

Kingborough



COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on
Monday, 6 March 2023 at 5.30pm

Kingborough Councillors 2022 - 2026



Mayor
Councillor Paula Wriedt



Deputy Mayor
Councillor Clare Glade-Wright



Councillor Aldo Antolli



Councillor David Bain



Councillor Gideon Cordover



Councillor Kaspar Deane



Councillor Flora Fox



Councillor Amanda Midgley



Councillor Mark Richardson



Councillor Christian Street

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 4 to be held on Monday, 6 March 2023 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Gary Arnold
GENERAL MANAGER

Tuesday, 28 February 2023

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Table of Contents

Item	Page No.	
Open Session		
1	Audio Recording	1
2	Acknowledgement of Traditional Custodians	1
3	Attendees	1
4	Apologies	1
5	Confirmation of Minutes	1
6	Workshops held since Last Council Meeting	2
7	Declarations of Interest	2
8	Transfer of Agenda Items	2
9	Questions Without Notice from the Public	2
10	Questions on Notice from the Public	2
10.1	Landscape Conservation Zoning Community Sessions	2
10.2	Landscape Conservation Zone	3
10.3	Transition to State Planning Scheme	3
10.4	Local Provisions Schedule	4
10.5	Toilet Block at Christopher Johnson Memorial Park	5
10.6	Fire Bunkers	6
10.7	Amended Answer to Previous Question on Notice	8
11	Questions Without Notice from Councillors	9
12	Questions on Notice from Councillors	9
13	Officers Reports to Planning Authority	10
13.1	DA-2022-321 - Development Application for Partial demolition, alterations and additions for Tertiary Education and Research and Development and associated infrastructure works AT 31 Nubeena Crescent (CT 171435/2), 41 Nubeena Crescent (CT 175969/1), adjoining Crown land (CT 171411A/2 & CT 171435/3) and the waters of the River Derwent, Tarooma	10
14	Petitions still being Actioned	90
15	Petitions Received in Last Period	90
16	Officers Reports to Council	90
16.1	Copping Refuse Site Joint Disposal Authority - Proposed Rule Changes	90
16.2	LGAT General Management Committee Vacancy	100
17	Notices of Motion	102
17.1	Environmental and Planning Control Offenders Register	102
17.2	Register of Interests	104
18	Confirmation of Items to be Dealt with in Closed Session	105

Table of Contents (*cont.*)

Item	Page No.
-------------	-----------------

Appendix

A	Mayor's Activities - 31 January 2023 to 1 March 2023	109
B	Kingston Park Implementation Report 2023	110
C	Minutes of the Kingborough Disability Inclusion Access Advisory Committee 8 February 2023	142
D	Quarterly Summary Action Report to December 2022	149

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GUIDELINES FOR PUBLIC QUESTIONS

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

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

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

Questions on Notice

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

Questions Without Notice

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

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

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

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

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

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 6 March 2023 at 5.30pm

1 AUDIO RECORDING

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

2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

3 ATTENDEES

Councillors:

Mayor Councillor P Wriedt
Deputy Mayor Councillor C Glade-Wright
Councillor A Antolli
Councillor D Bain
Councillor G Cordover
Councillor K Deane
Councillor F Fox
Councillor A Midgley
Councillor M Richardson
Councillor C Street

4 APOLOGIES

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 3 held on 20 February 2023 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail
27 February 2023	Dog Management Policy	Overview of process to undertake review of the policy
	LGAT WHS Review	Discussion on recommendations in the review

7 DECLARATIONS OF INTEREST

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

8 TRANSFER OF AGENDA ITEMS

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

9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

10 QUESTIONS ON NOTICE FROM THE PUBLIC

10.1 Landscape Conservation Zoning Community Sessions

Ms Tammy Price submitted the following question on notice:

Given the lack of access that Bruny Islanders have to Kingborough Council processes, will the Council undertake to notify in writing each Bruny Island landowner impacted by a proposed zoning change, informing them of the change proposed for their property, and their basic rights in relation to consultation and appeal?

If the answer is not a simple 'yes', has the Council received legal advice on the implications of not individually notifying each landowner of such a change?

We note that the information sessions are only being held "on the mainland" with no open sessions scheduled for Bruny Island. We also note there has been no advertising in our local publication – Bruny News, to advise of the proposed changes – or the upcoming forums. On behalf of the Bruny Island Community Association - I seek your feedback in order for our Bruny Island residents and landowners to be fully aware of what the proposed changes mean – and how they will affect them.

Officer's Response:

The information sessions that were held on 21 and 24 February 2023 were to enable interested people to discuss with Council planning staff the proposed application of the Landscape Conservation Zone. The sessions were by-appointment and were attended by around 45 residents. Anyone who was unable to secure an appointment during these sessions should email

kc@kingborough.tas.gov.au or phone 6211 8200 to make a time to speak with Council Planning staff, either by phone or face-to-face.

These information sessions were held in addition to the formal public exhibition period, which is yet to commence. Once the Tasmanian Planning Commission directs Council to commence the formal public exhibition of the draft Kingborough Local Provisions Schedule, Council will convene a series of forums across many weeks to assist people understand the proposed zoning of their property. During this time, forums will be held in many locations, including Bruny Island. Information will be provided as to the process for making a representation on the proposed zoning and how this will be considered by the Planning Authority and the Tasmanian Planning Commission.

Council will be undertaking formal public exhibition of the draft Kingborough Local Provisions Schedule in accordance with the requirements of the *Land Use Planning and Approvals Act 1993*. The legislation does not require that notification be provided by letter directly to owners and occupiers that may be affected.

Tasha Tyler-Moore, Manager Development Services

10.2 Landscape Conservation Zone

Ms Angela Hanly submitted the following question on notice:

Of the properties set to go to LCZ per the draft LPS:

- 1. How many Environmental Living Zone properties are greater than 20ha and how many are greater than 40ha?*
- 2. How many Rural Living properties are greater than 20ha and how many are greater than 40ha?*
- 3. How many Rural Resource properties are greater than 20ha and how many are greater than 40ha?*
- 4. How many Low Density Residential properties are greater than 20ha and how many are greater than 40ha?*

Officer's Response:

The information was not available at the time of printing the Agenda, however, will be provided in the next available Council agenda.

Adriaan Stander, Strategic Planner

10.3 Transition to State Planning Scheme

Ms Mel O'Keefe submitted the following question on notice:

There is concern that some owners of property in the municipality may be unaware of the pending transition to TPS, particularly those who live outside of the municipality (eg interstate). Without being directly advised, some property owners risk their property's zone being changed without their knowledge and miss the opportunity to make enquiries and/or submit a representation.

Council took to provide information directly to all property owners advising of the transition to the TPS, which will result in thousands of zoning changes. Council undertook to provide information with annual rates notices. See attached extract below.

10.5 Landscape Conservation Zone

Ms Mel O'Keefe submitted the following question on notice:

Cr Deane's motion sought written notification be provided to owners of property proposed for LCZ. Cr Glade-Wright put forward an amendment to the motion, seeking instead to have drop-in sessions. When considering the amendment put forward, Cr Antollì sought clarification that there would still be written notifications issued and was advised yes, with the annual rates notices in July. There was also discussion with regard to having drop-in sessions at different times in order to cater for differing availability of interested community members. The minutes do not reflect Cr Glade-Wright putting forward an amendment to the motion, the intent for multiple drop-in sessions nor the issuing of notices to property owners with the July rates notice.

Would Council please confirm whether:

- a) It will be having multiple drop-in sessions in order to reach a great portion of the community during January and/or February 2022?
- b) That notices will be issued to landowners with the July 2022 rates notice?

Officer's Response:

Two drop-in sessions will be held (at different times on different days) in February 2023.

Information will be also sent out with July 2023 rates notices that outlines the process and timeframes for transitioning to the Tasmanian Planning Scheme, and how further information can be obtained.

Dr Samantha Fox, Director Environment, Development & Community Services

I am aware that there is a push to exhibit Kingborough's Draft LPS, potentially April/May, subject to current rework being completed. This is prior to the July rates notices being issued and notification regarding transition to TPS. Could you please advise the alternate direct notification method that Council proposes to use to inform all property owners of the transition to TPS and potential zoning changes.

Officer's Response:

Kingborough Council will commence formal public exhibition of the Kingborough Local Provisions Schedule once directed by the Tasmanian Planning Commission. The timing of this direction is not known. If the formal public exhibition period does not coincide with the issuing of rates notices, alternative communication mechanisms will be determined.

Dr Samantha Fox, Director Environment, Development & Community Services

10.4 Local Provisions Schedule

Ms Jo Landon submitted the following question on notice:

In the Guideline No.1 document regarding the Local Provisions Schedule zone and code application it states that "The Landscape Conservation Zone should not be applied to land where the priority is for residential use and development" (page 20).

1. *Please could you clarify what or whose priority this is referring to.*
2. *If such priorities are based on the Kingborough Land Use Strategy was there any public consultation for this document (with either the current or previous version)? If so please could you share the report.*
3. *New residential uses in the Landscape Conservation Zone are "Permitted" only if the Property Title contains a designated building area on Title (i.e. "shown on a sealed plan"). How many properties intended for the Landscape Conservation Zone have a building area on Title (i.e. "shown on a sealed plan")?*

Officer's Response:

1. Guideline No. 1 has been developed by the Tasmanian Planning Commission (TPC) to assist Councils with the zone and code application of the Local Provisions Schedule (LPS). The guideline provides several criteria that must be considered in the application of the Landscape Conservation Zone. One of the criteria is that "The Landscape Conservation Zone should not be applied to land where the priority is for residential use and development",

however this should be read in context of the other guiding criteria for the zone. For example, the guideline also requires that *“The Landscape Conservation Zone may be applied to:*

- (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*
- (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or*
- (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.”*

Council’s interpretation of the ‘priority for residential use and development’ is that it’s about avoiding the application of the Landscape Conservation Zone in more urbanised residential areas of Kingborough. Determining whether the intended residential purpose or landscape qualities has preference over the other is considered a matter of interpretation and Council we will be guided by the Tasmanian Planning Commission in this regard as the they will make the final decision about the zone application in Kingborough.

2. The LPS supporting document, that was submitted to the TPC in 2019 outlines how Council undertook the application of the Landscape Conservation Zone having regard to the Guideline 1. The Kingborough Land Use Strategy 2019 serves as a general background report, as well as providing a local interpretation of the Southern Tasmanian Regional Land Use Strategy, broad justification for the way land is to be zoned in the LPS and as a guide for the assessment of rezoning proposals in future years. The 2019 Land Use Strategy is not a statutory document, however it was developed by Council to compliment the work of the Southern Tasmanian Regional Land Use Strategy, specifically to provide guidance for development outcomes at a localised level. There are some differences between the 2019 Land Use Strategy and the LPS supporting document, due to the interpretation of Guideline 1. The strategy performs a similar function as that of its predecessor (December, 2013) which supported the preparation of the Kingborough Interim Planning Scheme.

The Kingborough Land Use Strategy 2019 was not subject to a formal public consultation process, however the 2013 version formed part of the information that explained the background to the Kingborough Interim Planning Scheme 2015 which was subject to both informal and formal public input in 2012. A copy of the Kingborough Land Use Strategy 2019 is available on Council’s website.

3. Council is unable to provide details for this question at the time of the printing of the Agenda, however 352 of the properties that are proposed to be zoned Landscape Conservation Zone are currently vacant.

Adriaan Stander, Strategic Planner

10.5 Toilet Block at Christopher Johnson Memorial Park

Mr Roger Tonge submitted the following question on notice:

- 1 *Did Council submit a DA for the demolition of the existing toilet block at the Christopher Johnson Memorial Park?*
- 2 *If indeed an application was lodged, could you please advise details of lodgement with Council and the date advertised for public comment.*
- 3 *If an application for demolition was not lodged, could an explanation be given as to why not.*

- 4 Could Council please advise details of the DA that was lodged and the date advertised for public comment, if that differs from the information requested in question 1.

Officer's Response:

Works on public toilets do not require a Development Application to be lodged. The various exemptions are outlined in Planning Directive no.8. Notwithstanding this, the previous toilets were in poor condition and the new toilets have been constructed ensuring a cost effective, improved amenity and safer facility for all users taking into account environmental and engineering considerations.

David Reeve, Director Engineering Services

10.6 Fire Bunkers

Professor Michael Rowan submitted the following question on notice:

I thank the General Manager for providing me with Council's letter (dated 18 January 2023) to Mr Peter Graham, Executive Director Consumer, Building and Occupational Services, written pursuant to the motion I moved to unanimous support at the Council's AGM last year.

I welcome in particular the paragraph

When implemented as part of an integrated bushfire attack plan, bushfire shelters can form an effective last resort life preserving option. A significant amount of residential land within Tasmanian [sic] is bushfire prone. Any improvements the government can facilitate to reduce cost and red tape for landowners in these affected areas in the implementation of safety solutions for bushfire attack should be explored.

In the light of this statement by the General Manager, which I take to be an agreed position of the Council

1. *When did Council come to the view that bushfire shelters can form an effective last resort life preserving option?*
2. *If Council has only recently come to this view, say since the 2019 fires west of Geeveston which might easily have threatened Kingborough, on what evidence was this change of view based?*
3. *Are there particular circumstances in which Council accepts that bushfire shelters could safely and indeed desirably be installed by landowners, for example, on residential land that is not merely bushfire prone, but also likely to be risky to evacuate before the onset of a rapidly moving or distantly spotting bushfire, such as properties that can only be accessed by a no-through road such as the many down the channel, or Groningen Road Firthside?*
4. *Noting that Council's reason for writing the letter was to encourage action by the State government to 'reduce the complexity and cost of the approvals process for consumers wishing to install these buildings at their premises', what action has Council itself taken in the recent past to either reduce the cost and complexity of the approval process for consumers wishing to install these buildings at their premises, or indeed to increase the cost and complexity of same?*
5. *Has the Council, the Audit Panel or staff undertaken a risk analysis of the Council's position following its statement of support for the installation of personal bushfire shelters as part of an integrated bushfire attack plan in relation to any recent or proposed action of the Council which might be interpreted by a reasonable person as frustrating the installation of a personal bushfire shelter as part of an integrated bushfire attack plan?*

6. *Since the Council's web pages direct readers to the Tasmanian Fire Service web site for creating a 5 minute Bushfire Plan, and the TFS model plan make no reference to personal bushfire shelters, to give effect to its support for personal bushfire shelters as part of an integrated bushfire attack plan will Council consider including links to authoritative research based advice on the safety of personal bushfire shelters such as that provided by the CSIRO or the Victorian Country Fire Authority?*

The concept of having a personal fire bunker is widespread in the Tasmanian community. Whilst this policy acknowledges that people have constructed such bunkers, the likely performance of these is unknown. It is possible that many privately-built shelters may not work as intended, and if used may actually increase the bushfire risk to the occupants.

In the context of this policy, Private Bushfire Shelters (PBS) are specifically engineered and purpose built structures which meet the Australian Building Codes Board's Performance Standard for Private Bushfire Shelters (2010). TFS only supports the use of PSBs when the shelter is built to the Standard and when all other recommended bushfire safety measures have been implemented. The role of the shelter is to provide an occupant with the confidence to stay and defend their property during bushfire when the conditions are at FDR Severe or less. Shelters should not be used to replace the other recommended bushfire safety measures.
https://www.fire.tas.gov.au/userfiles/stuartp/file/Miscellaneous/SFC_04_14_StateBushfireSafetyPolicy.pdf

Officer's Response:

Response to Questions 1, 2 & 3

Council's position in relation to private bushfire shelters has been consistent and significantly influenced since 2004 by our responsibilities under the *Land Use Planning and Approvals Act 1993* (current), *the Building Act 2000* (Rescinded) and the *Building Act 2016* (current).

The installation of private bushfire shelters may in some instances require a planning approval but will always require a building permit prior to implementation.

Council recognises that the installation of private bushfire shelters as part of an overall Bushfire Attack Plan for a property, can be an effective option in some instances. However, it is paramount that these buildings are constructed and installed to ensure occupant survivability, given they may be the option of last resort during a bushfire event.

Council is not responsible for the development or approval of individual Plans or in deciding whether a private bushfire shelter is an appropriate solution for inclusion as part of a Plan. The development and content of Plans for older established properties are the sole responsibility of the relevant landowner. The development of Plans by landowners for older established properties is not mandatory. However, it is mandatory for a landowner to ensure that statutory planning and building approvals are secured for any element of the Plan that require such approvals.

Response to Question 4

The complexity of the statutory approvals process for private bushfire shelters is laid down under the following statutes:

- *Land Use Planning and Approvals Act 1993; and*
- *Building Act 2016.*

Councils and landowners are bound under these statutes to follow the approvals process outlined within this legislation. Any requests to reduce the complexity (or red tape) associated with these statutory approvals process should be directed to the relevant state government department responsible for administering this legislation.

The Council and State Government fees that apply to applications for private bushfire shelters are consistent with other statutory applications. This ensures a fair and equitable approach to the application of fees and charges for statutory approvals.

Response to Question 5

The statutory approval process employed by Council for bushfire shelters is consistent with the requirements outlined within the *Land Use Planning and Approvals Act 1993* and the *Building Act 2016*. The decision-making processes employed in the assessment of applications is consistent, transparent, and fair. Any allegation concerning the assessment of specific application can be directed to Council in writing. Upon receipt of such an application Council would then investigate the complaint.

