



COUNCIL MEETING MINUTES

19 September 2022

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



Mayor
Councillor Paula Wriedt



Deputy Mayor
Councillor Jo Westwood



Councillor Sue Bastone



Councillor Gideon Cordover



Councillor Flora Fox



Councillor Clare Glade-Wright



Councillor David Grace



Councillor Amanda Midgley



Councillor Christian Street



Councillor Steve Wass

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MINUTES of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 19 September 2022 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:

Mayor Councillor P Wriedt	✓
Deputy Mayor Councillor J Westwood	✓
Councillor S Bastone	✓
Councillor G Cordover	✓
Councillor F Fox	✓
Councillor C Glade-Wright	✓
Councillor D Grace	✓
Councillor A Midgley	✓
Councillor C Street	✓
Councillor S Wass	✓

Staff:

General Manager	Mr Gary Arnold
Chief Financial Officer	Mr John Breen
Director Engineering Services	Mr David Reeve
Director Governance, Recreation & Property Services	Mr Daniel Smee
Manager Development Services	Ms Tasha Tyler-Moore
Media & Communications Advisor	Ms Sam Adams
Communications & Engagement Support Officer	Ms Bianca Kleine
Executive Assistant	Mrs Amanda Morton

4 APOLOGIES

There were no apologies.

C375/18-2022**5 CONFIRMATION OF MINUTES**

Moved: Cr Flora Fox
Seconded: Cr Jo Westwood

That the Minutes of the open session of the Council Meeting No. 17 held on 5 September 2022 be confirmed as a true record.

CARRIED**6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

Nil

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

Nil.

C376/18-2022**10 QUESTIONS ON NOTICE FROM THE PUBLIC**

10.1 Browns River Bridge and Disability Ramp, Kingston Beach

Mr Roger Tonge submitted the following question on notice:

- 1) *Prior to the forthcoming Council election, will Council have available the design and quote for construction of the proposed new bridge over Browns River at Kingston Beach and if so, will Council make that information available?*
- 2) *Prior to the forthcoming Council election, will Council make available the detailed design and costing of the scheduled upgrade of the Kingston Beach Esplanade?*
- 3) *After the expenditure of some \$250 000 on the new disability ramp at Kingston Beach, will Council and indeed Councillors now accept that the ramp is virtually unused and unusable by those it was intended to benefit. Can carers and other potential users be advised of what*

Council propose to do, to make the ramp usable for those for whom it was intended. Otherwise it will, unfortunately remain a well intended but ill thought out white elephant? The use of a few specially designed "beach" wheelchairs available from the Surf club is not a solution.

Officer's Response:

- 1) No. The concept design for Browns River pedestrian bridge is currently underway, aiming to have completed design early in the new calendar year.
- 2) No. Kingston Beach Esplanade upgrade is not a project listed in this financial year, however, it is expected that some design work will commence early next calendar year, to allow for an updated budget and scope to be confirmed.
- 3) The recently installed accessible ramp at Kingston Beach is available for all users and is an important well used access. It provides significantly improved entry for users of beach accessible wheel chairs.

David Reeve, Director Engineering Services

10.2 Nuisance Lighting

Mr David McQuillan submitted the following question on notice:

Does Kingborough Council, like Hobart City Council, investigate and help to resolve reports of nuisance lighting for our residents? If not, why not? If so, can the Kingborough Council publish information on its website about how to lodge one of these complaints?

Officer's Response:

Light nuisance complaints are assessed under the *Environmental Management and Pollution Control Act 1994*. Complaints of this nature are very seldom received by Council. If a resident has an issue with light nuisance they can lodge a request, service request or complaint through the 'Contact Us' page on our website, alternatively they can contact Customer Services. The matter will then be investigated.

Michael Steele, Acting Senior Environmental Health Officer

C377/18-2022

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

Cr Fox asked the following question without notice:

11.1 Illegal clearance of vegetation at Dennes Point

Have there been any results from Council's investigation into the possible illegal clearance of vegetation at Dennes Point on Bruny Island?

Director Governance, Recreation and Property Services responds:

I don't have details on that so I will have to take it on notice.

