bay toilets. Any antisocial behaviour will be reported to Tas Police.

An additional 18 CCTV cameras will also be installed. It was also noted that in future there will be further community activation of the Kingston Park area.

5. Project Update – Safe Speeds for Schools (Anna Joseph)

Anna provided an update on the Safe Speed for Schools Program and presented the traffic data gathered from the speed trailers to-date.

Action Item (2): Anna to email Safe Speeds for Schools trailer traffic data to Committee members.

6. Correspondence

Cr Westwood briefly discussed the correspondence sent and received relating to the activities of the Committee.

a. (Inward)

- i. National Road Safety Week Letter – 28 April 2021
- ii. Leslie Road/Southern Outlet intersection – Resident Email – 25 May 2021
- iii. DSG Road Safety Branch (on behalf of Road Safety Advisory Council) – Pedestrian Safety Campaign – 26 May 2021

b. (Outward)

- i. Thank You A/Commander J Elmer – 12 March 2021
- ii. Thank You Inspector N Parsons – 12 March 2021

iii. National Road Safety Week – Media Release – 19 May 2021

iv. Kingborough Chronicle Article – National Road Safety Week and new Kingston Police Inspector Mark Bourke – 25 May 2021

Action Item (3): Committee to write to the Department of State Growth to relay concerns and request safety and visibility issues at the Leslie Vale/Huon Hwy intersection be reviewed.

7. Other Business

a) Standing Item – agenda items for future meetings:

- Review of pedestrian access in CBD area, specifically at the junction of Channel Court exit and Hutchins Street and from Coles carpark to Kingston Hotel/Shiploads.
- Audit of country road advisory signs.

b) On behalf of the Kingborough Access Advisory Committee Julie raised the issue of safe pedestrian crossings along Beach Road, Kingston.

Action Item (4): Cr Westwood to raise the issue of safe pedestrian crossings on Beach Road, Kingston with Council staff.

Julie Alderfox left the meeting at 11:55am.

c) Lucas Street, Kingston – noted resident correspondence regarding speeding and hooning along Lucas Street. Information provided to Kingston Police.

d) Browns Road, Kingston – early morning roadside parking to access the nearby gym. Lack of lighting and insufficient parking room.

Action Item (5): Staff to investigate parking issues along Browns Road.

NEXT MEETING

The next meeting of the Committee is to be held at 10:30am, Monday 2 August 2021.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 12:05pm.

(Appendix A)

Kingborough Community Safety Committee

Upcoming Meeting Dates for 2021

*Note all meetings are held on the first Monday of every second month at 10:30am
in the Council Chambers, Kingston*

2 August
4 October
6 December

Public Copy

Action Items					
Meeting #	Item Number	Description	Responsibility of	Due Date	Complete
2021-2	4	Committee members to consider future agenda items.	Committee Members	7/6/2021	Ongoing
2021-3	1	Staff to follow up with compliance team regarding ongoing parking issues along Rollins Ave and Auburn Rd.	Renai Clark	2/8/2021	<input type="checkbox"/>
2021-3	2	Email Safe Speeds for Schools trailer traffic data to Committee members.	Anna Joseph	2/8/2021	<input type="checkbox"/>
2021-3	3	Committee to write to the Department of State Growth to relay concerns and request safety and visibility issues at the Leslie Vale/Huon Hwy intersection be reviewed.	Jo Westwood	2/8/2021	<input type="checkbox"/>
2021-3	4	Raise the issue of safe pedestrian crossings along Beach Rd, Kingston with staff.	Jo Westwood/David Reeve	2/8/2021	<input type="checkbox"/>
2021-3	5	Staff to investigate parking issues along Browns Road, Kingston.	Renai Clark	2/8/2021	<input type="checkbox"/>
2021-2	1	Distribute Transform Kingston CBD concept plans to Committee.	Anthony Verdouw	7/6/2021	✓
2021-2	2	Staff to interrogate traffic data collected from the speed trailers and provide initial analysis to the Committee.	Anna Joseph	7/6/2021	✓
2021-2	3	Follow up with Craig Hoey – Manager Road Safety Branch regarding attendance at a future Committee meeting.	Cr Westwood	7/6/2021	✓
2021-2	5	Staff to investigate parking along Rollins Avenue, Kingston Beach.	Renai Clark	7/6/2021	✓
2021-1	1	Arrange Chronicle article about the work of the Committee and relationship with Kingston Police.	Cr Westwood	12/4/2021	✓
2021-1	5	Myuna Rd / Roslyn Ave intersection better define/restrict no right turn.	Renai Clark	12/4/2021	✓