It should be noted that Council does not approve integrated Bushfire Attack Plans (Plans), the development of such Plans is the responsibility of private individuals. If an element of a Plan (i.e., vegetation removal or the installation of a private bushfire shelter) triggers the need to secure a statutory approval then the landowner is bound under statute to ensure that the relevant statutory approval is secured.

Response to Question 6

Council's website provides an easily locatable link to the TasFire website for specific information on bushfire bunkers at the following location:

<https://www.kingborough.tas.gov.au/wp-content/uploads/2021/09/TFS-Private-Bushfire-Shelters-Info-Sheet-KC.pdf>

Kingborough Council is not a subject area specialist on the design of private bushfire bunkers or the appropriateness of inclusion of these buildings within integrated Bushfire Hazard Management Attack Plans. The decision to provide links to industry specific technical data and research reports on bushfire shelters should reside with TasFire or the Tasmanian Justice Department and if deemed appropriate, included on their respective websites.

Tasha Tyler-Moore, Manager Development Services

10.7 Amended Answer to Previous Question on Notice

At the Council meeting on 20 February 2023, **Professor Michael Rowan** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

The Agenda of the Council meeting of 16 January included a question on notice from me regarding the ethics training of Council staff who implement the Council's Enforcement Policy. The answer included the claim that the training provided by the Integrity Commission was sporadic in nature as an explanation of why some staff of the Council may not have received this training. Following discussion with someone known to me who has been the head of two government departments has said that the Integrity Commission was in fact incredibly flexible in organising training for organisations. I contacted the Integrity Commission and they expressed some concern with the answer that was included in the Council Minutes. I sought clarification and they replied that they intended to contact the Kingborough Council to clarify some of the detail in the Council Minutes, and later they wrote to me saying that they had followed up with the Kingborough Council and that from discussion with the Council, the Integrity Commission understood that I would be receiving an updated response to my question on ethics training. As I had not received a response from the Council by the 13th February, I wrote to the Mayor asking whether I would receive an amended answer and whether this amended answer would be included in Council Minutes to correct the answer on the official record, and furthermore whether the Minutes would explain the Council's amendment to the original answer. In the absence of an acknowledgement or reply from the Mayor to my email of 13 February, I now ask these questions again:

1. *Will I receive an amended answer to my question on notice of 16 January regarding ethics training for those involved in implementing the Council's Enforcement Policy?*
2. *Will any amended answer be included in the Council's Minutes to correct the official record?*
3. *Will the Minutes in which the amended answer is given include an explanation of why the Council amended the original answer and that this was following the intervention of the Integrity Commission?*

Officer's Response:

There is no requirement to amend or otherwise change the response provided on 16 January 2023 as the information provided was accurate.

Angie Everingham, Manager People & Safety

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

12 QUESTIONS ON NOTICE FROM COUNCILLORS

At the time the Agenda was compiled there were no questions on notice from Councillors.

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

13 OFFICERS REPORTS TO PLANNING AUTHORITY

13.1 DA-2022-321 - DEVELOPMENT APPLICATION FOR PARTIAL DEMOLITION, ALTERATIONS AND ADDITIONS FOR TERTIARY EDUCATION AND RESEARCH AND DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE WORKS AT 31 NUBEENA CRESCENT (CT 171435/2), 41 NUBEENA CRESCENT (CT 175969/1), ADJOINING CROWN LAND (CT 171411A/2 & CT 171435/3) AND THE WATERS OF THE RIVER DERWENT, TAROONA

File Number: DA-2022-321
Author: Timothy Donovan, Senior Planning Officer
Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	University of Tasmania
Owner:	University of Tasmania
Subject Site:	31 Nubeena Crescent (CT 171435/2), 41 Nubeena Crescent (CT 175969/1), adjoining Crown land (CT 171411A/2 & CT 171435/3) and the waters of the River Derwent, Taroona (CT 171435/2, CT 175969/1, CT 171435/3, CT 171411A/2)
Proposal:	Partial demolition, alterations and additions for Tertiary Education and Research and Development and associated infrastructure works
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zoning:	Community Purpose Environmental Management
Codes:	E1.0 Bushfire Prone Areas E3.0 Landslide (low) E5.0 Roads and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management E10.0 Biodiversity E11.0 Waterway and Coastal Protection E13.0 Historic Heritage (incl. Tasmanian Heritage Register) E16.0 Coastal Erosion Hazard
Use Class/Category:	Education and Occasional Care; Research and Development; Demolition.
Discretions:	Community Purpose Zone CI.17.3.1 A1 - Hours of Operation CI.17.3.4 A1 - Commercial & patron vehicle CI.17.3.5 A1 & A2 - Discretionary Use CI.17.4.8 A1 - Environmental Values E1.0 Bushfire-Prone Areas Code E1.5.1 A1 - Vulnerable Use E3.0 Landslide Code

	<p>Cl.E3.6.2 A1 & A2 - Vulnerable Use Cl.E3.7.1 A1 - Buildings and works, other than minor extensions E5.0 Road and Railway Assets Code Cl.E5.5.1 A3 – Existing road accesses and junctions.</p>
Public Notification:	<p>Public advertising was undertaken between 7 December 2022 and 20 December 2022 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i></p>
Representations:	<p>Eleven (11) representations were received. Grounds of Submissions:</p> <ul style="list-style-type: none"> • Traffic impacts on Nubeena Crescent • Diminished character and amenity of Nubeena Crescent area • Tree Clearing • Consultation • Public Advertising period • The site is inappropriate for undergraduate teaching facilities • Carbon Budget • Governance • Heritage
Recommendation:	<p>Approval with Conditions</p>

1. PROPOSAL

1.1 Description of Proposal

The application is for the development of the site to include further educational and research facilities involving:

- A 3-storey teaching and research building including teaching and research spaces, office and administration, fish processing research room and plant, and AAD labs and research rooms. While the research activities will use and recycle water from the Derwent River this utilises existing water infrastructure, plant and pipes.
- Car parking area for 55 cars including 2 accessible parking spaces. The application advises that the car parking area will be available for the community to use on the weekend.
- Demolition of existing outbuildings and the workshop building.
- The removal of 25 native trees and associated weed management, replanting and rehabilitation.

There are no works proposed in the new Lot 1 to be transferred to Council under Subdivision Permit DAS-2019-12.

The proposed development will function as a tertiary education and research and development facility. The use will be staged over a 2-year period as follows:

	<i>UTAS Students</i>	<i>UTAS Staff</i>	<i>Typical Arrival and Departure Times</i>
Existing	35 students (all phd)	95 staff	Students 8am to 4pm Staff typically 8am to 5pm however some lesser staff activities are likely to occur between 7am and 7pm dependent on field work requirements
Proposed 2024	165 students	110 staff	
Proposed 2025	205 students	120 staff	
Estimated total staff and student numbers on site at any time 2024	150 staff and students combined		
Estimated total staff and student numbers on site at any time 2025	205 staff and students combined		

Figure 1 - Existing and proposed number of staff and students

Access to the site is solely from Nubeena Crescent and is located at the existing vehicular driveway serving No. 31 Nubeena Crescent.

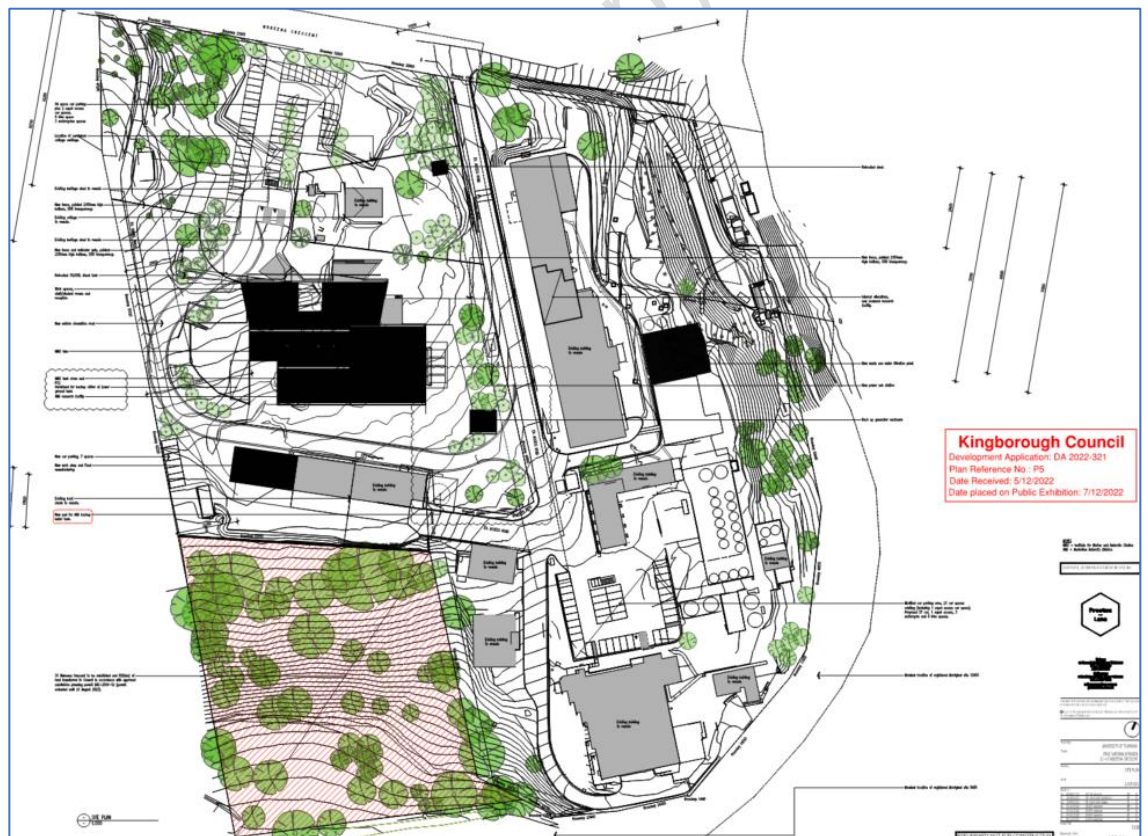


Figure 2 - Site Plan

The Acting General Manager, Technology and Innovation Branch, Australian Antarctic Division, has provided a Statement with the application and advises:

- The AAD is working with the Institute for Marine and Antarctic Studies (IMAS) to co-locate the new research aquarium with the new Fisheries and Aquaculture teaching and research facility at Taroona.
- There is a need to manage the krill based marine ecosystem with a focus on East Antarctica, including conducting integrated multi-year research into krill and krill predators and conducting Southern Ocean ecosystem surveys.
- The Australian Government has taken delivery of the research icebreaker RSV Nuyina to enable extended research on krill and related species in shore based research facilities.
- The proposed development has been designed to enable research on the specimen volume from RSV Nuyina and specifically interface with the vessels containerised aquaria.
- The size of the proposed facility is the minimum necessary to integrate the containerised aquaria with the research labs.
- The existing facility will be replaced which enables the research requirements for the next 30 years to be met.
- The proposed facility will be the centre of aquarium based Southern Ocean marine biological research. This is important for national and international collaborating scientists and will deliver long term critical research to conserve and protect the Southern Ocean ecosystem.

1.2 Description of Site

The site is described as 31 and 41 Nubeena Crescent, Taroona and comprises Lot 2 on CT 171435 and Lot 1 on CT 175969 with total areas of 2.965ha and 2.273ha respectively. The proposed development also include works located on Council and Crown land adjacent involving:

- Part of 41 Nubeena Crescent (CT 171411A/2) owned by the Crown (NRE Tas (Property Services)).
- Lot 3 Nubeena Crescent (CT 171435/3) owned by the Crown (NRE Tas (Property Services)).
- Waters of the Derwent River at Crayfish Point to the east of CT 171411A/2 owned by the Crown (NRE Tas (Property Services)).

Note is made that the subdivision and transfer of proposed Lot 1 of 8592m² lot in the southwestern portion of the site to Kingborough Council was approved on 21/08/2019 – Subdivision Permit DAS-2019-12. The transfer has not been completed. The current application has not included this proposed lot in the development area and has been made on the basis the transfer proceeds.



Figure 3 - Approved Subdivision Plan DAS-2019-12.

The area is known as Crayfish Point and includes 31 and 41 Nubeena Crescent, Tarooona. The site is accessed via Nubeena Crescent from the Channel Highway. It contains a range of buildings and facilities associated with the University Tasmania (UTAS) and the Australian Antarctic Division (AAD). 31 Nubeena Crescent also contains the historic Tarooona Quarantine Station building.

The site is opposite the Kelvedon Sports Ground and adjoins the Tarooona Bowls Club and Tarooona Park to the west. South of the site is Tarooona Beach and the Tarooona Foreshore Track runs around the site along the coast.

1.3 Background

The two lots at 31 and 41 Nubeena Crescent have a number of recent Development Applications for a range of minor and ancillary uses and structures including maintenance sheds, storage sheds, roofed structures, and temporary demountable buildings. The more significant developments in recent years include:

- DA-2014-176 - Aquaculture research facility

This proposal was for the construction of an aquaculture research facility operating in conjunction with the existing research facility on the site, known as the Tasmanian Aquaculture and Fisheries Institute.

The proposed research facility included a seawater treatment plant and associated holding tanks drawing seawater from an existing intake line. A tank farm compound is proposed adjacent to the existing EAF Building. This building would be refurbished and also contain research tanks. An oxygen storage area,

a relatively minor fenced compound containing gas storage tanks, is proposed adjacent and to the west of the EAF building.

A new recirculation treatment facility for the tank farm's stock tanks and a wastewater treatment plant involved outfall from the wastewater treatment plant directed to the existing outfall point at the property's north-east corner.

A permit DA-2014-176 was issued on 16 September 2014.

- PSA-2018-4 – Planning scheme amendment request – rezoning of Community Purpose Zone to Environmental Management Zone

The amendment to the Planning Scheme involved:

- rezoning a portion of the site from Community Purpose Zone to Environmental Management Zone;
- correction of errors to title references in existing site specific qualifications;
- introduction of local area objectives to the Community Purpose Zone; and
- introduction of an additional discretionary use to the Community Purpose Zone.

In accordance with s.42(3) of the *Land Use Planning and Approvals Act 1993* the amendments received the approval of the Tasmanian Planning Commission effective on 21 November 2019.

- DAS-2019-12 – Subdivision of an Additional Lot

The proposal was to subdivide 31 Nubeena Crescent to create Lot 1 and a Balance Area. The Balance Area (2.131ha) will contain the buildings and works associated with the research facility. Proposed Lot 1 (8592m²) contained a threatened vegetation species and is currently used as part of the greater Coastal Reserve at Crayfish Point. The UTAS intend to gift Lot 1 to Council once the subdivision is completed.

The subdivision permit was issued on 21 August 2019 and Lot 1 is currently being transferred to Council.

- DA-2020-209 - Pilot Rock Lobster Hatchery

The proposal was for a pilot rock lobster hatchery associated with research undertaken by Institute for Marine and Antarctic Studies (IMAS), University of Tasmania (UTAS). The proposed use was reliant on the proximity to the nearby tertiary and research facilities and the coastal location. The proposed works include the demolition of an existing bird aviary, boat shed, and various other minor structures to accommodate the new building.

The hatchery building was purposely designed to meet the unique needs of the breeding and hatching of the rock lobster. This includes a low/no light environment and much of the building facades are solid with minimum glazing / openings.

Development Permit DA-2020-209 was issued on 18 January 2021.

2. ASSESSMENT

2.1 State Policies and Act Objectives.

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

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

2.2 Strategic Planning.

The relevant strategies associated with the Scheme are as follows:

Community Purposes Zone

The relevant zone purpose statements of the Community Purposes Zone are to:

- 17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.
- 17.1.1.2 To ensure land required for future public use is protected from inappropriate use or development.
- 17.1.1.3 To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

Clause 17.1.2 – Local Area Objectives and Desired Future Character Statements

Local Area Objectives	Implementation Strategy
17.1.2.1 NUBEENA CRESCENT, TAROONA	
Land within the area shown in Figure 17.1.2 is to be used and developed for education and research that is compatible with surrounding residential and recreation uses.	Use and development is to: <ul style="list-style-type: none"> (a) recognise the existing use of the land as a tertiary education and research facility; (b) facilitate the integration of uses reliant on the coastal location; (c) recognise and provide for emerging use or development associated with research undertaken in the area; and (d) protect neighbouring land from unreasonable loss of residential and recreational amenity.

There are no Desired Future Character Statements for this Zone.

2.3 Statutory Planning

The development is categorised as Education and Occasional Care, which is a development that is a Permitted Use, and Research and Development, which requires discretionary assessment in the Community Purposes Zone under the Planning Scheme.

Research and development is defined in the scheme as use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.

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

2.4 Use and Development Standards

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

**Community Purposes Zone
Clause 17.3.1 Hours of Operation**

Acceptable Solution A1
Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks.
Performance Criteria P1
Hours of operation of a use within 50m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
Proposal
The hours of operation will generally comply with A1 and normal operating hours between 8.00am – 5.00pm Mon-Fri. However, there is limited after-hours access to maintain the live animals on site and also pickup/drop off of the facility's small vessel fleet.