Cr Cordover asked the following questions without notice:

11.2 Audit Panel Minutes

I'm seeking a bit more detail on the climate change scope document in the Audit Panel Minutes. What is the time frame for that review? How long will that take? Who will be included in that consultation process? Will it come back to Council for further scrutiny? Will consideration be given to climate change resourcing to ensure the plan has the requisite funding to achieve it's aims.

Chief Financial Officer responds:

WLF are commencing the audit now and have done a fair bit of work on the scoping side in having discussions, particularly with the Environmental Services Manager, planning, engineering and finance staff. They've done a lot of work to put an appropriate scope together. They plan to undertake the work over the next two months with the thought of a report going to the December Audit Panel meeting. Essentially it is an operational report but Councillors do have the ability to access that report when it is finalised.

11.3 Offshore Salmon Farming

Has Council run any community engagement or consultation with local residents who live within ear shot of salmon farm operations, including those that can hear and see the whale boats from their properties? Have we undertaken any consultation about off shore salmon farming to find out what the community thinks about the issue?

General Manager responds:

Only this afternoon I received yet another email from a resident of Kingborough in relation to a noise complaint. It was forwarded to me just for information. I did follow that up with our environmental health officers. Noise complaints from anything that is offshore are the remit of the EPA. The intended complaint that I saw via email today actually copied in the EPA and also the Minister and the CEO of the EPA.

Cr Cordover:

Has Council investigated the opportunity to apply seabed rates to offshore salmon producers who are operating in waters adjacent to Kingborough?

General Manager:

The short answer is no, but I am aware from my personal readings that a Council on the West Coast did investigate that with little success.

Cr Cordover:

Will Council consider collaborating with other locally affected Councils such as Huon Valley and Tasman Council to create a working group on offshore salmon farms that can liaise with community groups and stakeholder organisations such as those that are making some of these complaints? The idea of a working group would be to address some of those community concerns being raised by our constituents in relation to environmental harm, marine debris and noise and light pollution.

General Manager:

It's certainly not something that an officer would be recommending, as I said in my earlier response, it is in the remit of the EPA.

Cr Grace asked the following questions without notice:

11.4 Closed Session

When Council deal with closed session issues, the closed session is adjourned and the open session of Council then is resumed. Then Council make notes of what was disclosed in closed session. If we are asked a question by our ratepayers regarding any one of the things that is discussed in closed session but listed again in open session, without talking about the report, why are we in breach of the Local Government Act?

General Manager responds:

I'm not sure I fully understand your question but any decision of Council in closed session is not released to the public other than what the Council resolve during closed session.

11.5 Road Sealing

I raised issues about the failure of road sealing of about \$300,000 has occurred. Why haven't we as Councillors had a report on this? For instance Beach Road in Snug and I know of others.

Director Engineering Services responds:

I'm not aware of the quantity of failures in roads that you mention. It is not unusual for roads to have isolated failures which are dealt with on a maintenance basis as they occur. Generally for new works, they are few and far between but it doesn't preclude it doesn't preclude that actually happening in particular circumstances, so I would really need the details of what you are talking about in particular instances and I would be happy to follow those up individually.

11.6 Tiers Road, Snug

It looks like eventually we might get another 300 to 400 lots. I'm not sure of the capacity of this subdivision off Tiers Road and also off Channel Highway. Have we spoken to that developer where he's going to have access off Tiers Road whether or not we will put the entrance driveways in at his cost while we construct the road?

Director Engineering Services responds:

This is a common problem but we need to make decisions on what is needed at the time. We do take into account what is the future development in any particular area and we try and allow for that in terms of our design as well, without actually compromising usability of what we are actually doing. I don't believe there is any specific discussions with the developer as to what may be required outside their particular property but I'm happy to chase that up with the designer.

11.7 Tinderbox Road

I sent a request in regarding an issue on Tinderbox Road about flooding at a property and I asked whether it be permitted that I meet engineers and have a look at that site. How long does it take before we get an answer and how long does it take before ratepayers get satisfaction out of the Council?

Director Engineering Services responds:

You may recall Cr Grace that I did send you an email and offered to meet with you. I am still quite willing to meet with you.

Cr Bastone asked the following questions without notice:

11.8 Location of purchased sculptures

Have all the sculptures purchased annually by the Council from the Art Farm exhibition been removed from Birch's Bay and placed in appropriate locations around Kingborough? If so, where are they located and if not, why not?