2021-1	6	Beach Rd / Windsor St intersection, investigate parking restrictions in immediate area.	Renai Clark	12/4/2021	✓
2021-1	7	Invite TasFire representative to present at a Committee meeting.	Cr Westwood	12/4/2021	✓
2021-1	2	Update Wildlife Information Sheet including contact information for removing roadkill.	Anthony Verdouw	12/4/2021	✓
2021-1	3	Follow up if cleaners have noted any extra cleaning required at the Kingston Beach amenities, which may indicate ongoing misuse of the area.	Anthony Verdouw	12/4/2021	✓
2021-1	4	Provide updated police reports for the Kingston Beach area at the next meeting.	Insp Nikala Parsons	12/4/2021	✓
2020-4	6	Discuss possible opportunities for further advertising police clearance rates	Insp Jason Elmer / Jo Westwood	7/12/2020	✓
2020-6	1	Reinvestigate Edison Ave and Garnett St – visibility issues for cars turning right onto Edison Ave.	Renai Clark	31/1/2021	✓
2020-6	2	Forward any requests for new website content to Cr Westwood and Anthony.	Committee Members	15/2/2021	✓
2020-6	3	Advise Anthony of any capital project bids for consideration.	Committee Members	31/1/2021	✓
2020-6	4	Ask staff to present to the Committee in 2021 regarding Kingston CBD traffic plans and CBD planning and renewal as part of the Transform Kingston Project.	Jo Westwood / Daniel Kaimatsoglu	15/2/2021	✓
2020-6	5	Provide Ian Ross with Stuart Baldwin's contact details for possible expired flare collection facility at Barretta.	David Reeve	31/1/2021	✓
2020-6	6	Follow up communications opportunities to promote relevant MAST safety programs and campaigns.	Sarah Wilcox	15/2/2021	✓
2020-4	3	Discuss with Australia Post any concerns it has regarding intersection visibility.	Anthony Verdouw	30/10/2020	✓

B KINGBOROUGH BICYCLE ADVISORY COMMITTEE - MINUTES 11 JUNE 2021

MINUTES

Kingborough Bicycle Advisory Committee

Meeting No. 2021-2

Friday 11 June 2021



MINUTES of a Meeting of the Kingborough Bicycle Advisory Committee held at the Kingborough Civic Centre, Kingston, on Friday 11 June 2021 at 9:00a.m.

PRESENT

		PRESENT	APOLOGY
Chairperson	Cr Amanda Midgley	✓	
Members:	Ms Kate Allingham	✓	
	Ms Suzanne Betts		✓
	Mr Isaac Forster	✓	
	Mr David McQuillen	✓	
	Mr Dylan Robbins	✓	
	Mr Rob Sheers		✓
	Mr Peter Tuft		✓
	Ms Angela Wilson		✓
	Ms Ros Woodburn	✓	
Cycling South	Ms Mary McParland	✓	
Bicycle Network	Ms Alison Hetherington	✓	
Consultant:			
Institute for Sensible Transport	Mr Elliot Fishman	✓	
Council Officers In Attendance:			
Executive Officer	Mr Anthony Verdouw	✓	
Director Engineering Services	Mr David Reeve	✓	
Recreation Officer	Ms Su Sprott	✓	
Observers:			
	Cr Flora Fox	✓	
	Mr Gordon Keith	✓	
	Mr Richard Langman	✓	

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

The Chairperson acknowledged and paid respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of the land on which we meet and acknowledged elders past and present.

LEAVE OF ABSENCE

No leave of absence requested.

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

MOVED: Isaac Forster

SECONDED: Ros Woodburn

That the Minutes of the Committee meeting held on Friday 26 March 2021, as circulated be confirmed.

Carried

BUSINESS ARISING FROM PREVIOUS MINUTES1. Review of action items from previous meeting

Cr Midgely briefly reviewed the action items from the previous meeting, noting outstanding items.