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

- The hours of operation of the proposed use will generally comply with the hours specified in the Acceptable Solution A1 and be generally between 8.00am and 5.00pm with the exception for when maintenance of the live animals on site is required and also pickup/drop off of the facility's small vessel fleet.
- There is no unreasonable impact on residential amenity of land in the adjacent residential zone due to:
 - the activities on site are located away from the residential zone and centrally on the site.
 - the level of after hours activity is expected to be low.
 - the level of after hours commercial traffic is expected to be commensurate with existing traffic using the Nubeena Crescent to access the adjacent recreation and sporting facilities, coastal area, and the TasWater facility.
 - the existing uses on the site have approved out of hours activities that do not have an unreasonable impact upon the residential amenity and the proposed after hours activities are similar.

A condition has been included on the Permit to ensure compliance with the hours of operation and allowing limited operation after hours only for aquarium technicians, researchers, and other necessary staff and any associated heavy vehicles, to maintain the live animals on site and also pickup/drop off of the facility's small vessel fleet. The frequency of these after hours visits to the site shall generally be in accordance with Table 3-Traffic Movement Summary in s.4 Traffic Impacts of the Traffic Impact Assessment (Midson Traffic Pty Ltd , July 2022).

Community Purposes Zone
Clause 17.3.4 Commercial Vehicle Movements

<p>Acceptable Solution A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5 pm Saturdays;</p> <p>(c) 10.00 am to 12 noon Sundays and Public Holidays.</p>
<p>Performance Criteria P2</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>
<p>Proposal</p> <p>There will be occasional heavy vehicle movements outside the A1 hours.</p> <p>There is existing out of hours traffic movement to service the IMAS small vessel fleet.</p> <p>There will be low numbers of expected heavy vehicle movements associated with the AAD activities.</p>

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

- The numbers of out of hours movements associated with the AAD use of commercial vehicles is expected to be low.
- The level of after hours commercial traffic is expected to be commensurate with existing traffic using the Nubeena Crescent to access the adjacent recreation and sporting facilities, coastal area, and the TasWater facility.
- The existing IMAS uses on the site have approved out of hours activities that do not have an unreasonable impact upon the residential amenity and the proposed after hours activities are similar.

- The application is supported by an Acoustic Assessment. The proposed uses are not expected to create adverse or unreasonable impacts on the amenity of the residential and recreation/sporting uses within 300m of the site.
- The site contains adequate areas for on site turning and manoeuvring away from the residential interface.
- There is unlikely to be conflict with other traffic users due to the low level of activity.

A condition has been included on the Permit to ensure compliance with the hours of operation and allowing limited commercial vehicle access after hours only for aquarium technicians, researchers, and other necessary staff and any associated heavy vehicles, to maintain the live animals on site and also pickup/drop off of the facility’s small vessel fleet. The frequency of these after hours visits to the site shall generally be in accordance with Table 3-Traffic Movement Summary in s.4 Traffic Impacts of the Traffic Impact Assessment (Midson Traffic Pty Ltd , July 2022).

**Community Purposes Zone
Clause 17.3.5 - Discretionary Use**

Acceptable Solution A1
No Acceptable Solution
Performance Criteria P1
A use listed as discretionary, except if located within the area shown in Figure 17.1.2, must complement and enhance the use of the land for community purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.
Proposal
No Acceptable Solution and requires assessment against the Performance Criteria.

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

- The proposed development is located within the area shown in Figure 17.1.2 and is therefore not required to address the Performance Criteria.



Figure 4 - Figure 17.1.2

**Community Purposes Zone
Clause 17.3.5 - Discretionary Use**

Acceptable Solution A2
No Acceptable Solution
Performance Criteria P2
A use listed as discretionary within the area shown in Figure 17.1.2 must not cause unreasonable impacts on the amenity of residential and recreational uses within 300m of the site boundary, having regard to: (a) the characteristics of the site; (b) the nature of any emissions from the proposed use; (c) the size and scale of the proposed use; (d) measures to minimise or mitigate impacts; and (e) any relevant local area objectives.
Proposal
No Acceptable Solution and requires assessment against the Performance Criteria.

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

- The discretionary use on the site is located within the area designated in Figure 17.1.2. The site is a large parcel designated for Community Purposes and the uses on site are set back from the road and adjacent residential area. The generous setback of the research facility assists in mitigating any impacts on the amenity of residential and recreational uses to an acceptable level.
- The application is supported by an Acoustic Assessment. The proposed uses are not expected to create adverse or unreasonable impacts on the amenity of the residential and recreation/sporting uses within 300m of the site.
- The application is supported by an Environmental Effects Report (Pitt and Sherry, November 2022). The report assesses likely impacts on a range of matters including air quality, water quality, noise emissions, flora and fauna, wastes, dangerous goods and environmental hazards, greenhouse gases, and site contamination. The Report advises that while the potential environmental impacts generally relate to terrestrial flora and fauna and noise impacts, the impacts comply with all policies and legislation when the proposed design and management measures are applied. The environmental impacts are then unlikely to be significant and the nature of any emissions from the proposed use are not expected to generate any unreasonable impacts.
- The application is supported by a Traffic Impact Assessment. This is assessed further in the report and Assessment Checklist. The application demonstrates compliance with the relevant Codes and Council traffic standards.
- The proposed development is not inconsistent with the local area objectives and the co-location of the research use with the permitted educational use assists in the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value.

**Community Purposes Zone
Clause 17.4.8. Environmental Values**

Acceptable Solution A1
No trees of high conservation value will be impacted
Performance Criteria P1
Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
Proposal
<p>The proposal involves the removal of 22 high conservation trees, including:</p> <ul style="list-style-type: none"> • 7 <i>E. viminalis</i> with a dbh >70cm, which provide potential habitat for the forty-spotted pardalote and potential hollow dwelling habitat and are of very high conservation value; • 8 <i>E. viminalis</i> trees with a DBH >25cm, which provide potential habitat for the forty-spotted pardalote and are of high conservation value; • one (1) <i>E. globulus</i> with a dbh >70cm, which provide potential foraging habitat for the swift parrot and potential hollow dwelling habitat and are of very high conservation value; • one (1) <i>E. globulus</i> tree with a dbh >40cm, which provides potential foraging habitat for the swift parrot and is of high conservation value; • four (4) <i>E. ovata</i> which provide potential foraging habitat for the swift parrot and potential hollow dwelling habitat and are of very high conservation value; • one (1) <i>E. pulchella</i> with a dbh >70cm, which provides potential hollow dwelling habitat and is of very high conservation value.

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

- An Arboricultural Impact Assessment (Philip Jackson, September 2022) submitted in response to a further information request confirms that, based on the proposed design, there is unacceptable encroachment into the tree protection zones of T29, T32, T33 and T34. These trees therefore require removal to accommodate the development as proposed. Of these trees, T29 and T32 are in decline and T33 is stressed and has stem wounds, and their life expectancy is short (5-15 years) to transient (5 years).
- Two (2) of the very high conservation value trees (T25 and T27) proposed for removal are resprouting stumps and make a limited contribution to the landscape.
- Further information was requested to demonstrate that buildings and works are designed and located to avoid and minimise impacts, including consideration of alternative designs for the development which could reduce the footprint of the proposal and enable additional tree retention taking into consideration site constraints and overall siting of the development and site constraints. In response to these requests the applicant made a number of submissions.
- All Urban Planning, 11 November 2022: this submission identified a range of site constraints which limit the siting of the building, including the location of other natural values within and outside the Biodiversity Protection Area, Tas Networks easements, the heritage cottage, its curtilage and important view lines, and required bushfire management setbacks. This submission states that if the siting

of the building were to move East or West (to retain trees in a direction), trees in the opposing direction will need to be removed.

- It is agreed that the site has significant constraints and there are limited opportunities for siting of the development. However, this response does not address the functional requirements of the development or consider alternative designs for the development which could reduce the footprint of the proposal and enable additional tree retention. To address the functional requirements and potential alternative designs, further justification was provided in submissions by the Institute of Marine and Antarctic Studies (IMAS) (25 November 2022) and Phillip Boxhall of the Australian Antarctic Division (25 November 2022).
- The submission by IMAS discusses the functional requirements of the development in relation to the teaching and research facilities. This submission confirms that:
 - Alternative sites were considered, including the existing facilities at Newnham, which are at the end of their life and no longer fit for purpose, and the existing IMAS site at Salamanca.
 - Salamanca was ruled out due to the requirements of the development, including the required number of research tanks, the required water filtration infrastructure, which is present at Tarooma but not Salamanca, and lack of available space.
 - Reducing the footprint of the development was also investigated through the design process. With the footprint of the proposed 30% smaller compared to the existing facilities at Newnham. Teaching facilities are also minimised to the extent feasible, utilising each space to the maximum number of students feasible in any one space. Further reductions in teaching space are not feasible without making course delivery unviable. The required space for staff, students and infrastructure has been minimised through efficient design and the hardstand and civil works have been carefully designed to reduce the footprint while maintaining safe access to the site.
- The submission from AAD identifies the functional requirements of the development in relation to the new research aquarium infrastructure, which has been designed to enable research on the specimen volume that is capable of being delivered by RSV Nuyina and specifically to interface with the vessel's containerised aquaria and is central to the Australian Government achieving its objectives in relation to the Australian Antarctic Strategy. This submission confirms that:
 - The footprint of the facility is the minimum required to integrate the containerised aquaria with research aquaria labs for maintaining all life history stages of krill and target species and adjacent labs for the experimental manipulation of environmental variables to test the capacity of these species to withstand future ocean acidification and climate change.
 - The facility has been designed to replace the current facility, importantly meeting the research requirements for the next 30 years.
 - The proposed AAD research facility will be the epicentre of aquarium-based Southern Ocean marine biological research. It is therefore essential that sufficient research aquaria space is provided to enable national and international collaborating scientists to fully utilise the specimen capacity

that RSV Nuyina will deliver, such that long term critical research to conserve and protect the Southern Ocean ecosystem can be performed efficiently and safely. The proposed AAD research facility provides the minimum space necessary to be able to achieve this.

- On the basis of these submissions, it is accepted that the development is designed and located to avoid and minimise impacts to the extent feasible, including consideration of alternative locations and designs for the development which could reduce the footprint of the proposal and enable additional tree retention.
- The Arboricultural Impact Assessment (Philip Jackson, September 2022) submitted in response to a further information considers new encroachment into the tree protection zone (TPZ) of T61 (identified as T53 in the Arboricultural Impact Assessment) and confirms that the encroachment is acceptable with no expected adverse impacts. It is noted that the arborist assessed the encroachment as <10, whereas the plans indicate it is greater. Notwithstanding, a verbal discussion with arborist (November 2022) confirms the encroachment is still tolerable providing it does not exceed 15%, works do not extend further than existing fence, the detailed design incorporates arborist advice and works are supervised by project arborist. These are all matters which can be conditioned.
- The civil and architectural plans confirm that the remaining encroachment into trees identified for retention is < 10% or contained within existing hardstand or disturbed areas.
- Impacts on trees proposed for retention during construction can be managed through appointment of a Project Arborist and development and implementation of a Tree Protection Plan.
- To mitigate the impacts of the tree removal, the proposal includes replanting approximately 32 *E. globulus* trees, 34 *E. viminalis* trees, 7 *E. ovata* trees and 3 *E. pulchella* trees, as well as landscaping with native understorey species. While replanting is supported, given the site constraints and limited available space, the level of proposed planting is not supported. To enable trees planted to reach maturity and make a long-term contribution in the landscape, these trees need to be planted with enough space to develop large canopies. This can be achieved through a condition in any permit issued requiring a revised landscaping plan that demonstrates each tree planted has a minimum of 10m x 10m for canopy development.
- While planting is supported and can help mitigate the impacts, this planting is not sufficient to offset the loss of the high and very high conservation values trees. To meet the offset requirements under the Scheme, a financial contribution of \$250/high conservation value tree and \$500/very high conservation value tree is required. This offset must be used for the protection and improvement of swift parrot and forty-spotted pardalote habitat in Tarooma and may include installation of nest boxes. This offset can be achieved via inclusion of a condition in any permit issued.

Conditions of approval are recommended for inclusion in any permit issued approving the proposed tree removal, requiring a revised landscaping plan with appropriate levels of replanting, requiring payment of the financial offset prior to removal of the trees and implementing the recommended tree protection measures during and after construction.

E1.0 Bushfire-Prone Areas Code

Clause E1.5.1 - Vulnerable Uses

Acceptable Solution A1
No acceptable solution
Performance Criteria P1
A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy and bushfire hazard management plan; (e) other advice, if any, from the TFS.
Proposal
No acceptable solution and requires assessment against the Performance Criteria.

A submission by an accredited bushfire practitioner (Mark van den Berg, 7 November 2022) demonstrates that the proposed variation can be supported pursuant to this Performance Criteria of the Code for the following reasons:

- The proposal relates to a long existing marine research and educational facility that relies on a waterfront site for access to recirculating seawater. The scale of the use is relatively modest on this large site.
- The proposed facility will provide an overriding benefit to the community by way of a world-class research facility which contributes to meeting Australia’s international obligations and serves the need of academic institutions, industry, government and the community.
- There is no site that is a suitable alternative or lower risk location within the site. A lower risk site could only be one that is not located in a bushfire-prone area. The proposal is also dependant on existing infrastructure on the site and does not introduce a new vulnerable use.
- An emergency management strategy has been developed and endorsed by the Tasmania Fire Service (TFS). Endorsement is located on page 9 of the Bushfire Hazard Report, 31 Nubeena Crescent, Tarooma. August 2022, J7593v1. TFS have been consulted through the emergency management strategy process and have not provided any other advice in this circumstance.

E3.0 Landslide Code

Clause E3.6.2 Vulnerable use

Acceptable Solution A1
Vulnerable use is for visitor accommodation.
Performance Criteria P1
Vulnerable use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.
Proposal
As the proposal is a vulnerable use not for visitor accommodation, it requires assessment against the performance criteria.

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

- the proposal relates to a long existing marine research and educational facility that relies on a waterfront site for access to recirculating seawater.
- The existing research facility operated by IMAS is a hub for the University’s Fisheries and Aquaculture program. The proposed research facility, as advised by the Australian Antarctic Division, will be the centre of aquarium based Southern Ocean marine biological research. It is recognised that this is important for national and international collaborating scientists and will deliver long term critical research to conserve and protect the Southern Ocean ecosystem.

E3.0 Landslide Code

Clause E3.6.2 Vulnerable use

Acceptable Solution A2
No acceptable solution
Performance Criteria P2
<p>Vulnerable use must satisfy all of the following:</p> <p>(a) No part of the vulnerable use is in a High Landslide Hazard Area;</p> <p>(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:</p> <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. <p>(c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:</p> <ul style="list-style-type: none"> (i) protect themselves and defend property from landslide; (ii) evacuate in an emergency; (iii) understand and respond to instructions in the event of a landslide; whilst minimising risk to emergency personnel.
Proposal
No acceptable solution and requires assessment against the Performance Criteria.

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

- No part of the vulnerable use is within a high landslide hazard area.
- Having regard to an assessment of the Landslide Risk provided by a suitably qualified person (Scheriz Ground Investigations, 14 November 2022), it has been determined that the level of risk is acceptable and there is no credible risk of landslide the risk to occupants, staff and visitors.

E3.0 Landslide Code

Clause E3.7.1 - Buildings and works, other than minor extensions

Acceptable Solution A1
No acceptable solution
Performance Criteria P1
Buildings and works must satisfy all of the following: (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.
Proposal
No acceptable solution and requires assessment against the Performance Criteria.

An assessment of the Landslide Risk was provided by a suitably qualified person (Scheriz Ground Investigations, 14 November 2022) and this assessment confirms the proposed variation can be supported pursuant to this Performance Criteria of the Code for the following reasons:

- No part of the development is within a high landslide hazard area.
- There is no credible risk of landslides for the main buildings on the site, or smaller plant and additions and the level of risk is acceptable.
- Notwithstanding, general good practice guidelines should be adhered to, including:
 - avoiding large cuts parallel to the slope of the land (less than 2m)
 - using slab on ground/raft footings in preference to strip or pad footings
 - where strip or pad footings are adopted, they should be constructed in a grillage
 - all stormwater from roofs and new paving should be drained into appropriate pipes and not be discharged onto slopes near to the river or other structures
 - installing cut off drains above structures similarly drained into correct pipes.

A condition should be included in any permit issued requiring that detailed design drawings demonstrate the above measures have been integrated into the design.

E5.0 Road and Railway Assets Code

Clause E5.5.1 – Existing road accesses and junctions

Acceptable Solution A3
The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater

<p>Performance Criteria P3</p> <p>Any or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
<p>Proposal</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, will increase by more than 40 vehicle movements per day.</p>

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

- A Traffic Impact Assessment (TIA) has been submitted with the application. The current traffic generation of the site is typically 116 vehicles per day with 33 vehicles per hour estimated at peak times (morning). The TIA indicates an increase in traffic of 62 vehicles per day compared to the current traffic generation of the site with peak hour increase of 20 vehicles per hour. This is estimated in 2025 with an estimated total 205 staff and student numbers on site at any one time.
- The current traffic is around 300 vpd in Nubeena Crescent near the site. The TIA provides an assessment that indicates there is sufficient capacity in Nubeena Crescent to absorb the traffic generated from the proposed development. Also, that the crash history of the road network does not present any existing road safety issues that may be made worse by any increase in traffic from the development.
- In conclusion the application has demonstrated that the increase in vehicle traffic at the existing access to the site will be safe and not unreasonably impact on the efficiency of the road.