Director Governance, Recreation and Property Services responds:

I can't answer the most recent ones because I haven't been managing the community services department for some years, but certainly the initial purchases were installed at our wetlands and that's now been deemed not the most appropriate place and they have gone elsewhere in the municipal area. In terms of specific details, it's probably best to take the question on notice.

11.9 Woodbridge Hall Toilets

When will work commence on the new toilets at Woodbridge Hall?

Director Governance, Recreation and Property Services responds:

As soon as the builder is available.

11.10 Silverwater Park

I note that the money which was ear marked for the Silverwater Park has been returned to the open space account. Various reasons for the delay have been blamed on the environmental planner leaving, Covid causing delays and equipment purchases. Has the design now been completed? If so, when will Councillors site this design?

Director Governance, Recreation and Property Services responds:

Yes, the design has been completed. In effect, it is the design that was prepared by our previous Urban Designer without flipping the car park and the play ground. We are leaving the existing access road and car parking in place. There is money in the budget to do a re-sheet of the gravel. We can make the design available if required.

Cr Bastone:

When do we anticipate the start?

Director Governance, Recreation and Property Services responds:

Silverwater Park is very wet at the moment so we could not get any equipment in there, so once it has dried out.

Cr Midgley asked the following questions without notice:

11.11 Mayor's Diary

You had a meeting at Burwood Drive. Is there an update from there?

Mayor responds:

No there isn't. It was more a general conversation about the way that series of works are carried out. It was broad ranging about a number of issues but at this stage there is no further update.

There are some issues that I have made note of and taken some photographs that some considerations need to be done for example, how you can get across from the top of Woodlands Drive to the park at the top because there is no access ramp, so these are the sort of issues that I am following up.

Cr Midgley:

The footpath ends at the driveway to 98 Burwood Drive and the water reservoir is owned by TasWater. This driveway is suffering from major drainage issues, impacts the use of the footpath and provides an ongoing maintenance cost to Council. Are there any plans to address this issue.

Director Engineering Services:

Yes, we are aware of some individual areas on the end of the works that were completed. We have put them onto some future plans to have a look at, bearing in mind there are some plans to do some additional footpath works in Burwood Drive in the five year plan. But certainly trying to improve the end extents of where we have finished the footpath at the moment would be one for future consideration.

Cr Midgley:

There is a portion of the footpath that has some tape around it and there is a lot of work that keeps on being redone. How much of the \$180,000 budget for the footpath has been spent?

Director Engineering Services:

Most if it has actually been spent. That area that you are talking about, there were some issues particularly with vehicles cutting the corners, so we changed some of the drainage channel and then we had some issues with vehicles cutting up that area so we had to go back and do some additional work. We also extended the footpath slightly around the corner to try and avoid some of those issues and better direct people back onto that road. There was never any intention to have a footpath that would go all the way down that road, bearing in mind that it is actually a low traffic volume use road.

11.12 Sales at Kingston Park

Have we received any revenue from the housing sales at Kingston Park?

Chief Financial Officer responds:

My understanding is not at this stage but we are starting to get some subs coming through. I would imagine from the houses being built we will start getting some income. We have had sales of land so we are getting some cash that is starting to flow through.

Cr Midgley:

That cash revenue, is it on track on time line as what Council estimated?

Chief Financial Officer:

As far as the land sales are concerned the one thing that is holding things up at the moment is the development application which is going through a process. Until that process is sorted out, the revenue from the sale of that next lot of land will not be able to come through to Council, so it is being slightly delayed and depending on what happens after that, there could be further delays.

11.13 Transform Kingston

Is there an update for the main street Transform Kingston project starting?

Director Governance, Recreation and Property Services responds:

The intent is to go to tender in October/November and bring a report to Council for approval in December with work to start in the New Year. We may this year get some work done on the property that we have purchased in terms of removal of that particular house.

Cr Midgley:

And does that also include Pardalote Lane as part of that works?

Director Governance, Recreation and Property Services:

That will come on the tail end of those works.

Cr Midgley:

And that design has gone out as part of a tender process, is that correct? And is Pardalote Lane been part of that design or is that a new design?

