



COUNCIL MEETING MINUTES

5 July 2021

These Minutes are provided for the assistance and information of members of the public, and are a draft until confirmed as a true record at the next Ordinary Meeting of Council

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

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MINUTES 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 declared the meeting open, welcomed all in attendance and advised that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson received confirmation that the audio recording had commenced.

2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

The Chairperson acknowledged the traditional custodians of this land, paid respects to elders past and present, and acknowledged 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	✓

Staff:

General Manager	Mr Gary Arnold
Director Engineering Services	Mr David Reeve
Director Environment, Development & Community	Dr Katrena Stephenson
Acting Director Governance, Recreation & Property Services	Mr Scott Basham
Manager Development Services	Ms Tasha Tyler-Moore
Media & Communications Advisor	Ms Sam Adams
Executive Assistant	Mrs Amanda Morton

4 APOLOGIES

There were no apologies.

C325/13-2021

(commences at ± 2 minutes of audio recording)

5 CONFIRMATION OF MINUTES

Moved: Cr Flora Fox
Seconded: Cr Paula Wriedt

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

CARRIED

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

No workshops have been held since the last Council meeting.

7 DECLARATIONS OF INTEREST

There were no declarations of interest.

8 TRANSFER OF AGENDA ITEMS

There were no agenda items transferred.

9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

There were no questions without notice from the public.

C326/13-2021

(commences at ± 3 minutes of audio recording)

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

C327/13-2021*(commences at ± 3 minutes of audio recording)***11.1 Smoke Pollution**

Cr Cordover asked the following question without notice:

How does Council monitor smoke pollution in the municipality and what responsibilities does Council have to residents to protect them from harmful smoke emissions?

Acting Director Governance, Recreation and Property Services responds:

There are EMPCA smoke regulations that govern smoke and nuisance in the community. There is also Section 199 of the Local Government Act which regulates nuisance and our current Environmental Services By-Law has an open air burning provision where certain burning can't happen in certain zones.

Cr Cordover:

When breaches occur and on site inspections take place, what measures are taken to check the severity of the breach?

Acting Director Governance, Recreation and Property Services:

What would generally occur is the officer who will be undertaking the investigation would ultimately determine how it has affected the person who is the complainant and if there are serious medical issues, or whatever it may be. Our main focus is to obviously cease the nuisance and then provide education.

C328/13-2021**11.2 Road Kill**

Cr Cordover asked the following question without notice:

It is very distressing to see so many of our native creatures hit by cars. One such roadkill hotspot is along Leslie Vale Road. Will Council instal more road safety signage and slow down for wildlife signs on Leslie Vale Road?

Director Engineering Services responds:

Council does have a set of guidelines as to when we may or may not put in such signage. We can assess that location against that set of guidelines to see whether or not it suits to put any in that location.

Cr Cordover:

Can Council invest in acoustic barriers at well known hotspots?

Director Engineering Services:

That type of technology is relatively expensive and once again, it would be based on whether or not the location warranted any type of measures through the guidelines that we have put in place. It would need to be an area where a particular type of animal which have been endangered or at risk for us to consider that option.

Cr Cordover:

Can Council start to publish a list of roads where we have plans to instal slow down for wildlife signs?

Director Engineering Services:

There is currently none that are on the list but if there was any we could certainly publicise that.

C329/13-2021**11.3 Margate Development**

Cr Cordover asked the following question without notice:

Is it possible to outline the process by which either Council or LGAT or the State Government could pursue a use it or lose it planning scheme amendment altering the legislation in such a way as to stiffen the criteria for substantial commencement so that a major developer, such as in the case of this Margate vacant lot, would have to use it or lose it?

Manager Development Services responds:

A possibility that other States have in place is an expiry date on planning permits which would then force them to either pull down what they have done, such as a half built building, or to complete the works. As an example, it might be that you must commence within 2 years and complete within 4 years. This doesn't exist in Tasmanian legislation so that is something that could be pursued but the concept of land banking, which was mentioned in the article, I don't think the States have quite grappled how to stop that because that is just where people have it and choose not to act on a permit.