2.5 Public Consultation and Representations.

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 21 September 2022 to 5 October 2022). Eleven (11) representations were received during the public exhibition period. The following issues were raised by the representors:

2.5.1 Traffic impacts on Nubeena Crescent

- Nubeena Crescent is a quiet residential street in a quiet residential suburb originally built to a standard to accommodate a lower level of use. The use of the University and Kelvedon Oval has intensified use and the volume of traffic has increased.

- Nubeena Crescent was not designed to carry the large vehicles and boats travelling to and from IMAS which will increase in frequency.
- Existing trees and vegetation on pathways require pedestrians to move onto a potentially busy street.
- The proposed UTAS/IMAS development does not belong in a residential street such as Nubeena Crescent, which is relatively narrow, having been designed for use to access people's houses.
- There is a substantial increase in traffic flows in the street that already serves a number of sports (football, bowls, tennis, skate park) and the play park, community garden, recreation area and community hall. The activity is further increased during school day.
- The potential increase in redeveloped IMAS traffic-flows almost mandates a 7.5 m wide pavement update to make safe two-way access for IMAS users, local residents and pedestrian traffic.
- Risk treatments such as traffic calming measures on this stretch of Nubeena Crescent are already warranted due to frequent speeding. Such a risk treatment would be welcomed by residents and was proposed to University and residents at a feedback session.
- The Traffic Impact Assessment prepared by Midson Traffic P/L accompanying the development application does not sufficiently address the provisions in the Kingborough Interim Planning Scheme 2015 (the Planning Scheme):

- Acceptable Solution A2 of Clause E.5.6.2 (a)

The TIA has not considered the impact of double container deliveries with regards to the unique aspects of the road and parked traffic, both of which may create different issues, such as side mirrors and even cars being hit as they navigate the narrow road.

The vehicle movements and types of vehicles involved in the construction have not been considered at all.

Pedestrians need to be included in the definition of traffic. The road and footpaths (except near the highway) are in poor condition and poorly maintained, making it less safe.

- Acceptable Solution A2 of Clause E.5.6.2 (b)

The TIA has not investigated the site to adequately consider the nature and volume of pedestrian activity along/across Nubeena Crescent (children, dog walkers, walkers, etc.) and the number of vehicles routinely parked along the road.

The physical layout (nature) of the road has not been adequately considered e.g. steepness of driveways and line of sight of residents reversing out of properties. The increased traffic volumes will increase the risk of serious injury or death from a T-Bone collision between reversing residents and vehicles on Nubeena Crescent and Kelvedon Avenue.

There is no commentary on local use and pedestrians, only pedestrian traffic generated from the site.

- Acceptable Solution A2 of Clause E.5.6.2 (c)

Consideration of reducing the speed limit to 40km/hr has not been considered in detail with all the issues noted above.

- The development could provide a win-win-win opportunity for the University, Kingborough Council and the Tarooma community to work together to resolve Nubeena Crescent. Nubeena Crescent is already unfit for purpose of safe access for residents and the Development Application as it stands will make this more so.
- It is recommended that Council carefully consider options to fund traffic calming measures either in its capital works budget or a possible developer contribution.

Comment

All the submissions lodged have raised issues with the state of Nubeena Crescent and other roads leading to the site. The provisions of the Planning Scheme and the relevant Road and Railway Asset Code and Parking and Access Code require that the access into the site from the road and the internal car parking and manoeuvring comply with the relevant Engineering standards. There are no requirements in the Planning Scheme in relation to other sections of the road system or for upgrading.

The application is supported by a Traffic Impact Assessment from a suitably qualified person. The Council Development Engineer has reviewed the TIA and confirmed that the proposal complies with the Acceptable Solutions and Performance Criteria of the Codes. Suitable conditions have been recommended for inclusion in any permit issued.

Additional works in the road system including traffic calming, widening, and tree clearing, are a separate matter for Council to consider independent of the development application.

2.5.2 Diminished character and amenity of Nubeena Crescent area

- The Local Objective 17.1.2.1 of the Planning Scheme states that the Nubeena IMAS site is “to be used and developed for education and research that is compatible with surrounding residential and recreation uses” and the implementation strategy states “*Use and development is to...(d) protect neighbouring land from unreasonable loss of residential and recreational amenity*”.
- This development reduces both residential and recreational amenity with the loss of significant trees, increase in traffic and noise, and difficulty in accessing / leaving homes safely as outlined above.
- There has also been crown land set aside for public recreation located around these facilities and significant plantings of native trees, which have limited their impact and provided benefits to the residential environment. If this proposal is approved, the buffer of recreational land will be removed, leading to greater impact on residents and visitors.

Comment

The Local Objective is achieved through the compliance with the Acceptable Solutions and Performance Criteria contained in the Development Standards for the Zones and Codes in the Planning Scheme. The Community Purpose Zone permits educational activities and may allow research and development activities subject to meeting the development standards. The Report and Assessment Checklist contain assessment of the application under the development standards. In summary the impacts of the proposed onsite uses have been assessed as complying to the Development Standards and should not create any unreasonable impacts on residential and recreational amenity.

In relation to the comment on loss of Crown land set aside for public recreation the proposed development is contained entirely on the two titles owned by the University of Tasmania.

2.5.3 Tree Clearing

- The clearing of trees is appalling. These are old and important habitat trees important for wildlife including nesting.
- The removal of mature tree species will adversely affect endemic bird life in the immediate area such as the critically endangered Forty Spotted Pardalote.
- The development site includes remnant native trees with a conservation status of low, high, or very high. These have intrinsic value in the ecosystem services and as a repository of genetic diversity.
- The development application does not provide any evidence of alternative locations other than the Tarooma site. Nor is there any attempt to minimise the impact on the high conservation value trees.
- The proposed development should be relocated to the west/southwest of the site.
- The proposed on-site offsets (revegetation using seeds harvested from removed trees) is insufficient in relation to the significance of the removal.

Comment

It is acknowledged that the proposal results in the removal of numerous mature trees which provide potential habitat for fauna, including threatened species such as the forty-spotted pardalote and swift parrot. It is also acknowledged that, given the maturity and age of some of these trees, their loss is irreplaceable, even with replanting and offsets. However, the removal of these trees has been assessed against the requirements of the planning scheme and it is considered that the proposal meets the performance criteria subject to inclusion of the recommended conditions in any permit issued.

2.5.4 Carbon Budget

- The application does not assess the carbon budget and it is not known what increases will be in greenhouse gas emissions from construction and subsequent use.

Comment

The specific issue of Carbon Accounting is not a Development Standard in the Planning Scheme and Council is unable to consider this issue. Council can only assess the application with regard to the Acceptable Solutions and Performance Criteria in the Zone and Codes contained within the Planning Scheme.

2.5.5 Consultation

- The University has not engaged in genuine consultation with the community, and it has happened late in the process. Their consultation was tokenism, placation and not genuine.
- During visits to the site during consultation it was noticed that there are boats, nets, and discarded marine equipment on the site with no environmental management.

Comment

The *Land Use and Planning Approval Act 1993* (LUPAA) contains the requirements for public advertising of an application. The application has met the LUPAA requirements and Council is not able to comment on any other consultation undertaken by applicants.

The management of the existing use on site is not an issue Council can consider with the current development application.

2.5.6 Advertising over Christmas

- The Council should not have advertised just before Christmas from 7/12/2022-20/12/2022. It looks like it was done to limit comment. This did not allow time to review all the documents.

Comment

The *Land Use and Planning Approval Act 1993* (LUPAA) contains specific statutory requirements for the assessment of applications. Council is required to comply with the statutory time frames. The Council is unable to delay advertising. In relation to the length of the advertising period LUPAA provides for a 14 day period for the public to view an application.

2.5.7 The site is inappropriate for undergraduate teaching facilities

- The site is inappropriate for undergraduate teaching facilities due to the negative impacts and is a change in use of the property. The site should not be used to move teaching from Sandy Bay and the laboratory facilities for IMAS belong at Castray Esplanade.

Comment

The Community Purpose Zone allows for Educational use as a Permitted use. The use of Research and Development is a Discretionary use and an application is able to be made for Council to assess under the Development Standards for the Zone and Codes.

2.5.8 Heritage

- It is pleasing to see the development wants to retain the Caretakers Cottage as a building of historical significance however concerned about how the proposed development will impact these heritage buildings existing on site. The Caretakers Cottage should be restored to its original condition and utilised as a history room accessible both for the community of Taroona and the general public.

Comment

The Caretakers Cottage and site is not listed in the Planning Scheme's Heritage register as a Heritage Place or Heritage Precinct and the Heritage Code E13.0 does not apply.

The Caretakers Cottage is listed in the State Government's Tasmanian Heritage Register. The applicant has provided a Historic Heritage Management Strategy Report (Praxis Environment, dated June 2022) in relation to the requirements of the *Historic Cultural Heritage Act 1995*. The Historic Heritage Management Strategy contains a Conservation Management Policy and recommendations for the Cottage.

2.5.9 Governance

- Council should delay its decision on the application until the investigation into the governance and decision making processes of the University by the Legislative Council Select Committee Inquiry into the Provisions of the University of Tasmania Act 1992 has finished.

Comment

The Council is required to process and assess a development application in accordance with the statutory requirements of the *Land Use and Planning Approvals Act 1993 (LUPAA)*. There is no provision in LUPAA that allows Council to defer a decision on a development application if it has complied to the application requirements of LUPAA and its statutory time frames.

2.6 Other Matters

Environment Protection Authority (EPA)

The proposed development application was referred to the Chairperson, Board of the Environment Protection Authority, pursuant to s.25(1) of the *Environment Management and Pollution Control Act 1994 (EMPCA)* as the proposed development is a permissible Level 2 activity or a use or development of land that is on the same land as, and is not ancillary to, an existing Level 2 activity. The application constituted works that are not ancillary to an existing Level 2 activity, were considered to be likely to cause serious or material environmental harm or constitute conduct of works within the meaning of a Level 2 activity.

The EPA advised on 27 September 2022 that the application would be subject to environmental assessment by the Board of the Environment Protection Authority under the EMPCA. The referral was taken in accordance with s.24(1) of the EMPCA and the assessment of the proposal would be undertaken under s.25 of EMPCA as if the proposed activity were a "Level 2" activity. The EPA advice at the time was that the referral was required as the proposal had potential impacts of noise and odour from the construction and operation of the proposed activity and also potential impacts to natural values.

On 30 November 2022 the EPA advised that upon further consideration and after receiving the applicant's "Environmental Effects Report" (Pitt and Sherry, Oct 2022 (the draft EER)) the decision to assess the proposal had been reconsidered. The reasons for originally determining to assess the proposal included the fact that the EPA has previously assessed a proposal for a pilot scale lobster hatchery proposal on the site in 2020 and there was potential for noise and odour to cause environmental nuisance. However, on reflection the reasons for the EPA reconsidering this proposal include:

1. On reflection the 2020 decision to assess the lobster wastewater plant with Schedule 2 of the EMPCA was potentially incorrect as the site is a research facility and predicted effluent strength and associated environmental impact falls far below that of typical commercial and industrial wastewater.
2. The wastewater being treated at the existing wastewater system at 41 Nubeena Crescent is a facility regulated by the Kingborough Council. This facility is not subject to undue environmental concern and EPA has insufficient grounds to consider taking on regulation of the site. The review of the draft EER report confirms this position.
3. The remaining environmental concerns with the proposal are noise and odour emissions. The EPA, on review of the information, is of the view that these do not warrant the EPA resources commensurate with other Level 1 activities regulated by Local Government. The EPA regulation of this activity could set an undesirable precedent for similar aquaculture facilities in Tasmania.

The EPA advised that in accordance with s.25(3) of the EMPCA, and under the delegation of the Board, the EPA does not need to assess the activity and that it can be suitably assessed and regulated by the Kingborough Council.

Noise

The Planning Scheme contains requirements on noise emissions measured at the boundary of a residential zone in cl.17.3.2 of the Development Standards in the Community Purposes Zone. The application is supported with a Noise Assessment Report (NVC Noise Vibration Consulting, 19 July 2022). The report demonstrates that, subject to the recommendations in the report, that the development will meet the design criteria and Development Standards.

The noise attenuation requirements include:

- Once the mechanical plant design is finalised the noise predictions are to be updated and noise mitigation recommendations implemented as required.
- For the emergency diesel generators:
 - The larger unit be housed in an acoustic enclosure
 - Periodic test runs only be conducted during the day
 - Their location be chosen such that buildings provide some acoustic screening of them from the receivers
- The hood exhaust fans, if run at night, will require mitigation. Standard options are available and should be determined after details of the fans is finalised.

- Once the development is complete, commissioning noise measures be conducted to verify compliance with the Planning Scheme noise criteria has been achieved.

The recommendations in the Noise Assessment Report have been included in conditions in the Permit.

Aboriginal Heritage

The application is supported by an Aboriginal Heritage Addendum Report (Stuart Huys and Rocky Sainty, Final Draft Version 1 dated 4/07/2022). The Report includes an Aboriginal Cultural Heritage Management Plan.

The Report advises that no aboriginal heritage sites, suspected features, or areas of elevated archaeological potential were identified during the survey assessment of the proposed development. The results of the AHR search showed that there was no registered Aboriginal site located within the proposed development footprint, or in the broader 31 Nubeena Crescent property boundaries. On that basis the report determines that there are no known Aboriginal Heritage sites that occur within the study area.

A Record of Advice (dated 21/07/2022) has been received from Aboriginal Heritage Tasmania stating that:

“AHT acknowledge the findings and recommendations of the assessment. For the purposes of the Aboriginal Heritage Act 1975 the report conforms to the assessment standards outlined in the Aboriginal Heritage Standards and procedures. All works should proceed in accordance with the recommendations in the report”.

Advice is recommended for inclusion in any permit issued in relation to the responsibilities of the applicant in relation to the *Aboriginal Heritage Act 1975*.

Collision Risk Assessment

It is acknowledged that a collision risk assessment by a suitably qualified person has been provided (ECOtas, 2022). This assessment rates the collision risk as moderate-high given the adjacent blue gum dominated forest and recommends implementation of the following measures:

- use of shade cloth on any chain mesh fencing during construction; and
- low reflectivity glass with <10% reflectivity on the windows on the southern elevation of the workshop and all external glazing for all elevations on the ground and first floor levels of the main building.

Amended plans submitted in response to a further information request identify low reflectivity glazing on the recommended elevations and also including a notation which provides an alternative of a screen. Providing this screen is permanently fixed, this alternative is acceptable.

A condition is recommended for inclusion in any permit issued requiring building plans to include these measures and for the measures to be implemented.

Best Practice Hygiene Measures

In accordance with clause 8.11.3(b) of the Planning Scheme, a condition should be included in any permit issued requiring implementation of best practice hygiene measures.

TasWater

The application was referred to TasWater who have provided a Submission to Planning Authority Notice (TWDA 2022/01294-KIN dated 24/08/2022) with their conditions of approval. This is included in any permit issued.

TasNetworks

The application was referred to TasNetworks. There has not been any response from TasNetworks within their statutory time period.

Tasmanian Heritage Register - Tarooona Animal Quarantine Station at 31 Nubeena Crescent.

The former Tarooona Animal Quarantine Station at 31 Nubeena Crescent is listed on the Tasmanian Heritage Register (THR Ref #10887). The site is also historically known as the Nubeena Quarantine Station and the Tarooona Animal Quarantine Station. The applicant has provided a Historic Heritage Management Strategy Report (Praxis Environment, dated June 2022) in relation to the requirements of the *Historic Cultural Heritage Act 1995*. The Tasmanian Heritage Council will assess any proposed development of the place against Part 6 of the HCHA.

There are no works proposed to the Tarooona Animal Quarantine Station and related buildings as listed in the THC Register.

The building and site is not listed in the Planning Scheme's Heritage register as a Place or Precinct and the Heritage Code does not apply.

3. CONCLUSION

The application has been assessed against the requirements of the Planning Scheme. It complies with the Development Standards for the Community Purpose and Environmental Management Zones and relevant Codes and is recommended for approval with conditions.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for partial demolition, alterations and additions for tertiary education and research and development and associated infrastructure works at 31 Nubeena Crescent (CT 171435/2), 41 Nubeena Crescent (CT 175969/1), adjoining Crown land (CT 171411A/2 & CT 171435/3) and the waters of the River Derwent, Tarooona for University of Tasmania 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-2022-321 and Council Plan Reference No. P5 submitted on 5/12/2022.

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. No more than 29 trees numbered T3-T9, T14-T18, T24-T27, T29-T35 and T49-54 and as shown in Council Plan Reference P5 received on 5 December 2022 are approved for removal for the purposes of this development.

This vegetation must not be removed prior to building approval, securing the conservation offset and approval of an 'Application for Approval of Planning Start of Works Notice'.

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.