Director Governance, Recreation and Property Services:

We have an existing design already done for Pardalote Parade but as you are aware we do have a proposal at a very high level stage at this point for a multi-storey car park which would have impacts on the design of the Pardalote Parade which is now Fantail Parade.

Cr Grace asked the following questions without notice:

11.14 Sports Ground User Fees

I note that Mr Smee made a report to this Council regarding user fees some time back. Why wasn't that part of the previous report from Mr Wade?

Director Governance, Recreation and Property Services responds:

I'm not quite sure I understand the question but certainly both reports in relation to this matter came from Mr Wade. There was some subsequent information that I sent out to Councillors that has been post those reports coming to Council which has been around the process of engagement.

11.15 Mayoral Vehicle

Under the terms of the Council policy, are you to keep a log book? Is that still in place?

General Manager responds:

The Mayor is required to comply with the Council policy for usage of the Mayoral car and if any Councillor wishes to access the Council's vehicle, we can make arrangements for that too.

Cr Grace:

That's not the question. Is there a log book in the Mayoral car?

General Manager:

The requirement for a log would only apply if the Mayor was using the Mayoral vehicle for private use, and that does not happen.

Mayor:

In the event that I did have to use it for private use for some reason, then I would provide a log of the kilometers travelled so that I could then reimburse that amount of private use.

Cr Grace:

So therefore you should have a log book in that vehicle as per our policy.

Mayor:

It doesn't have to be a log book, it could be just a matter of checking the kilometers and making a note of them. There is no requirement for it to be a log book that I have been informed of since I took over the car, it didn't come with a log book and I have not been using it for private use.

Cr Grace:

I thought that Council workmen using Council vehicles had to log their mileage?

General Manager:

Yes, there are requirements for Council staff that access the pool vehicles but again, I repeat my previous answer to you in relation to the Mayor, the Mayor does not use the Mayoral vehicle for private use.

12 QUESTIONS ON NOTICE FROM COUNCILLORS

There were no questions on notice from Councillors.

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

Planning authority commences at 6.04pm

13 OFFICERS REPORTS TO PLANNING AUTHORITY

C378/18-2022

13.1 DA-2022-37 - DEVELOPMENT APPLICATION FOR SIX MULTIPLE DWELLINGS AND DEMOLITION OF EXISTING BUILDINGS AT 47 BEACH ROAD, MARGATE

Moved: Cr Clare Glade-Wright

Seconded: Cr Flora Fox

That the Planning Authority resolves that the development application for six multiple dwellings and demolition of existing buildings at 47 Beach Road, Margate for Pinnacle Drafting and Design be approved subject to the following conditions:

1. Before the approved development commences, amended plans to the satisfaction and approval of the Manager Development Services must be submitted to and approved. The plans must be generally in accordance with the advertised plans prepared by Pinnacle but modified to show:
 - a) For unit 4: Notations that windows W09 and W10, adjacent to the visitor carparking space (V2), a sill height of at least 1.7m above the finished floor level or fixed obscure glazing to a height of at least 1.7m above the finished floor level.
 - b) For units 1-6: Notations that windows W01, W03, W07, W11, W12, W13, to habitable rooms which are in close proximity of the shared driveway, must either have a sill height of at least 1.7m above the finished floor level or have fixed obscured glazing to a height of at least 1.7m above the finished floor level.
 - c) For units 2, 4 and 6: Notations that permanently fixed screens with a minimum height of at least 1.7 m above the finished floor level of the deck, with a uniform transparency of no more than 25% must be installed along the outer length of the deck facing east and maintained for the life of the development
 - d) For units 1, 3 and 5: Notations that permanently fixed screens with a minimum height of at least 1.7 m above the finished floor level of the deck, with a uniform transparency of no more than 25% must be installed along the outer length of the deck facing north side boundary and maintained for the life of the development
 - e) Location and measurements of the Tree Protection Zone (TPZ) and associated tree protection fencing for all trees shown on the plans to be retained shown on the A0.02 plan.

NOTE: Refer to Advice Clause (E), provided at the end of this permit for more details about submission of amended plans.