C330/13-2021**11.4 Smoke Free Kingborough Sports Precinct**

Cr Cordover asked the following question without notice:

How are we progressing with plans for a smoke free Kingborough public spaces, such as the sports precinct and areas of the CBD? What are the kind of time frames we should expect before being ready to declare the sports precinct smoke free and implement adequate signage and community awareness for that broad change?

Acting Mayor responds:

We will take your question on notice.

C331/13-2021**11.5 General Manager's Diary**

Cr Cordover asked the following question without notice:

I am interested to hear more about Stage 2 of the Kingston Health Centre and the container deposit scheme?

General Manager responds:

I met with Shane Gregory from the Department of Health following the pre-State election commitment from the Liberal Government for \$30 million for Stage 2. It was a very preliminary discussion. The Department of Health are in the process of scoping the works out. In terms of the container deposit, I attended a webinar as did my colleague, David Reeve, and he is probably best placed to answer that question.

Director Engineering Services:

It was just a general information session for elected members and other parties on the container deposit scheme, what it might mean, when it's likely to come in, the process from now to then and just an opportunity for people to ask any questions. It didn't involve anything more than that. It was well received and a number of questions were asked and answered. No doubt they will probably run additional sessions as they move through some of the aspects of the scheme.

C332/13-2021**11.6 Woodbridge Hall Roof**

Cr Bastone asked the following question without notice:

Will the new roof on the Woodbridge Hall be painted?

Acting Director Governance, Recreation and Property Services responds:

I will take that on notice.

C333/13-2021**11.7 Kingston Park Security**

Cr Bastone asked the following question without notice:

On Sunday I was at Kingston Park and again the police were called. There is a baby changing room in the Hub which has a sign on it saying 'out of order' but the door isn't locked. It appears that often young people are going in there and locking the door for considerable amounts of time. Yesterday, when the police were there, it took some time for the people to come out. They left behind their phones and charger but it was also stated to me by the policeman that the security cameras that are at the Hub are not all accessed from the same point. Is that true?

Director Environment, Development & Community Services responds:

Can I clarify what you mean when you say 'accessed from the same point', do you mean people reviewing the footage?

Cr Bastone:

A young girl was evidently hit, beaten and the police weren't able to get the records straight away because where you review what the security cameras see, it is not all under one group.

Director Environment, Development & Community Services:

We are just in the process of working through a new contract with Golden Electronics so we will have one organisation that can respond, that is able to collect the footage for the police as so forth. We think it will be much quicker in future. That meeting only happened on Friday of last week to go through those different measures, but it's all part of the expanded security for the Hub and Kingston Park.

Cr Bastone:

Could we then, as well as that, the outside power points at the Hub are not locked. They have covers on them but they are not locked and there have been large numbers of teenagers going there and plugging in their phones and using the free wifi after hours and late into the night. Could we have those power points locked?

Director Environment, Development & Community Services:

I will certainly look into that.

C334/13-2021**11.8 Woodbridge Hill Road**

Cr Bastone asked the following question without notice:

I'm wondering if Mr Reeve would be able to put a little white line on the Woodbridge Hill Road. It's quite difficult and the road is certainly wider than the Channel Highway through Woodbridge, so it's not a fact that it's very narrow, but if we could have something. It's quite difficult coming around the curves without knowing where the middle of the road is.

Director Engineering Services responds:

We can certainly have a look at it and see whether there is enough room to have a little white line.

C335/13-2021**11.9 Tree on Osbourne Avenue**

Cr Bastone asked the following question without notice:

Is this tree that the community wants to cut down the same tree that Council spent \$50,000 on to save it?

General Manager responds:

The answer is no.

C336/13-2021**11.10 Development South of Kingston**

Cr Grace asked the following question without notice:

Does Council want development south of Kingston?