2. Representation at Kingborough Community Safety Committee

Ros Woodburn offered to represent KBAC at the next KCSC meeting to be held on 2 August 2021 at 10:30am.

3. Project updates

Su Sprott provided an update on tracks and trail projects planned and underway, including:

- Mt Pleasant track upgrade is nearing completion.
- DA for first stage of North West Bay River shared use track has been lodged.
- Whitewater Creek track to be upgraded to 3m wide concrete shared path.
- Working on designs for Spring Farm shared path connection to Sports Precinct, concept designs will be shared with KBAC when ready.
- Track counters installed on the Margate to Snug shared path.

4. Kingborough Cycling Strategy Review

Elliot Fishman joined the meeting via MS Teams – 9.30am.

Elliot Fishman (from the Institute of Sensible Transport) provided a progress update on the review of the Kingborough Cycling Strategy.

The Teams presentation was recorded for those who could not attend the meeting.

Action Item (1): Staff to distribute Draft Cycling Strategy to Committee members for review and feedback.

Elliot Fishman left the meeting – 10.00am.

5. Motions carried by Council from the previous meeting

Cr Midgely provided an update on the motions carried by Council from the previous Committee meeting.

6. Cycling South Report

Mary McParland provided a brief report on Cycling South activities:

- Met with the Minister for Transport, Michael Ferguson MP, to discuss election promises for cycling, including the Altona Road/Channel Hwy project and the need for a State Government cycling policy.
- City of Hobart has approved separated cycleways in the Hobart CBD on Argyle St, Campbell St and the sections of Bathurst St and Liverpool St that link Argyle and Campbell. Working with Council staff to finalise the design.
- Discussion is underway around the legislation for e-scooter use.

- Counts data – hoping this will be analysed and available by the middle of the year.
- State Growth has agreed to mark bicycle logos on the Channel Highway over Bonnet Hill on the big bend below the golf course.

CORRESPONDENCE

Cr Midgely noted correspondence sent and received.

1. Outward

- a) Huntingfield Park and Ride - Algona Road Shared Path - Minister for Infrastructure and Transport – 25 May 21.

2. Inward

- a) RE Kingston Bypass - Channel Highway - Algona Road Roundabout upgrade funding announcement – Resident request – 17 May 2021.

GENERAL BUSINESS

7. Communications with State Growth

Committee discussed options to improve communications with State Growth specifically around upcoming works and projects in the municipality.

Action Item (2): Cr Midgely to write a letter to the Department of State Growth regarding opportunities to improve communication.

OTHER BUSINESS

8. Linemarking – Brightwater Road and Howden Road

Committee discussed a proposal from a local resident regarding linemarking options along Brightwater Road and Howden Road.

Action Item (3): Cr Midgely to meet with staff regarding linemarking queries and provide a response to the resident.

9. Kingborough Chronicle Article

The below were proposed for consideration for future articles:

- New bike repair station at Kingston Park,
- Mt Pleasant track upgrade.

Action Item (4): Cr Midgely to follow up Chronicle article opportunities.

MATTERS OF GENERAL INTEREST

10. Kingston DDA Compliance (Accessible) Bus Stop Project – State Growth

State Growth has been working on the Kingston DDA Compliance Bus Stop Project under the Hobart City Deal/Kingston Congestion Package.

Upgrades to stops will centre around achieving DDA compliance using the Disability Standards for Accessible Public Transport. However, there may also be opportunities to address amenity, traffic management and safety improvements at certain stops.

Action Item (5): Staff to provide feedback on behalf of the Committee requesting consideration for bike parking facilities at bus stops.

NEXT MEETING

The next meeting of the Committee is scheduled to be held on Friday 13 August 2021 at 9:00am.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 10:45am.