When approved, the plans will be endorsed and will then form part of this permit. 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. Prior to the commencement of on-site works (including any demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings), all native vegetation, including individual trees located within the Council owned Road Reserve (CT: 250481/1) identified for retention in Council Plan Reference No. P3 submitted on 15 July 2022 and the Tree Plan (Philip Jackson 3rd May 2022), must be retained and appropriately protected during construction through the installation of signage and temporary fencing between any on-site works and adjacent native vegetation in accordance with 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 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.
3. No felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is approved as part of this planning permit.
4. Prior to the commencement of site works a soil and water management plan must be submitted to Council for approval. The plan must be in accordance with NRM South Soil and Water Management of Construction Sites – Guidelines and Tasmanian Standard Drawings

(TSD-SW28). A site inspection of the implemented plan by the Council's Development Inspector must be satisfactorily undertaken with the principal contractor prior to the commencement of any work on site.

5. 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 Director Engineering Services and Manager Development 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 internal vehicular and pedestrian access, carparking and manoeuvring areas including:
- (i) Longitudinal and cross sections of the driveway/access road
 - (ii) Contours, finish levels and gradients of the driveway/access road
 - (iii) Provision of vehicle access (crossovers) with notation to be constructed in standard grey concrete with a broomed non-slip finish
 - (iv) Provision of passing bays
 - (v) Pavement construction
 - (vi) Signage for visitor spaces or residential/commercial spaces if allocated
 - (vii) No parking/keep clear signage for turning bay areas
 - (viii) Wheel stops for open parking bays (as appropriate)
 - (ix) Lighting for parking and vehicle circulation roadways and pedestrian paths
 - (x) Surface treatment and stormwater drainage
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
- (i) Layout details and new 225mm dia. stormwater connection and manhole to the Council stormwater main in Beach Road.
 - (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 5% AEP (Annual Exceedance Probability) flow.
 - (iv) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow.
 - (v) The location of individual trees and their associated tree root protection zones identified for retention in Council Plan Reference 3 received on 15 July 2022.

- (vi) A Tree Protection Plan incorporating the tree protection measures required in Condition No. 2.

Once endorsed the plans will form part of the permit.

6. Prior to the commencement of on-site works, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

This application 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.

For Advice:

This Planning Start of Works Notice is not the same as the Form 39 Building Start Works Notice. As such, lodgement of a Form 39 will not satisfy this condition and a separate 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department. A copy of the application form is available on Council's website.

7. The construction works must be undertaken in accordance with the approved engineering design drawings to the satisfaction and approval of the Director Engineering Services and include the following:
 - (a) The vehicular access/driveway, car parking areas and vehicle manoeuvring areas must be of a sealed construction (concrete) with associated drainage provision and comply with Australian Standard AS2890.1:2004 (Off-street car parking);
 - (b) 'No Parking'/'Keep Clear' signage must be installed for the turning bays;
 - (c) Visitor car parking sign must be installed for two (2) on-site visitor car parking spaces;
 - (d) Signage noting residential car parking for each unit must be installed for their respective on-site car parking spaces;
 - (e) Wheel stops (as required) and line markings for open car parking spaces must be provided in accordance with Australian Standard AS2890.1:2004 (Off-street car parking);
 - (f) Parking and vehicle circulation roadways and pedestrian paths must be provided with bollard or similar lighting;
 - (g) On-site stormwater quality and detention systems must be installed; and
 - (h) Stormwater discharge from all new impervious areas must be disposed of by gravity to Council's stormwater infrastructure;

The works must be supervised by a professional Civil Engineer in accordance with Council's inspections schedule.

8. Prior to the occupation of any of the new dwellings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
 - a) The parking areas (including signage, access, any lighting and landscaping);
 - b) The garden and landscape areas for the six units;
 - c) Privacy treatment as required by Conditions;
 - d) Drainage works undertaken and completed; and
 - e) Letterboxes installed.

9. A double width (5.5m) vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO9, TSD-E01 and TSD-RF01) in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary. The existing vehicle access and crossover must be removed and road reinstatement to Council requirements. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation.
10. At least two (2) 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. Landscaping must be provided prior to occupation of the new dwellings to the satisfaction of the Council's Manager Development Services.

The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose.

12. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.
13. 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.

14. 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. No works within Wyburton Place (CT 250481/1) are approved as part of this permit, including but not limited to services installation and felling, lopping, pruning, ringbarking or otherwise injuring or destroying of native vegetation or individual trees.