Acting Mayor responds:

From my perspective the answer to that question is yes.

C337/13-2021**11.11 Snug Bus Shelter**

Cr Grace asked the following question without notice:

Are we ever going to get a report from Metro regarding the bus shelter at Coningham?

General Manager responds:

I haven't received a response.

C338/13-2021**11.12 Bruny Island Boat Club Lease**

Cr Grace asked the following question without notice:

Who actually owns the land? I believe Crown own it. Could we get a report on that lease?

Acting Mayor responds:

We will take your question on notice.

C339/13-2021**11.13 Kingborough Community Safety Committee Minutes**

Cr Fox asked the following question without notice:

I notice that the speed trailers have been used around schools and the data from those trailers was provided to committee members. Could that also go to Councillors?

Acting Mayor responds:

Yes, absolutely.

C340/13-2021**11.14 Use of Power Points and Wifi at the Hub**

Cr Midgley asked the following question without notice:

Following on from Cr Bastone's earlier question, would it be true to say that many new public space developments have free wifi and charging points 24 hours a day that are accessible?

Director Environment, Development & Community Services responds:

Certainly free wifi is generally not shut off at any particular time. I would have to take on notice the question about power points but I do note that we do need the power points accessible early when we have functions and events so we will just have to think through how we manage any locking in that situation.

C341/13-2021**11.15 Youth at the Community Hub**

Cr Midgley asked the following question without notice:

With the increasing numbers of young people hanging about in the public space around the Hub, has Council thought about a discussion or a workshop in regards to actually talking to young people about what activities they would like to see in the future, what are the gaps and what's missing and what's leading them to spending more time at the Kingborough Hub?

Director Environment, Development & Community Services responds:

There are certainly preliminary conversations going on through our Youth Officer who spends a lot of time at the Hub and through our holiday program, but in the next few months we will finish the works to move our community services team there permanently and that will facilitate ongoing engagement with all users of the Hub, including our younger cohort.

C342/13-2021**11.16 Stage 2 Development, Kingston Park**

Cr Midgley asked the following question without notice:

I have been made aware through KBAC that there could be a potential pump track through that area as part of Stage 2 and I'm wondering if these plans will be available to the public or if there is any further consultation regarding Stage 2?

Acting Mayor responds:

We will take your question on notice.

C343/13-2021**11.17 Future Growth in Kingborough**

Cr Midgley asked the following question without notice:

Does the State Roads Department have a plan or strategy for future growth in Kingborough?

Manager Development Services responds:

As far as I know, there is no strategic planning for growth in our region related to road infrastructure.

C344/13-2021**11.18 General Manager's Diary**

Cr Midgley asked the following question without notice:

Could we hear some more information regarding the UTAS Municipal Climate Profiles presentation and, if its suitable, could that be shared with Councillors?

General Manager responds:

Yes, I will endeavour to get that provided. I don't have it at the moment but the presentation was quite interesting. It's work that has been undertaken under the auspice of the STCA and I will seek a copy and make it available to Councillors.

C345/13-2021**11.19 Food Van Policy**

Cr Street asked the following question without notice:

I have had contact from a number of business owners at Kingston Beach and I understand that Council staff have as well, in relation to Council's Food Van Policy at the areas at Kingston Beach. I understand that Council staff are undertaking some work with respect to that policy and I'm wondering if I could understand where that is at and when we can expect it to be back at Council for us to review and make a decision?

Directing Engineering Services responds:

We are hoping to bring that to Council either at the next meeting or the meeting after. One of the changes that we are looking to make to the policy is to move away from exclusion zones and move the emphasis more onto trading locations ie these are the locations that are acceptable for people to trade in as compared to saying you can go anywhere except for these areas.

C346/13-2021**11.20 Silverwater Park**

Cr Grace asked the following question without notice:

Is the work not yet complete because there was water ponding near the BBQ area and the parking area is atrocious?

Acting Mayor responds:

No, those works aren't complete yet.