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Kingborough Bicycle Advisory Committee

Meeting Dates for 2021

*Note meetings are held bi-monthly on Fridays at 9:00am
in the Council Chambers, Kingston*

13 August
8 October
10 December

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Kingborough Bicycle Advisory Committee

Action List

Item #	Meeting Date	Minute Item	Details	Responsible Officer	Progress	Due Date
1	11/6/21	<u>Kingborough Cycling Strategy Review</u>	Staff to distribute Draft Cycling Strategy to Committee members for review and feedback.	Anthony Verdouw	Done 11/6/21	11/6/21
2	11/6/21	<u>Communications with State Growth</u>	Cr Midgley to write a letter to the Department of State Growth regarding opportunities to improve communication.	Cr Midgley		13/8/21
3	11/6/21	<u>Linemarking – Brightwater Road and Howden Road</u>	Cr Midgley to meet with staff regarding linemarking queries and provide a response to the resident.	Cr Midgley		13/8/21
4	11/6/21	<u>Kingborough Chronicle Article</u>	Cr Midgley to follow up Chronicle article opportunities.	Cr Midgley		13/8/21
5	11/6/21	<u>Kingston DDA Compliance (Accessible) Bus Stop Project</u>	Staff to provide feedback on behalf of the Committee requesting consideration for bike parking facilities at bus stops.	Anthony Verdouw	Done 11/6/21	11/6/21
1	26/03/21	Kingborough Bike Plan	Anthony to send out draft Bicycle Plan to committee and members to nominate if interested in working on the Bike Plan Subcommittee going forward to assist seeing the plan to completion.	Anthony Verdouw	Done 29/3/21	9/04/21
2	26/03/21	Transform Kingston Project Update	Anthony to send out link to the Kingston Place Strategy to Committee members.	Anthony Verdouw	Done 29/3/21	9/04/21

Kingborough Bicycle Advisory Committee

Action List

Item #	Meeting Date	Minute Item	Details	Responsible Officer	Progress	Due Date
3	26/03/21	Transform Kingston Project Update	Daniel to review feedback provided by Committee members and distribute concept plans to Committee members once reviewed by Council.	Daniel Kaimatsoglu		30/04/21
4	26/03/21	Transform Kingston Project Update	Bike Plan subcommittee to meet with Daniel and the successful Bike Plan consultant to discuss Kingston CBD works.	Daniel Kaimatsoglu	Done	11/06/21
5	26/03/21	Kingborough Chronicle Article	Cr Midgely to follow up Chronicle article opportunities.	Cr Midgely	Ongoing	11/06/21
6	26/03/21	Mt Pleasant Land Sale and Associated Gravel Path	Su to keep Committee updated on progress to reinstate a new path link between Mt Pleasant and Leslie Road track.	Su Sprott	Done	11/06/21
7	26/03/21	Huon Highway Underpass to Leslie Rd	Council staff to review options to replace parallel grates at underpass and look at opportunities to do further safety audits of tracks and trails network, including communications to public to flag any issues they identify.	Council staff	Ongoing	30/04/21
8	26/03/21	Local Schools Communication	Cr Midgely to write to school associations regarding the role of KBAC.	Cr Midgely		11/06/21
9	26/03/21	Kingborough Bicycle User Group	Anthony to contact unsuccessful KBAC applicants regarding a KBUG and provide contact details if they are interested in contributing to such a user group.	Anthony Verdouw	Done	11/06/21

C GENERAL MANAGER'S DIARY 12 APRIL 2021 TO 21 MAY 2021

24 May	Participated in weekly Metro GM's catchup
	Attended Council workshop
26 May	Attended the Derwent Estuary Program Board Meeting
27 May	Attended the LG Professionals Australia AGM
28 May	Met with Mr Richard Clark to discuss development matters
31 May	Participated in weekly Metro GM's catchup
	Attended Council workshop
1 June	Attended Greater Hobart General Managers meeting
	Attended UTAS Municipal Climate Profiles presentation
2 June	Met with representative of the Department of State Growth re: Kingston Health Centre – Stage 2
3 June	Attended the LG Professionals Annual Awards Ceremony
7 June	Participated in weekly Metro GM's catchup
	Attended Greater Hobart General Managers meeting
	Attended Council meeting
9 June	Attended the LG Professionals Tas Board Meeting
10 June	Attended the TasWater Shareholder's Letter of Expectations Working Group meeting
15 June	Attended the Greater Hobart Mayors Forum with the Acting Mayor
	Attended Council Special Meeting
21 June	Participated in weekly Metro GM's catchup
	Attended Council meeting
22 June	Participated in an online webinar re: Container Refund Scheme
24 June	Attended the TasWater Owner's Representative Group General Meeting

D CURRENT AND ONGOING MINUTE RESOLUTIONS (OPEN SESSION)