3. To offset the loss of nine (9) trees of high conservation value (comprising eight (8) *Eucalyptus viminalis* trees with a DBH >25cm and one (1) *E. globulus* tree with a dbh >40cm) and 13 trees of very high conservation value (comprising seven (7) *E. viminalis*, four (4) *E. ovata*, one (1) *E. globulus* and one (1) *E. pulchella* with a dbh >70cm), an offset of \$8750 must be paid into Council's Environmental Fund, to be used to manage and conserve habitat for the swift parrot, forty-spotted pardalote and mature habitat in the vicinity of Taroona.

This offset must be paid prior to the issue of a Building Permit and removal of the trees.

4. 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, in consultation with a suitably qualified arborist. Plans must be to satisfaction of the Director Engineering Services and comply with:

- Tasmanian Standard Drawings
- Austroads Standards and Australian Standards
- Australian Rainfall and Runoff Guidelines
- The subdivision Bushfire Hazard Report and Management Plan (GES Geo-Environmental Solutions, August 2022 J759 version 1; and the Addendum dated 7/11/2022 – Bushfire Hazard Report GES Geo-Environmental Solutions, August 2022 J759 version 1).

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
 - (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. Any on-site stormwater detention must be detailed including how the on-site detention will be serviced to prevent blockages while maintaining its capacity
 - (iv) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow
- (c) Drainage easements being provided within the subject property boundaries with the stormwater main located centrally within the easement
- (d) Notation that the finished floor levels must be 300mm above the flood level for a 1% AEP storm event
- (e) Incorporate the recommendations in the Geotechnical Assessment prepared by Scheriz Ground Investigations, 14 November 2022
- (f) Including a tree plan to the satisfaction of the Manager Development Services which is developed in consultation with a suitably qualified arborist and:
 - (i) identifies the location, diameter at chest height and species of trees with a diameter >25cm at 1.5m from natural ground level within 15m of any works;
 - (ii) clearly identifies which trees are to be removed and which are to be retained, consistent with Council Plan Reference No. P5 received on 5 December 2022;
 - (iii) demonstrates that the proposed development and associated infrastructure are designed and located to retain trees identified for retention;
 - (iv) demonstrates that the maximum extent of encroachment into the tree protection zone of T60 as shown in Council Plan Reference No. P5 received on 5 December 2022 does not exceed 15% or extend beyond the existing fence; and
 - (v) details mitigation and protection measures to be implemented to minimise the impacts of the development on the health of the trees being retained and avoid their loss within the scope of the approved development.
- (g) Other specific requirements

Once endorsed the plans will form part of the permit.

5. Prior to the commencement of any on-site works (including any tree removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings), all remaining native vegetation, including individual trees identified for retention in Council Plan Reference No. P5 received on 5 December 2022, must be retained and appropriately protected during construction through the

installation of temporary fencing between any on-site works and adjacent native vegetation in accordance with AS 4970-2009 and the endorsed engineering drawings 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 obtained from the Project Arborist and 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.
6. Before the approved development commences, 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 include the following:

- (a) outline of the proposed buildings;
- (b) proposed planting by quantity, genus, species, common name, expected mature height and plant size;
- (c) use of local provenance native species, with tree species to preference *Eucalyptus viminalis* and *Eucalyptus globulus*;
- (d) demonstrating each tree planted has a minimum available area of 10m x 10m for canopy development;
- (e) existing trees to be retained and proposed measures to be carried out for their preparation and protection during construction;
- (f) earth shaping proposals, including retaining wall(s);
- (g) fencing, paths and paving (indicating materials and surface finish)

Unless otherwise agreed in writing by the Manager Development Services, the landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose.

The landscaping shown on the endorsed landscaping plan must be completed prior to the occupation of the building.

7. The external building materials of all buildings applying to this development must be of types and colours that are sympathetic to the environment with a Light Reflectance Value not greater than 40 percent and must be to the satisfaction of the Manager Development Services. Unpainted metal surfaces will not be approved. Plans submitted for building approval must indicate the proposed colour and type of the external building materials.
8. Plans submitted for building approval must:
 - (a) demonstrate the development will be constructed to BAL-12.5 and the separation distances are no greater than shown in the Bushfire Hazard Report August 2022;
 - (b) incorporate the construction recommendations in the Geotechnical Assessment prepared by Scheriz Ground Investigations, 14 November 2022; and
 - (c) demonstrate all windows on the southern elevation of the workshop and all external glazing for all elevations on the ground and first floor levels of the main building will utilise low reflectivity glass with <10%, unless covered by a fixed screen to provide the equivalent, consistent with Council Plan Reference P5, received on 5 December 2022.

All bushfire, geotechnical and glazing requirements must be implemented and maintained to the satisfaction of the Manager Development Services for the life of the development.

9. The building height must not exceed 10 metres in height above the natural ground level existing prior to the construction of that building directly below that point.
10. 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.

11. The construction works must be undertaken in accordance with the approved engineering design drawings to the satisfaction and approval of the Director Engineering Services.

The works must be supervised by a professional Civil Engineer.

12. 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.

13. The use and development must be managed in accordance with the certified Bushfire Hazard Management Plan and Emergency Management Strategy by GES (August 2022, J7593v1).

14. Unless with the prior written consent of the Manager Development Services, the hours of operation of a use within 50 m of a residential zone must be within:

- (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;
- (b) 9.00 am to 6.00 pm Saturdays;
- (c) 10.00 am to 5.00 pm Sundays and Public Holidays;
- (d) 8.00pm to 8.00am Mondays to Fridays, 6.00pm to 9.00am Saturdays, and 5.00pm to 10.00am Sundays and Public Holidays only for aquarium technicians, researchers, and other necessary staff and any associated heavy vehicles, to maintain the live animals on site and also pickup/drop off of the facility's small vessel fleet. The frequency of these after hours visits to the site shall generally be in accordance with Table 3-Traffic Movement Summary in s.4 Traffic Impacts of the Traffic Impact Assessment (Midson Traffic Pty Ltd, July 2022) unless varied in writing by the Manager Development Services;

except for office and administrative tasks.

15. Unless with the prior written consent of the Manager Development Services, the commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:

- (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;
- (b) 9.00 am to 5 pm Saturdays;

- (c) 10.00 am to 12 noon Sundays and Public Holidays;
 - (d) 6.00pm to 7.00am Mondays to Fridays, 5.00pm to 9.00am Saturdays, and 12.00 noon to 10.00am Sundays and Public Holidays only for aquarium technicians, researchers, and other necessary staff and any associated heavy vehicles, to maintain the live animals on site and also pickup/drop off of the facility's small vessel fleet. The frequency of these after hours visits to the site shall generally be in accordance with Table 3-Traffic Movement Summary in s.4 Traffic Impacts of the Traffic Impact Assessment (Midson Traffic Pty Ltd, July 2022) unless varied in writing by the Manager Development Services;
- except for office and administrative tasks.
16. External lighting within 50 m of a residential zone must comply with all of the following:
 - (a) be turned off between 9:00 pm and 6:00 am, except for security lighting;
 - (b) security lighting must be baffled to ensure they do not cause emission of light outside of 31 and 41 Nubeena Crescent.
 17. The loading and unloading of vehicles and the storage of materials must be contained within the property boundaries and must not encroach on any part of any road reserve or public open space area.
 18. Prior to occupancy of the proposed new building, the existing combined stormwater and wastewater outlet must be extended so that it discharges to the Derwent River below the low-water line.
 19. Noise measurements must be undertaken by a suitably qualified acoustic consultant immediately upon commissioning of the new facility, and at six months after commissioning of the new facility. A noise assessment report must be submitted to Council summarising noise measurement results, and demonstrating that the measured noise levels do not exceed the predicted noise levels specified in the submitted report by Noise Vibration Consulting dated 23 November 2022. Any mechanical plant or equipment found to exceed the specified noise levels must be shut down immediately until compliance with the specified levels can be achieved.
 20. In accordance with the *Environmental Effects Report* by Pitt & Sherry (dated 28 November 2022), air handling units must be fitted with noise attenuating insulation.
 21. In accordance with the *Environmental Effects Report* by Pitt & Sherry (dated 28 November 2022), the proposed new feed shed ventilation system must be fitted with a carbon filter (or similar system) to eliminate odour escape from the building.
 22. In accordance with the *Environmental Effects Report* by Pitt & Sherry (dated 28 November 2022), all biological waste must be stored in a sealed freezer prior to collection and removal from site.

All solid filtrate from the wastewater treatment system must be stored in a sealed freezer prior to collection and removal from site, or alternatively discharged to sewer.
 23. Standby chillers are only permitted to be used in the case of an emergency, where there has been a mains power failure.
 24. The proposed backup generator is only permitted to be operated in the case of an emergency (mains power failure), or for scheduled testing. Scheduled testing of the generator is only permitted to occur once per 6 weeks and only between the hours of 7am – 6pm.

25. In accordance with the *Environmental Effects Report* by Pitt & Sherry (dated 28 November 2022), the total maximum biomass for the proposed new facility must not exceed 3.082 tonne at any time.
26. 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. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- D. The developer must obtain from Council a Plumbing Permit for the proposed new liquid trade waste treatment system.
- E. 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.
- F. A Permit to carry out works within a Council road reservation must be obtained from the Director Engineering Services prior to any works commencing within the Council road reservation. All such works are required to be inspected by Council.
- G. Signs must be kept to a minimum and must not be displayed without separate approval of Council. Prior to erection, details of all proposed signs, including proposed location, dimensions, content, colours, materials and clearly drawn scale diagrams must be submitted to the Manager Development Services for assessment.

ATTACHMENTS

1. **Plans**
2. **Assessment Checklist**
3. **TasWater Submission to Planning Authority**



Preston Lane

IMAS TAROONA

Site restrictions

LEGEND

-  Biodiversity Protection Area
-  Tas Networks Easement
-  Landslide Hazard Area
-  Heritage Cottage Curtilage
-  Heritage Structure
-  Bush Fire Management Area
-  Boundary Set Back
-  View from Heritage Cottage
-  Line of Bush Fire Set Back

Kingborough Council

Development Application: DA 2022-321
Plan Reference No.: 3
Date Received: 11/11/2022
Date placed on Public Exhibition: 7/12/2022





IMAS_020000
Looking South, the new reception building from the new car park.



IMAS_020000
Looking South, the new reception building from the new car park.

DESIGN DETAILS			DESIGN DETAILS		
ITEM NO.	DESCRIPTION	QTY	ITEM NO.	DESCRIPTION	QTY
1	1
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DRAWING SCHEDULE - ARCHITECTURAL											
DRAWING NO.	DESCRIPTION	DATE	SCALE	STATUS	DATE	SCALE	STATUS	DATE	SCALE	STATUS	DATE
400-01	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-02	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-03	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-04	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-05	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-06	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-07	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-08	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-09	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-10	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-11	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-12	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-13	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-14	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-15	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-16	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-17	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-18	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-19	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-20	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-21	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-22	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-23	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-24	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-25	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-26	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-27	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-28	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-29	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-30	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-31	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-32	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-33	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-34	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-35	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-36	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-37	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-38	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-39	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-40	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-41	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-42	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-43	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-44	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-45	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-46	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-47	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-48	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-49	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22
400-50	Site Plan	12/22	1:100	Final	12/22	1:100	Final	12/22	1:100	Final	12/22

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022



Submit to Council for Consideration
 1. Think Local South Coast VIC 400
 2. See 400-001
 3. See 400-001
 4. See 400-001
 5. See 400-001
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 35. See 400-001
 36. See 400-001



Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
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- On open car parking plus 2 wheelchair car spaces, 3 bike spaces, 3 motorcycle spaces.
- Internal alterations, new research facility.
- Extension to existing water treatment plant with extension to accommodate water treatment.
- Proposed new teaching and research facility.
- Proposed generator enclosure.
- Proposed extension to existing building.
- Multistore car parking area, 25 car spaces including 3 wheelchair car spaces. Proposed 27 car, 4 wheelchair, 3 motorcycle and 5 bike spaces.
- New water treatment plant.
- 37 Submits consent to be submitted and lodging of final application to Council in accordance with approved submission planning permit (DA-2022-12) (permit scheduled until 21 August 2022).

NOTES
 These Plans in presentation purposes only. Location structures and scale is not to be used. Please refer drawings A20-12 and A20-13 for confirmation of a site location of existing and proposed structures.

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Subject
 40 BARNES DRIVE PRESTON VIC 3207
 PRESTON LANE
 PRESTON VIC 3207
Author
 1/1000 Preston Lane VIC 3207
 1/1000 Preston Lane
 1/1000 Preston Lane

Preparation and scale is not to be used. Please refer drawings A20-12 and A20-13 for confirmation of a site location of existing and proposed structures.

© 2022 PRESTON LANE CONSULTING PTY LTD

Project: UNIVERSITY OF TRENTHAM
 EAST TARRANTS CAMPUS
 22-40 NUBERNA CRESCENT

Scale: 1:2000 A3

NO.	DESCRIPTION	DATE
1	Issue for public exhibition	07/12/2022
2	Issue for public exhibition	07/12/2022
3	Issue for public exhibition	07/12/2022
4	Issue for public exhibition	07/12/2022
5	Issue for public exhibition	07/12/2022
6	Issue for public exhibition	07/12/2022
7	Issue for public exhibition	07/12/2022
8	Issue for public exhibition	07/12/2022
9	Issue for public exhibition	07/12/2022
10	Issue for public exhibition	07/12/2022

LOCATION PLAN
 1:2000



- DEMOLITION LEGEND**
- Demolition works limited by not dashed line
- NOTES**
1. The contractor is to inspect the site, and liaise with the authorities and contractors, utilities, water, and general safety.
 2. All structures are to be removed from site unless noted otherwise. Strictly no burning off site.
 3. Contractor to ensure all services are appropriately marked and sealed to make way for new works.
 4. Level all surfaces clear and free of any unwanted objects ready to make way for new works.
 5. Remove all visible ground service pipes and conduits etc.
 6. All existing services not noted for demolition are to be retained/relocated to make way for new works as required, unless otherwise noted.
 7. Refer Drawing A20-11 for new services and distribution details.
 8. All materials having shown dashed to be demolished.

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

CELEBRATING OUR 140th BIRTHDAY

Subject:
 44 BARNES DRIVE, NORBERA, TASMANIA
 T54 6420
 4000 SQM
Reference:
 1/2022/DA/0001
 1/2022/DA/0001
 1/2022/DA/0001

Prepared by: UNIVERSITY OF TUDOR
 Project: WEST TARRANTS VILLAGE
 21-42 NORBERA CRESCENT
 Date: 2022/03/06
 Scale: 1:500

NO.	DATE	BY	DESCRIPTION
1	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
2	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
3	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
4	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
5	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
6	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
7	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
8	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
9	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design
10	06/03/2023	CELEBRATING OUR 140th BIRTHDAY	Final Design

Existing pump station building shown hatched to be demolished to site level. Percent 40% to South East edge (water side) to be retained to 100% above site level to act as headwall and headrace. May pool 100% concrete surface of site when site work is complete.



Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

NOTES:
 NWC = Institute for Marine and Antarctic Studies
 NRC = Australian Antarctic Research Centre

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Subject:
 40 Bannock Street Hobart TAS 7000
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 E: info@prestonlane.com.au
 www.prestonlane.com.au

Prepared by:
 PRESTON LANE HOLDINGS PTY LTD
 40 Bannock Street Hobart TAS 7000
 T: 61 81 432 8200
 A: 61 81 432 8201
 E: info@prestonlane.com.au
 www.prestonlane.com.au

Project:
 UNIVERSITY OF TASMANIA
 WEST TARTAN CAMPUS
 31-40 NUBEENA CRESCENT

NO.	DATE	DESCRIPTION
1	05/12/2022	Initial Design
2	07/12/2022	Public Exhibition
3	12/12/2022	Final Design
4	15/12/2022	Final Design
5	15/12/2022	Final Design
6	15/12/2022	Final Design
7	15/12/2022	Final Design
8	15/12/2022	Final Design
9	15/12/2022	Final Design
10	15/12/2022	Final Design





Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

NOTES:

- Tree protection zone (TPZ)
- Tree 1 TPZ area = 121.3m² (Enrichment = 2.4m² (1.8%) (allow for 500mm off set from hardstand)
- Tree 10 TPZ area = 28m² (Enrichment = 3.3m² (12.0%) (allow for 500mm off set from hardstand and building)
- Tree 11 TPZ area = 28.3m² (Enrichment = 0.8m² (2.7%)
- Tree 22 TPZ area = 241.7m² (Enrichment = 11.9m² plus 8.8m² for excavation (5.4%)
- Tree 28 TPZ area = 288.3m² (Enrichment = 15.6m² (5.4%) (allow for 500mm off set from hardstand)
- Tree 47 TPZ area = 170.7m² (Enrichment = 0.1m² (0.1%)

The proposed site upgrade will allow for better vehicle movement for all existing and new patterns as well as sustainable pedestrian movement. Through the site creating a safer environment for users. In order to achieve this rehabilitation some existing trees (20 native species) will need to be removed.

Trees 3-6 (inclusive), 14-18 (inclusive), 24-25 (inclusive) and 49-52 (inclusive) are proposed to be removed and are detailed in the adjacent spread sheet (to be read in conjunction with 31 Native Species, Various Native Values, prepared by G22tree and dated 28th June 2022)

Trees 10, 22, 28 and 47 are proposed to be retained with minor enrichment to tree protection zones (TPZ), which is detailed in the above notes. All other native trees of 21-41 Native Species are proposed to remain.