Cr Grace:

When will they be?

Director Engineering Services:

Those works are still in the design phase and there has been a fair amount of consultation with the local residents. The intention is to then move that from a design phase to a construction phase in the next couple of months or so.

Cr Street left the room at 5.58pm

Cr Street returned at 5.59pm

C347/13-2021**11.21 Pedestrian Crossings, Beach Road, Kingston**

Cr Wriedt asked the following question without notice:

I understand the rationale for not having an additional pedestrian crossing at the end of the road, closest to the beach so that you've got two around the corner from one another. I understand that could pose some traffic difficulties but I don't understand why we wouldn't be providing a pedestrian crossing further up on Beach Road around the vicinity of the big car park at the health centre so that people can cross there.

Director Engineering Services responds:

Our intention is to look at the traffic management all the way through Kingston Beach. That includes the Osbourne/Beach Road intersection and even though we have done work there, its primarily on the footpath. It all comes down to the width of the road so if you're looking for a refuge in the middle of the road you've got to have enough width in the road. Certainly the safe crossing of pedestrians throughout that whole precinct is going to be part of what we are going to be putting forward for consideration for Council in the next financial year in terms of a package of works for that area.

Cr Wriedt:

If we just wanted to have a straight through pedestrian crossing with no refuge in the middle, basically replicating what is already on Osbourne Esplanade, there is nothing to stop that from happening?

Director Engineering Services:

The only thing to stop that is more to do with the best practice at the moment which is not to have the zebra crossings, which is what you are referring to. It's certainly something that a lot of organisations are moving away from, including State Growth. We've also tried to move away from these crossings. It doesn't preclude them from going in but its probably not the best practice, mainly due to the fact that they have shown to cause more problems rather than not.

Cr Wriedt:

Does Council require the permission of State Growth to instal a pedestrian crossing?

Director Engineering Services:

No but we would probably go to them in terms of advice particularly if we were wanting to put in a 'non-supported' device to get their viewpoint but they are not a party that is required to give us an approval for that type of facility.

C348/13-2021**11.22 Food Truck Policy**

Cr Midgley asked the following question without notice:

Can we include a clause regarding the banning or phase out of single use plastics in this upgrade of the policy?

Director Engineering Services responds:

We could and we certainly have done it for Council supported events or events where Council has an interest. This is slightly different in terms of it being a business but it will be akin to going to your other fixed businesses and saying that we require them to use single use plastics. You really do need some sort of head of power for that. We can certainly look at maybe orientating it around trying to encourage or support the use of single use plastics, but without that head of power it makes it a little more difficult. Whereas we do have that power under our own policy for our own events that we run ourselves so we can enforce that a little bit better.

C349/13-2021**11.23 Banning Single Use Plastics**

Cr Wass asked the following question without notice:

I would like to ask where LGAT is, whether we should be following LGAT or whether we should be following the Hobart City Council in relation to banning single use plastics?

Acting Mayor responds:

We will take your question on notice.

12 QUESTIONS ON NOTICE FROM COUNCILLORS

C350/13-2021

(commences at ± 3 minutes of audio recording)

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

C351/13-2021**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

C352/13-2021**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

C353/13-2021**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

C354/13-2021**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

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

Planning authority commences at 6.03pm

13 OFFICERS REPORTS TO PLANNING AUTHORITY

C355/13-2021

(commences at ± 34 minutes of audio recording)

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

Moved: Cr David Grace

Seconded:

Motion lapsed for want of a seconder

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.