In addition, no use of adjacent Council land is approved as part of this permit, including but not limited to stockpiling and/or storing of materials, parking and vehicular access, unless it can be demonstrated that the use is located entirely outside the tree protection zones of all trees and a permit is issued by Council under the Roads and Parking By-law 4 of 2021.

- D. The Developer should not allocate any property address numbers for the proposed units.

New property addresses have been allocated as follows:

Unit No.	Allocated Property Address
1	1/47 Beach Road, Margate
2	2/47 Beach Road, Margate
3	3/47 Beach Road, Margate
4	4/47 Beach Road, Margate
5	5/47 Beach Road, Margate
6	6/47 Beach Road, Margate

These numbers must then be referenced on design and As-Constructed drawings as well as any Strata Plans lodged for sealing.

- E. When resubmitting plans for endorsement:

- The requirements for details of windows and decks, as required by Condition 1 of the permit, must be shown on Plan A0.02 as well as the individual plans. NOTE: We would accept the floor layout details of the six units provided on two sheets ie. one that shows all ground floor plans, the other shows all upper level plans (rather than a separate sheet for each unit and each floor level).
- existing 'amendment bubbles' for amendments up until permit issue may be removed to improve visual clarity.
- The following plan pages are not required for submission:

The cover page, A0.01, A0.03, Electrical Plans, C.02, C.03, P.01.

CARRIED



Submission to Planning Authority Notice

Council Planning Permit No.	DA-2022-37	Council notice date	22/02/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00239-KIN	Date of response	28/02/2022
TasWater Contact	Robert Stapleton	Phone No.	0417279866
Response issued to			
Council name	KINGBOROUGH COUNCIL		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	47 BEACH RD, MARGATE	Property ID (PID)	5773117
Description of development	Multiple Dwellings x 6 plus demolition of existing building		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting & Design	"Sewer & Water Plan" / Proj: Pinn 107-2021 – Page: P.01	DA-01	3/02/2022
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <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>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connection 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 construction of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEMOLITION</p> <ol style="list-style-type: none"> 4. The applicant must engage a registered plumber to temporarily cap and seal internal water (on the property side of the water meter) and sewer (upstream of the inspection opening) connections prior to any demolition works to protect TasWater's infrastructure from contamination. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			



Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

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.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies

- (c) TasWater will locate residential water stop taps free of charge

- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

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

OPEN SESSION RESUMES

Open session resumes at 6.14pm

14 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

15 PETITIONS RECEIVED IN LAST PERIOD

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

16 OFFICERS REPORTS TO COUNCIL

C379/18-2022

16.1 FINANCIAL REPORT - AUGUST 2022

Moved: Cr Jo Westwood
Seconded: Cr Christian Street

That Council endorses the attached Financial Report as at 31 August 2022.

CARRIED

C380/18-2022

16.2 SPRING FARM PLAY SPACE - COMMUNITY ENGAGEMENT

Moved: Cr Christian Street
Seconded: Cr Flora Fox

Cr Grace left the meeting at 6.22pm

Cr Bastone left the room at 6.31pm
Cr Bastone returned at 6.34pm

That the results of the community survey in relation to the development of a play space in the Spring Farm Estate be received and noted.

CARRIED

C381/18-2022**16.3 PROPOSED NEW ROAD NAME - BLACKMANS BAY**

Moved: Cr Flora Fox

Seconded: Cr Amanda Midgley

That the name 'Nano Drive' for the road outlined in Figure 1 be approved for use.

CARRIED**C382/18-2022****16.4 DEVELOPMENT SERVICES QUARTERLY REPORT**

Moved: Cr Christian Street

Seconded: Cr Gideon Cordover

That the report be noted.

CARRIED**17 NOTICES OF MOTION**

There were no Notices of Motion.

C383/18-2022**18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION**

Moved: Cr Flora Fox

Seconded: Cr Steve Wass

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

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

Open Session of Council adjourned at 6.50pm

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

Open Session of Council resumed at 6.51pm

C384/18-2022

Moved: Cr Flora Fox
Seconded: Cr Jo Westwood

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

CARRIED

CLOSURE

There being no further business, the Chairperson declared the meeting closed at 6.52pm

.....
(Confirmed)

.....
(Date)