CURRENT	
Resolution Title	Intention to Make By-laws
Meeting Date	7 June 2021
Minute No.	C279/10-2021
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Consultation process underway
Anticipated Date of Completion	August 2021
Resolution Title	Riverdale Road – Walkway Access
Meeting Date	7 June 2021
Minute No.	C282/10-2021
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Intent to lease advertised
Anticipated Date of Completion	August 2021
Resolution Title	Climate Change Resourcing
Meeting Date	21 June 2021
Minute No.	C313/12-2021
Status	In progress
Responsible Officer	Chief Financial Officer
Officers Comments	Reviewed in the mid-year financial review.
Anticipated Date of Completion	December 2021
STILL BEING ACTIONED	
Resolution Title	Play Space at Spring Farm or Whitewater Park Estates
Meeting Date	19 April 2021
Minute No.	C179/7-2021
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Planning commenced
Anticipated Date of Completion	July 2022
Resolution Title	Cat Prohibited Areas – Council Reserves
Meeting Date	3 May 2021
Minute No.	C212/8-2021
Status	Commenced
Responsible Officer	Manager Environmental Services
Officers Comments	Notification process underway
Anticipated Date of Completion	September 2021

Resolution Title	Kingborough Bicycle Advisory Committee
Meeting Date	3 May 2021
Minute No.	C211/8-2021
Status	Ongoing
Responsible Officer	Manager Development Services
Officers Comments	To form part of larger submission to the Planning Commission
Anticipated Date of Completion	December 2021
Resolution Title	Single Use Plastics
Meeting Date	15 March 2021
Minute No.	C127/5-2021
Status	Complete
Responsible Officer	Director Engineering Services
Officers Comments	Letter sent
Anticipated Date of Completion	Complete
Resolution Title	Petition: Development of Walking Track in Spring Farm and Whitewater Park Estates to Connect to Huntingfield
Meeting Date	1 March 2021
Minute No.	C94/4-2021
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	DA lodged
Anticipated Date of Completion	Unknown
Resolution Title	New Complaints Handling Framework
Meeting Date	26 October 2020
Minute No.	C624/20-2020
Status	In Progress
Responsible Officer	Chief Information Officer
Officers Comments	A review of Council's complaints handling process will be undertaken as part of the development of a Customer Service Strategy (Strategic Action 2.4.2 - 2020) and associated review of the Customer Service Charter.
Anticipated Date of Completion	30 June 2021
Resolution Title	Properties for Disposal
Meeting Date	26 October 2020
Minute No.	C626/20-2020
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Two properties sold
Anticipated Date of Completion	July 2022

Resolution Title	Hobart City Deal and Implementing the Kingston Place Strategy
Meeting Date	13 July 2020
Minute No.	C397/13-2020
Status	Ongoing
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	A major project which will be ongoing for the next three years and regular reports will be provided to Council
Anticipated Date of Completion	Ongoing
Resolution Title	Funding for Public Infrastructure Required to Support Large Sub-divisions
Meeting Date	22 July 2020
Minute No.	C429/14-2020
Status	In progress
Responsible Officer	Manager Development Services
Officers Comments	LGAT is taking the lead for a collaborative approach across all Councils. They will be surveying the Councils as part of the project development. There has been work with TasWater specifically about the contributions related to them. We will continue to keep Council updated on the progress, however, there has not been any recent updates for this.
Anticipated Date of Completion	September 2021
Resolution Title	Paid Parking Within Central Kingston
Meeting Date	13 January 2020
Minute No.	C30/1-20
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	This is to be revisited following the completion by the State government of the Huntingfield park and ride.
Anticipated Date of Completion	March 2022
Resolution Title	Bruny Island Boat Club Petition
Meeting Date	9 December 2019
Minute No.	C797/24-19
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Lease agreement terms under negotiation
Anticipated Date of Completion	Unknown
Resolution Title	Information & Communications Technology Review
Meeting Date	27 May 2019
Minute No.	C364/10-19
Status	In progress
Responsible Officer	Chief Information Officer
Officers Comments	Funding source yet to be determined.
Anticipated Date of Completion	Unknown

Resolution Title	Proposed Transfer of Land Owned by UTAS to Council at Taroona Beach
Meeting Date	25 March 2019
Minute No.	C233/6-19
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Awaiting sub-division by UTAS
Anticipated Date of Completion	Unknown

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