Alternative Motion:

Moved: Cr Christian Street
Seconded: Cr Flora Fox

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. Prior to the development commencing, amended plans to the satisfaction and approval of the Manager Development Services must be submitted to and approved. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with Council Plan reference No. P1 submitted 17 November 2020 and Council Plan Reference No. P2 submitted 3 March 2021 and be prepared by a qualified engineer, but modified to show:
 - a) The inclusion of an additional traffic lane on the western side of the proposed roundabout. The design of the amended roundabout must meet the following requirements:
 - i. Allow northbound traffic to be able to pass through or bypass the roundabout without interruption from traffic entering the roundabout from proposed 'Road 1', as indicated on the plan.
 - ii. Compliance with Code E5.0 Road and Railway Asset Code, in the *Kingborough Interim Planning Scheme 2015*
 - iii. Compliance with Austroads design guidelines
 - iv. Compliance with Australian Standards

The modification of the plans will require all relevant plans to be updated and resubmitted for approval.

Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with the endorsed plans (and/or reports).

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:

- (C) 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.
- © 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.

Moved: Cr Amanda Midgley

Seconded: Cr Flora Fox

That Cr Cordover be allowed an extra minute to complete his contribution.

In Favour: Crs Gideon Cordover, Flora Fox, David Grace, Amanda Midgley, Christian Street, and Paula Wriedt

Against: Crs Jo Westwood, Sue Bastone and Steve Wass

CARRIED 6/3

The alternative motion was then put.

In Favour: Crs Jo Westwood, Sue Bastone, Flora Fox, David Grace, Amanda Midgley, Christian Street, Steve Wass and Paula Wriedt

Against: Cr Gideon Cordover

CARRIED 8/1



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

C356/13-2021*(commences at ± 1 hour, 16 minutes of audio recording)***13.2 DEVELOPMENT APPLICATION FOR 13 MULTIPLE DWELLINGS (STAGE 2 OF KINGS QUARTER) AT 7 GOSHAWK WAY, KINGSTON**

Moved: Cr Flora Fox

Seconded: Cr Christian Street

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.

In Favour: Crs Jo Westwood, Sue Bastone, Gideon Cordover, Flora Fox, Amanda Midgley, Christian Street, Steve Wass and Paula Wriedt

Against: Cr David Grace

CARRIED 8/1

Public Copy



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

Public Copy

OPEN SESSION RESUMES

Open session resumed at 6.56pm

Cr Grace left the meeting at 6.56pm

14 NOTICES OF MOTION

At the time the Minutes 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

No Petitions had been received.

17 OFFICERS REPORTS TO COUNCIL

C357/13-2021

(commences at ± 1 hour, 28 minutes of audio recording)

17.1 DELEGATED AUTHORITY POLICIES

Moved: Cr Flora Fox

Seconded: Cr Amanda Midgley

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.

Moved: Cr Christian Street

Seconded: Cr Gideon Cordover

That this matter be deferred.

CARRIED

C358/13-2021

(commences at ± 1 hour, 38 minutes of audio recording)

17.2 LEASING AND LICENCING POLICY

Moved: Cr Christian Street

Seconded: Cr Paula Wriedt

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

Amendment:

Moved: Cr Christian Street

Seconded: Cr Paula Wriedt

A register of Council's lessees will be kept including the address and the amount and the register will be made available upon request for inspection and the public office of Council.

In Favour: Crs Gideon Cordover and Flora Fox

Against: Crs Jo Westwood, Sue Bastone, Amanda Midgley, Christian Street, Steve Wass and Paula Wriedt

LOST 2/6

Procedural Motion:

Moved: Cr Paula Wriedt

Seconded: Cr Sue Bastone

That this matter be deferred.

CARRIED

C359/13-2021

18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

Moved: Cr Flora Fox

Seconded: Cr Gideon Cordover

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*

CARRIED UNANIMOUSLY AND BY ABSOLUTE MAJORITY

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 7.31pm

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

Open Session of Council resumed at 7.36pm

C360/13-2021

Moved: Cr Flora Fox

Seconded: Cr Sue Bastone

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	Confirmed
Applications for Leave of Absence	Nil
Questions Without Notice from Councillors	Taken on notice

CARRIED

CLOSURE

There being no further business, the Chairperson declared the meeting closed at 7.37pm.

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(Confirmed)

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(Date)