LEGEND

- Native tree to be retained
- Shrub or tree less than 20m diameter at 1.4m from ground. Therefore not part of table on drawing A88-11 nor Ecology report 14 August 2022
- Native tree to remain
- New native trees to be planted (refer Landscape Plan for details)

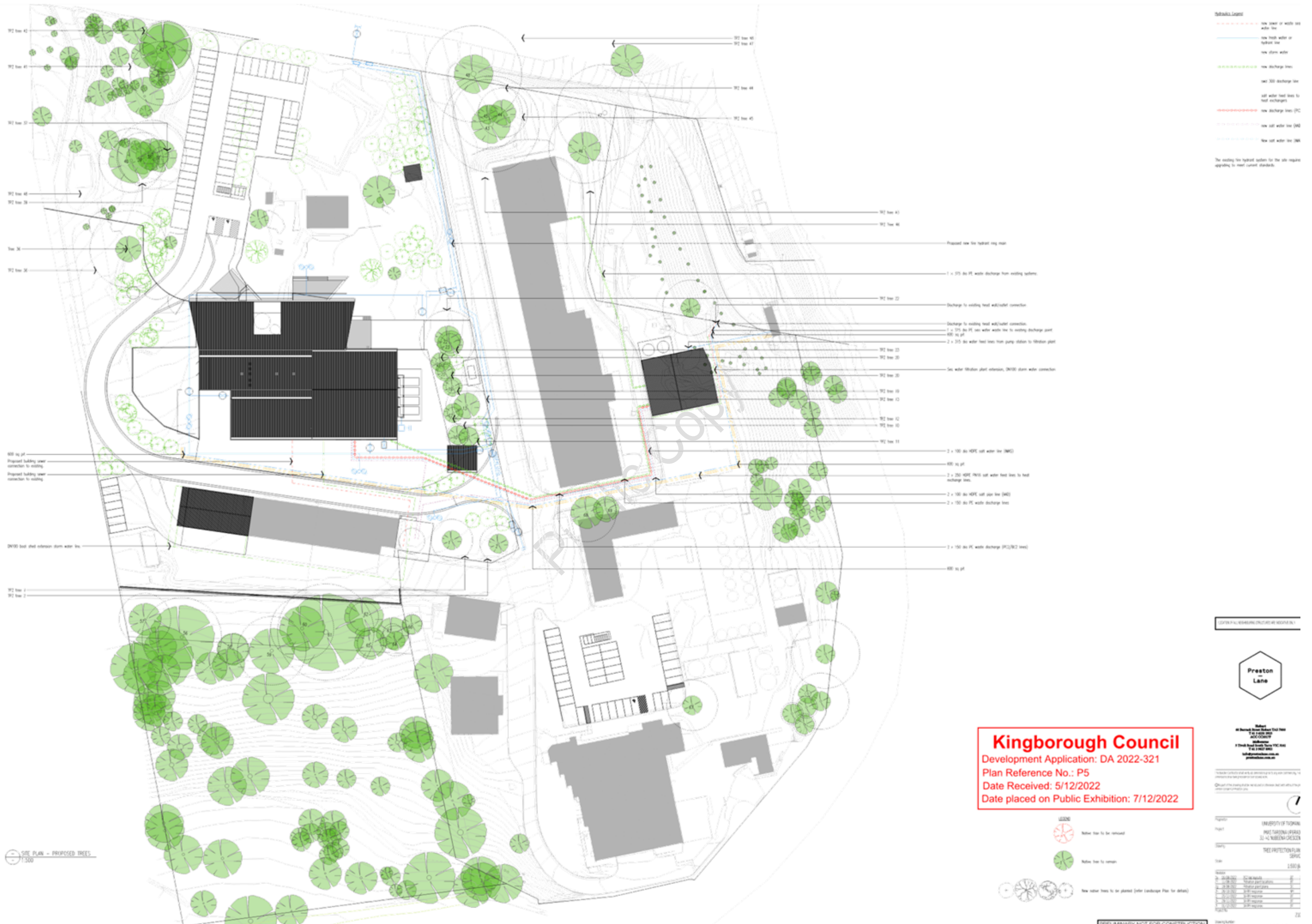
PRESTON LANE

Subject: 48 Barning Street, Preston VIC 3207
 DA 2022-321
 PRESTON LANE
 31-40 NUBBERNA CRESCENT
 PRESTON VIC 3207

UNIVERSITY OF TRENTHAM
 PAUL TARRANT (L1464)
 31-40 NUBBERNA CRESCENT

DATE: 25/01/23

SCALE: 1:500



Approved extent of excavation area

Note:
 All excavation works are to be carried out in accordance with Construction Work Code of Practice 2018 and all retaining walls will be designed and inspected during construction by a 'Third Party Engineer'.
 Excess excavation material to be removed from site and disposed of at an excavation disposal approved site.



EXCAVATION PLAN
1:500

EXCAVATION PLAN - PRELIMINARY CONSULTATION ONLY



Subject:
 All Building Work Without Third Party
 Engineering (AS/NZS 4576)
 All Building Work Without Third Party
 Engineering (AS/NZS 4576)
 All Building Work Without Third Party
 Engineering (AS/NZS 4576)
 All Building Work Without Third Party
 Engineering (AS/NZS 4576)

Prepared by: [Name]

Checked by: [Name]

Date: [Date]

Scale: 1:500

Project: [Project Name]

Client: [Client Name]

Site: [Site Name]

Drawn by: [Name]

Checked by: [Name]

Date: [Date]

Scale: 1:500

Project: [Project Name]

Client: [Client Name]

Site: [Site Name]

Drawn by: [Name]

Checked by: [Name]

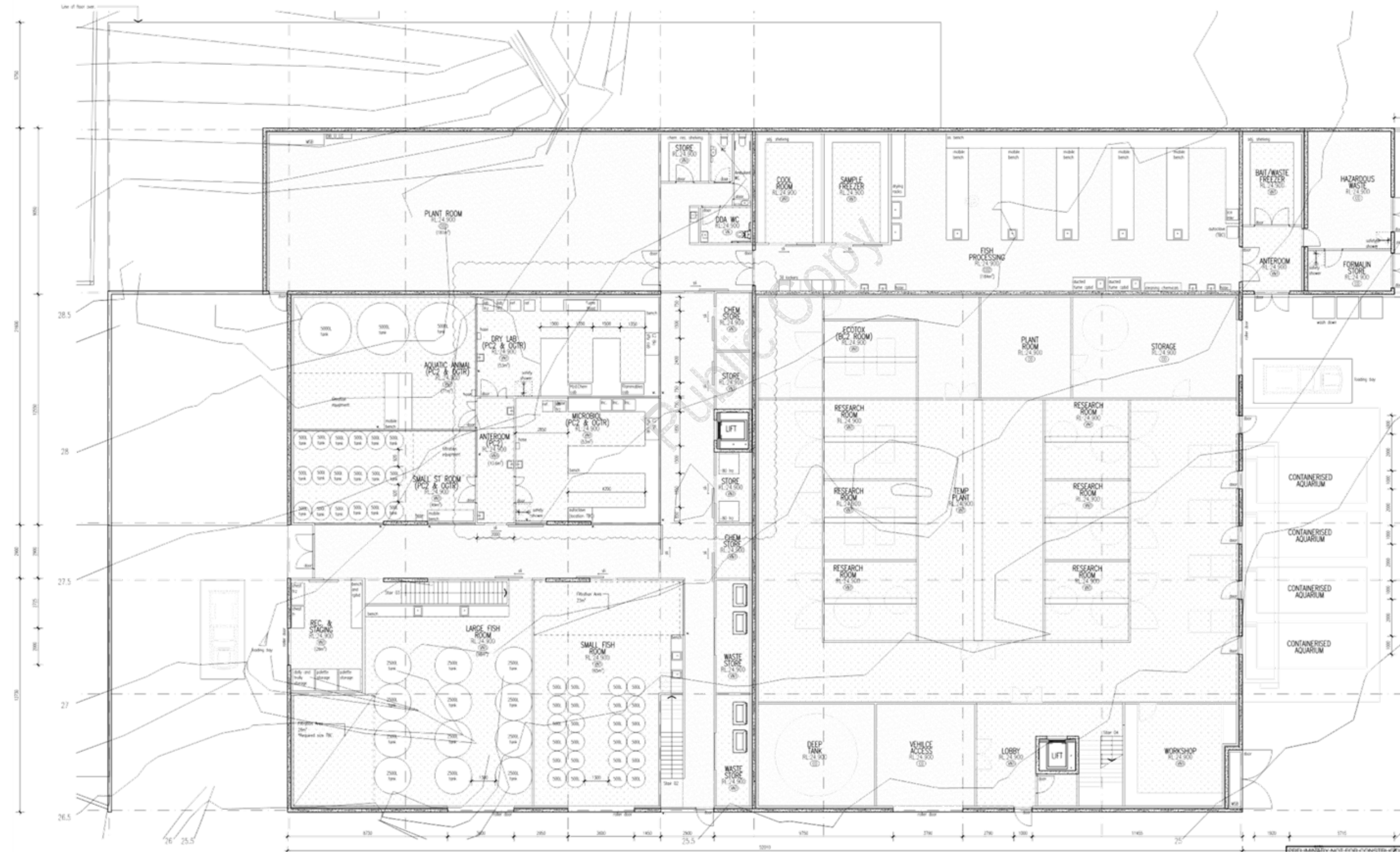
Date: [Date]

Scale: 1:500

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

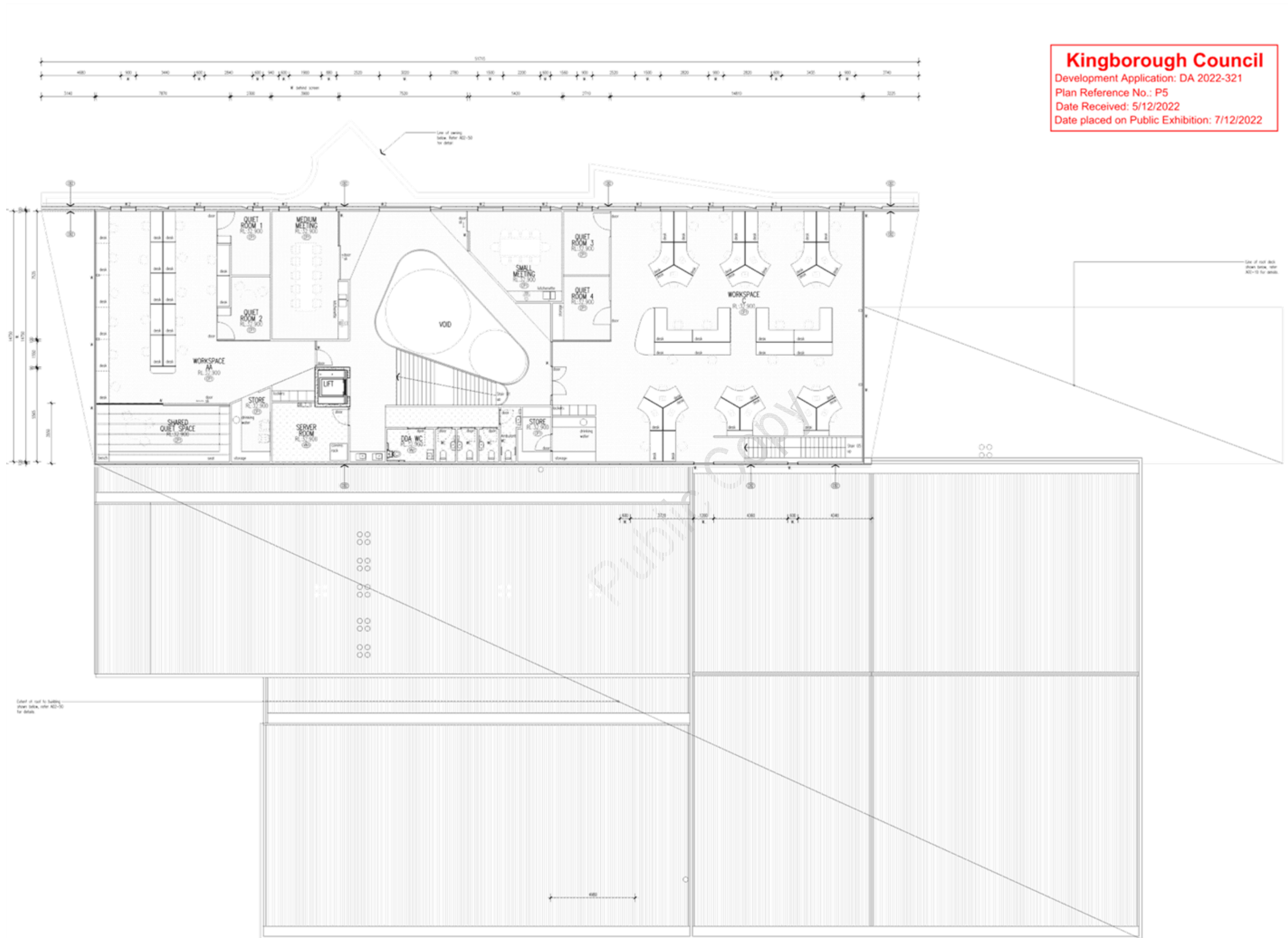
- 100. Cabinet meeting room. Profile and colour to fabric wallboard.
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- 119. Cabinet meeting room. Profile and colour to fabric wallboard.
- 120. Cabinet meeting room. Profile and colour to fabric wallboard.



UNIVERSITY OF TASMANIA
 WEST TARTANIA CAMPUS
 251 HOBART ROAD
 HOBART TAS 7000
 TEL: +61 8 6226 2000
 WWW.UO.TAS.EDU.AU

Project: UNIVERSITY OF TASMANIA WEST TARTANIA CAMPUS 251 HOBART ROAD HOBART TAS 7000
 Title: L00004

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022



- GENERAL NOTES**
- 1. General building work. Profile and colour to take selection.
 - 2. Ceiling. Recessed Drop (RD) complete system, or ceiling suspended. Acoustic ceiling system in void. Refer selection for building. Size in colour (drop ceiling) LFT size 400 x 400.
 - 3. Coloured ceiling. Profile and colour to match ceiling.
 - 4. Coloured timber/ply. Ceiling/doors, colour to take selection.
 - 5. Ceiling. Recessed Drop (RD) complete system, or ceiling suspended. Acoustic ceiling system in void. Refer selection for building. Size in colour. LFT size 400 x 400.
 - 6. Base colour. Clear ceiling. Full grid ceiling or Flat. Refer selection for building. LFT size 400 x 400.
 - 7. Precast Concrete Panels.
 - 8. Timber. Sufficient screen on stairwell frame, apply to all work. Refer selection for building.
 - 9. Timber ceiling. Clear finish. Species to take selection.
 - 10. Hardwood timber ceiling. Species to be specified per selection.
 - 11. Concrete. Exposed aggregate finish. Refer selection.
 - 12. Concrete. Seal finish. Clear water.
 - 13. Steel. Galvanneal. Powdercoat finish, colour to take selection.
 - 14. Black work, natural finish.
- GENERAL NOTES**
- 1. Use dimension window frame, colour to take selection.
 - 2. Use dimension window frame, solid glass.
 - 3. Use dimension window frame, perforated screen. Colour to match adjacent ceiling and door.
 - 4. Use 400 x 400.
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SECTION 1: READING INSTRUCTIONS

Preston Lane

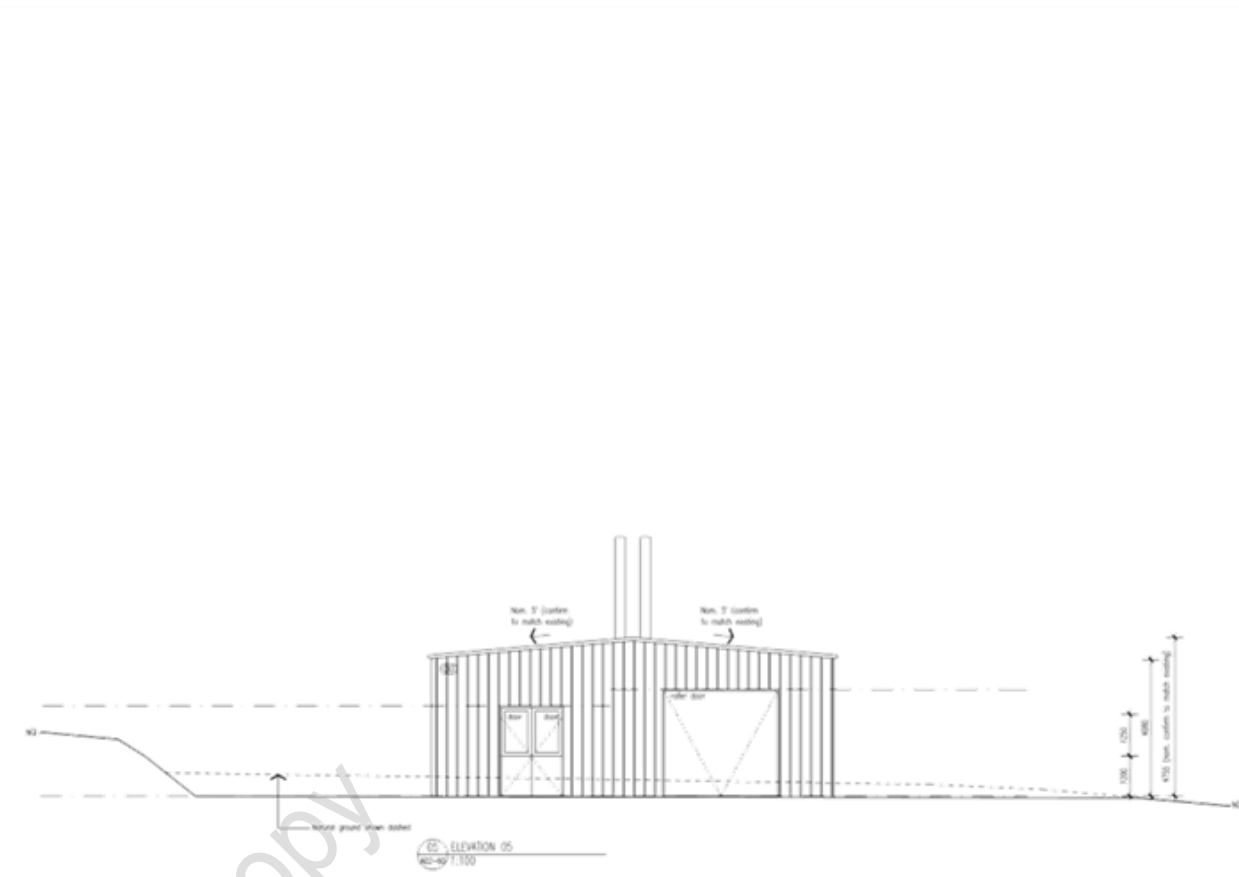
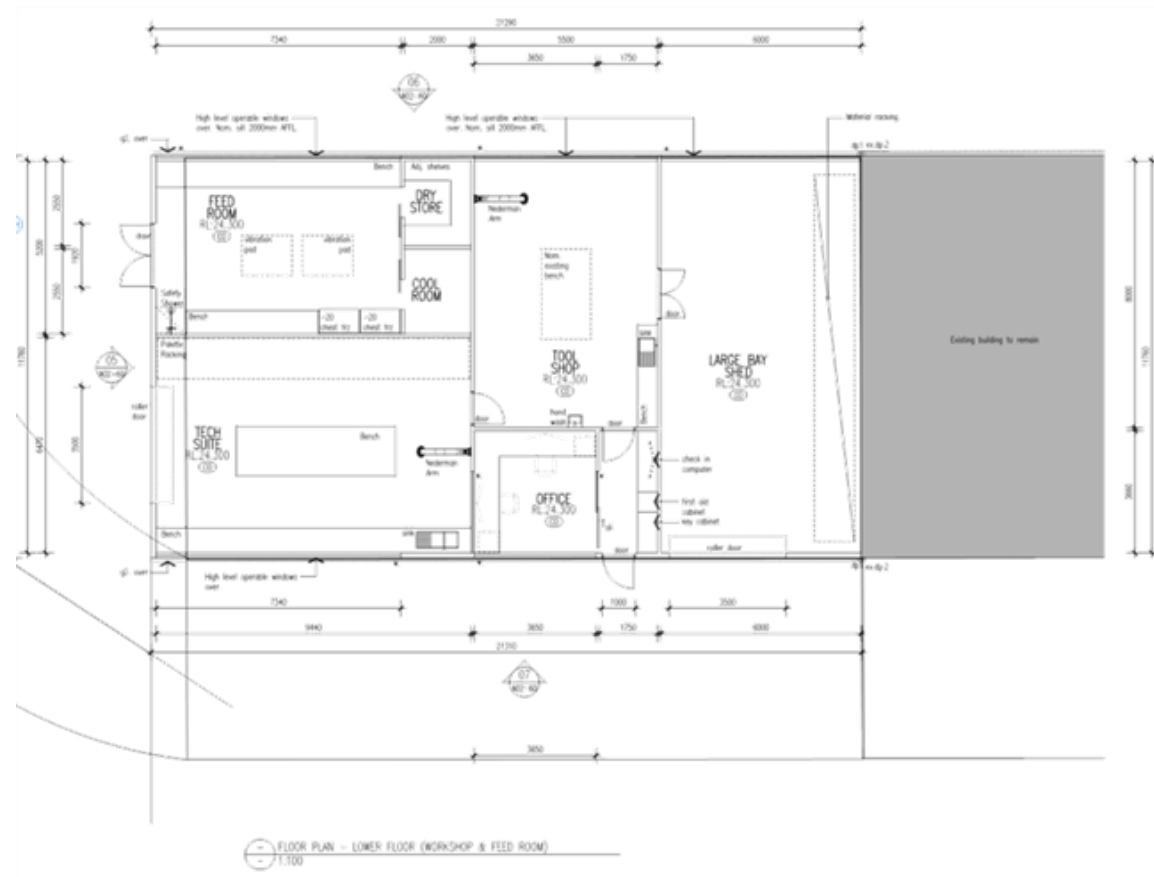
Subject: 40 Barning Street, Barning, TAS 7245
 T: 081 450 0000
 www.prestonlane.com.au

Project: 40 Barning Street, Barning, TAS 7245
 T: 081 450 0000
 www.prestonlane.com.au

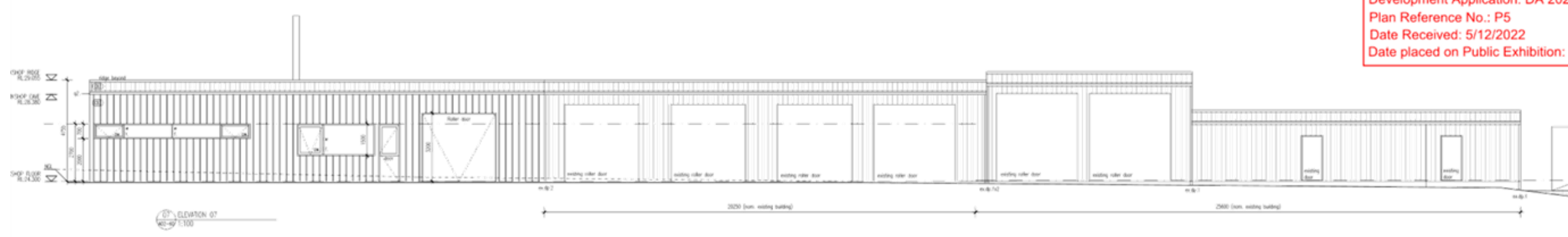
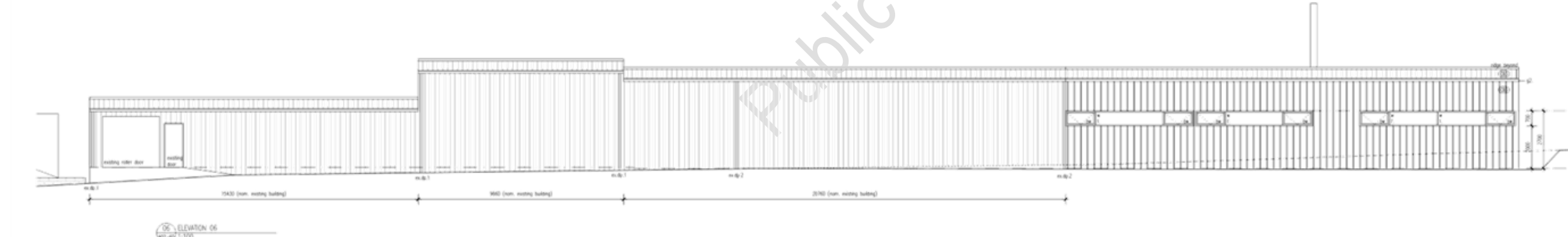
UNIVERSITY OF TASMANIA
 HSC TARIQUA (UNIVERSITY)
 11-12 NUBBENA CRESCENT

Project: 40 BARNING STREET, BARNING, TAS 7245
 Title: L1-GF-BAL

Author: [Name]
 Date: [Date]
 Scale: [Scale]
 Status: [Status]



- GENERAL NOTES**
- 1. Coloured roofing iron. Profile and colour to take selection.
 - 2. Cladding: Roofing Group (RFS) complete system, or other approved. Minimum 100mm eaves in view. 100% aluminium for cladding. Steel in colour (cladding) RFS 100mm RFS.
 - 3. Coloured cladding profile and colour to match roofing.
 - 4. Coloured horizontal cladding/batten, colour to take selection.
 - 5. Cladding: Roofing Group (RFS) complete system, or other approved. Minimum 100mm eaves in view. 100% aluminium for cladding. Steel in colour, RFS 100mm RFS.
 - 6. Steel cladding cladding, half joint cladding or Panel Lock, colour to take selection, RFS 100mm RFS.
 - 7. Precast Concrete Panels.
 - 8. Timber cladding system on structural frame, apply to all work. Minimum 100mm RFS, colour to take selection.
 - 9. Timber cladding, other than. Species to take selection.
 - 10. Horizontal timber cladding, species to be specified per condition.
 - 11. Concrete. Exposed aggregate finish. Other finish as per drawing.
 - 12. Concrete, steel steel finish. Clear water.
 - 13. Steel cladding. Powdercoat finish, colour to take selection.
 - 14. Black work, natural finish.
- GENERAL NOTES**
- 1. 100% aluminium window frame, colour to take selection.
 - 2. 100% aluminium window frame, solid steel.
 - 3. 100% aluminium window frame, powdercoat finish, colour to match adjacent cladding and door.
 - 4. 100% aluminium.
 - 5. 100% aluminium, to suit to suit.
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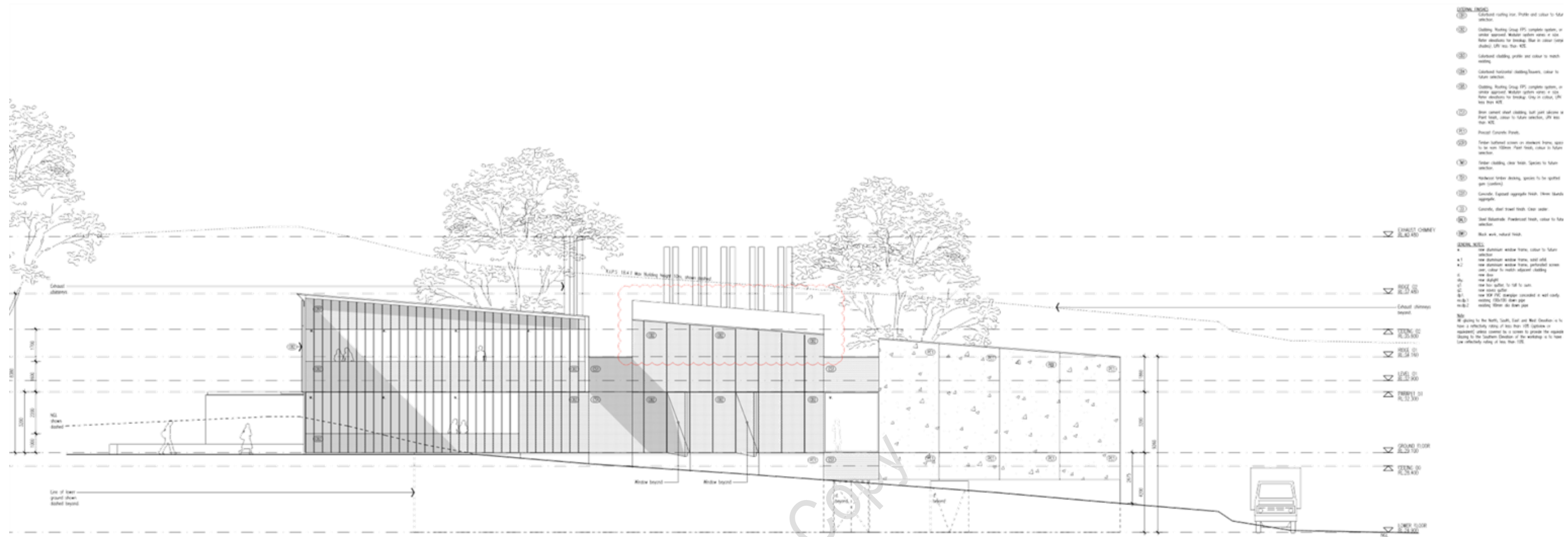
Kingborough Council
Development Application: DA 2022-321
Plan Reference No.: P5
Date Received: 5/12/2022
Date placed on Public Exhibition: 7/12/2022



Submit to Planning Services Unit
100 Kingborough Road
Kingborough
Tasmania 7245
Tel: (03) 6337 4444
Email: info@kingborough.tas.gov.au
www.kingborough.tas.gov.au

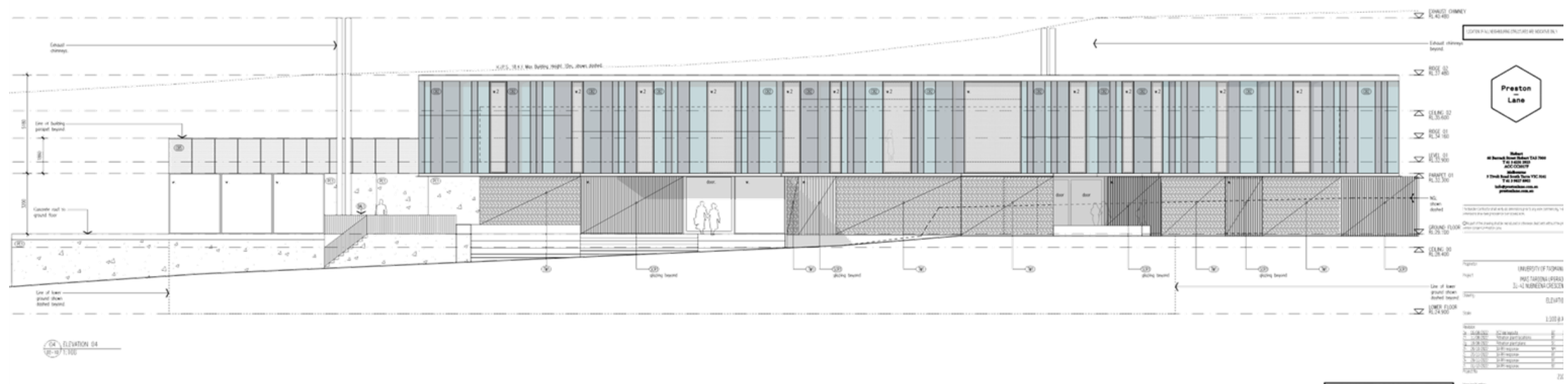
UNIVERSITY OF TASMANIA
MARTIN GARDNER
31-40 NUBBENA CRESCENT

NO.	REVISION	DATE
1	ISSUED FOR PUBLIC EXHIBITION	07/12/2022
2	REVISED TO REFLECT COMMENTS	15/12/2022
3	REVISED TO REFLECT COMMENTS	22/12/2022
4	REVISED TO REFLECT COMMENTS	29/12/2022
5	REVISED TO REFLECT COMMENTS	05/01/2023
6	REVISED TO REFLECT COMMENTS	12/01/2023
7	REVISED TO REFLECT COMMENTS	19/01/2023
8	REVISED TO REFLECT COMMENTS	26/01/2023
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10	REVISED TO REFLECT COMMENTS	09/02/2023
11	REVISED TO REFLECT COMMENTS	16/02/2023
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100	REVISED TO REFLECT COMMENTS	30/10/2024

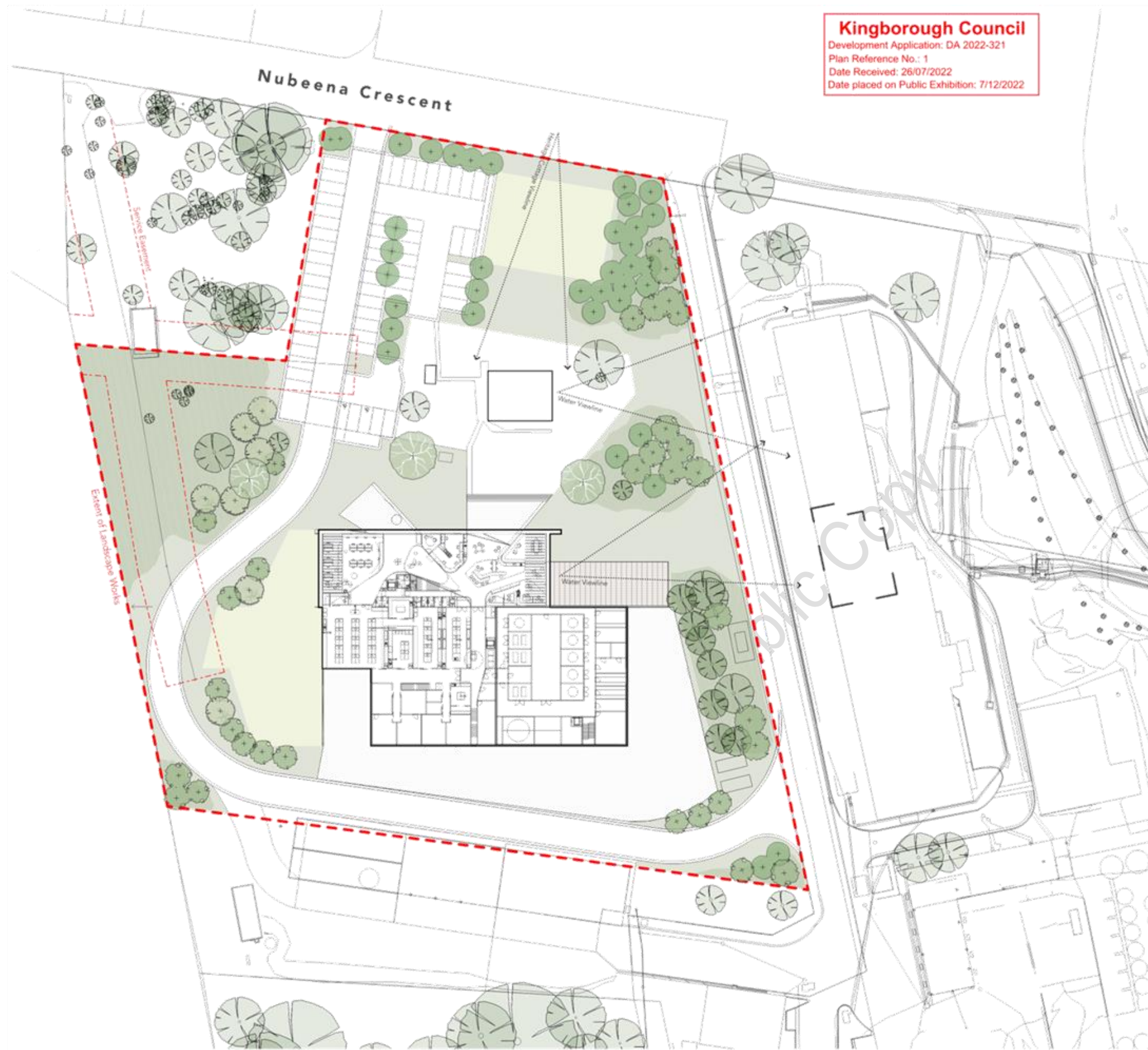


- ① Coloured roofing tiles. Profile and colour to take selection.
- ② Cladding. Roofing Group (RF), complete system, or other approved. Material selection subject to site visit. Refer manufacturer for finishing. Refer to colour chart (shading) LPI No. 400.
- ③ Coloured cladding. Profile and colour to match existing.
- ④ Coloured horizontal cladding/boards. Colour to take selection.
- ⑤ Cladding. Roofing Group (RF), complete system, or other approved. Material selection subject to site visit. Refer manufacturer for finishing. Refer to colour chart (shading) LPI No. 400.
- ⑥ Stone cladding. Stone cladding. Full joint system or Point Lock. Refer to fabric selection. LPI No. 400.
- ⑦ Precast Concrete Panels.
- ⑧ Timber cladding system on structural frame. Refer to site visit. Refer fabric selection to fabric selection.
- ⑨ Timber cladding. Stone finish. Species to take selection.
- ⑩ Horizontal timber cladding. Species to be specified per condition.
- ⑪ Concrete. Exposed aggregate finish. Refer fabric selection.
- ⑫ Concrete. Smooth finish. Refer fabric selection.
- ⑬ Steel. Galvanneal. Powdercoat finish. Colour to take selection.
- ⑭ Black steel. Natural finish.

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022



- ① Coloured roofing tiles. Profile and colour to take selection.
- ② Cladding. Roofing Group (RF), complete system, or other approved. Material selection subject to site visit. Refer manufacturer for finishing. Refer to colour chart (shading) LPI No. 400.
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- ⑬ Steel. Galvanneal. Powdercoat finish. Colour to take selection.
- ⑭ Black steel. Natural finish.



Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: 1
 Date Received: 26/07/2022
 Date placed on Public Exhibition: 7/12/2022

Native Trees (76 in total)		Coastal Groundcovers	

LEGEND

- Existing Trees Retained
- Eucalyptus Pulchella: 3
- Eucalyptus Globulus: 32
- Eucalyptus Ovata: 7
- Eucalyptus viminalis: 34

- Coastal Shrub Mix
- Coastal Groundcovers Mix
- Grass Lawn Area

NOTE: Any existing native trees to be removed will have their seed collected by local environmental groups prior to removal. The seed will then be used to propagate new trees to be planted across the site.



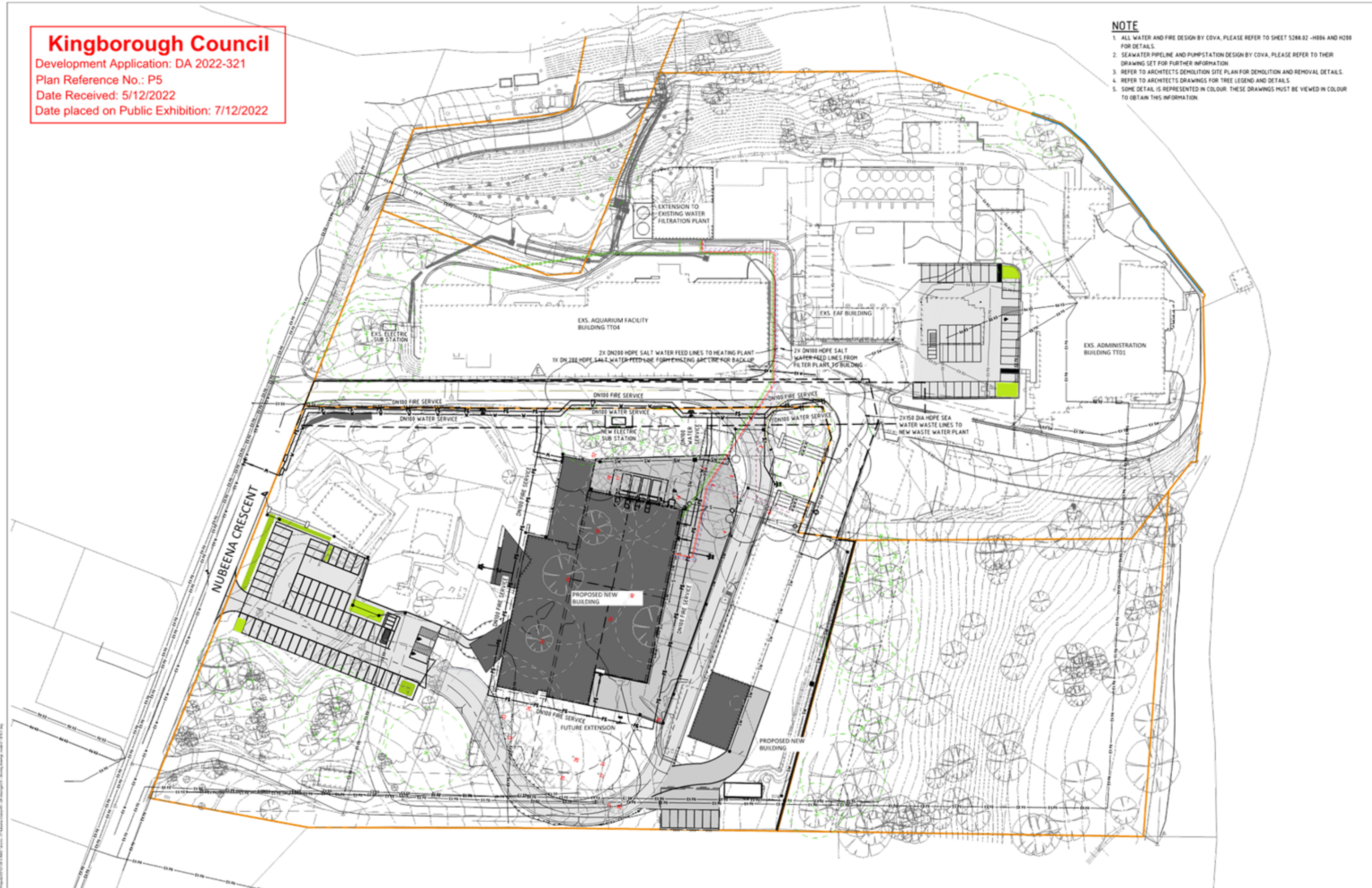
IMAS, TAROONA
 Landscape Plan

Address:
 31 Nubeena Crescent,
 Taroona, TAS 7053
 Scale: 1:400 @ A1

Date: 11/07/2022
 Issue: DA
 Rev: Rev B

Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

- NOTE**
1. ALL WATER AND FIRE DESIGN BY COVA, PLEASE REFER TO SHEET S288.02 -H004 AND H200 FOR DETAILS.
 2. SEAWATER PIPELINE AND PUMPSTATION DESIGN BY COVA, PLEASE REFER TO THEIR DRAWING SET FOR FURTHER INFORMATION.
 3. REFER TO ARCHITECT'S DEMOLITION SITE PLAN FOR DEMOLITION AND REMOVAL DETAILS.
 4. REFER TO ARCHITECT'S DRAWINGS FOR TREE LEGEND AND DETAILS.
 5. SOME DETAIL IS REPRESENTED IN COLOUR. THESE DRAWINGS MUST BE VIEWED IN COLOUR TO OBTAIN THIS INFORMATION.



REV	DESCRIPTION	APP'D	DATE
E	DEVELOPMENT APPROVAL- COUNCIL RP1	IM	05.12.2022
D	DEVELOPMENT APPROVAL- TREE DETAILS FURTHER COLOUR CHANGE	IM	25.11.2022
C	DEVELOPMENT APPROVAL- TREE DETAILS COLOUR CHANGE	IM	24.11.2022
B	DEVELOPMENT APPROVAL- TREE DETAIL ADDED	IM	01.11.2022
A	DEVELOPMENT APPROVAL	IM	15.05.2022

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION



GANDY AND ROBERTS
 CONSULTING ENGINEERS
 159 DAVEY ST, HOBART
 TASMANIA, AUSTRALIA 7000
 www.gandyandroberts.com.au
 mail@gandyandroberts.com.au
 ph 03 6223 8877 fx 03 6223 7183

CIVIL INFRASTRUCTURE
 31 NUBEENA CRESCENT,
 TAROONA, TAS 7053
 DRAWING TITLE
OVERALL PLAN

DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C010	E

NOTE
1. REFER TO NOTES ON SHEET C00



19 m TRUCK MOVEMENTS
1500



8.8 m TRUCK MOVEMENTS
1500

Kingborough Council
Development Application: DA 2022-321
Plan Reference No.: P5
Date Received: 5/12/2022
Date placed on Public Exhibition: 7/12/2022

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
E	DEVELOPMENT APPROVAL- COUNCIL REF1	IM	05.12.2022				
D	DEVELOPMENT APPROVAL- TREE DETAILS FURTHER COLOUR CHANGE	IM	25.11.2022				
C	DEVELOPMENT APPROVAL- TREE DETAILS COLOUR CHANGE	IM	24.11.2022				
B	DEVELOPMENT APPROVAL- TREE DETAIL ADDED	IM	01.11.2022				
A	DEVELOPMENT APPROVAL	IM	15.07.2022				

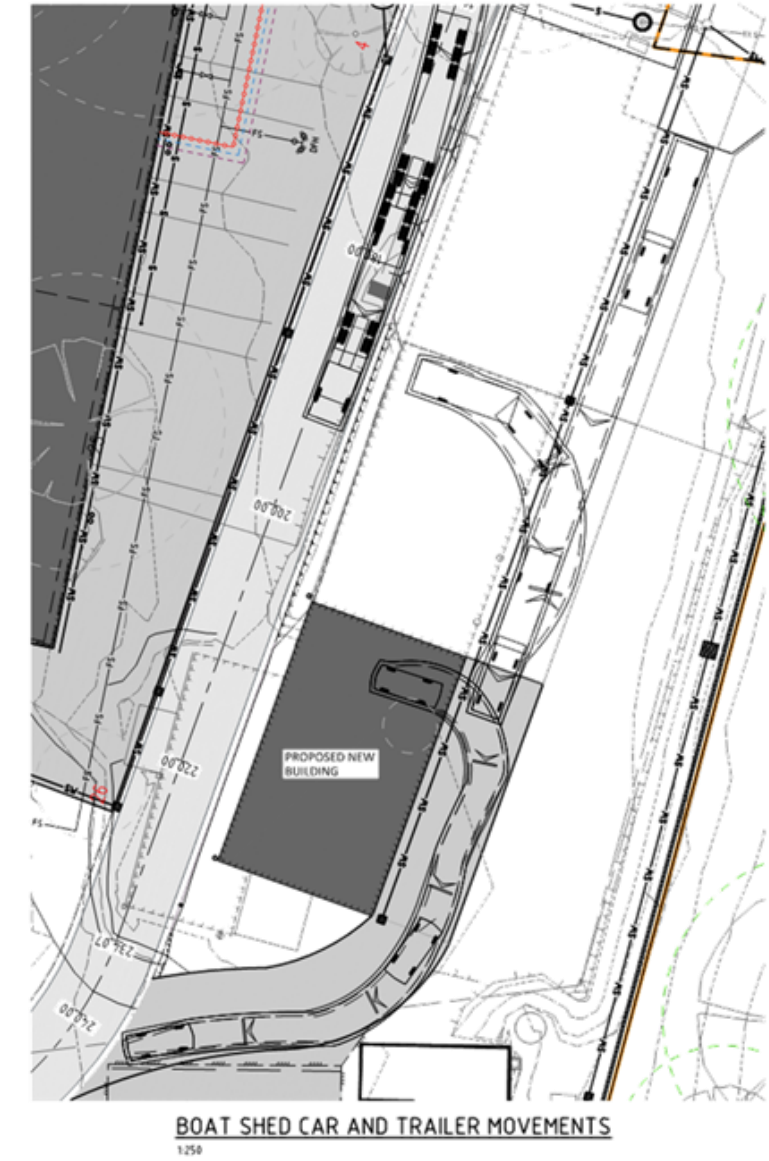
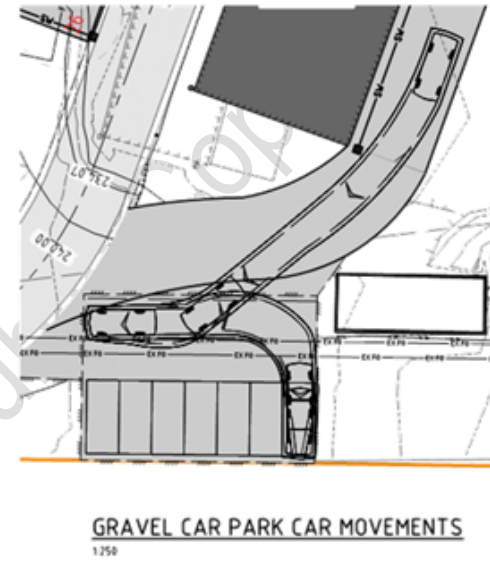
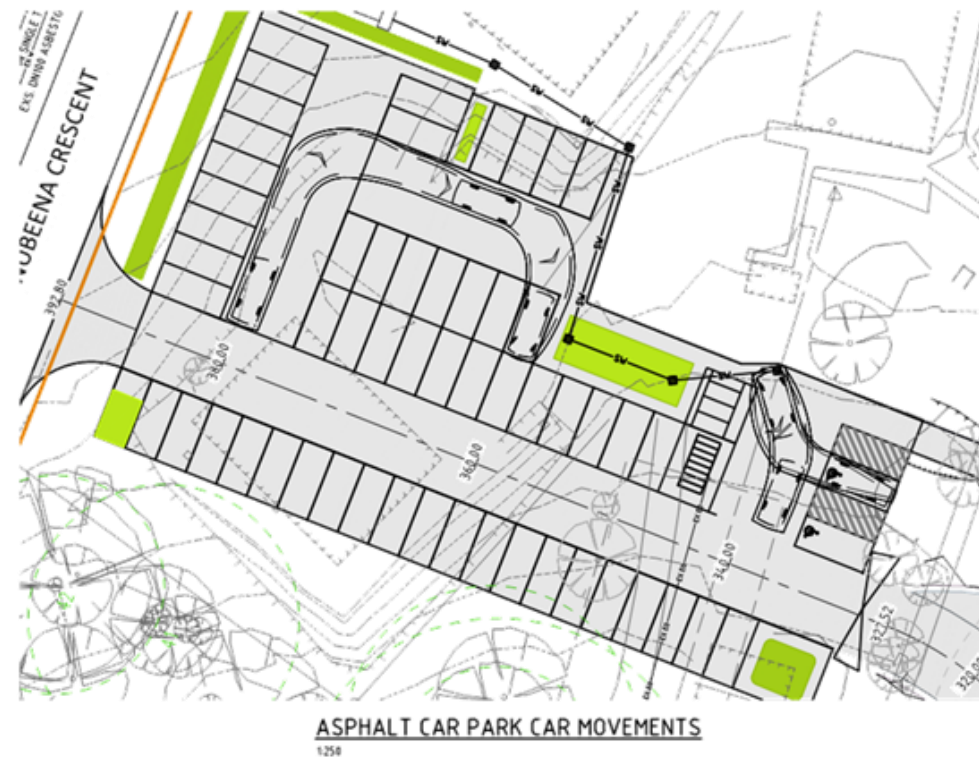
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159 DAVEY ST, HOBART TASMANIA, AUSTRALIA 7000
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mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

CIVIL INFRASTRUCTURE
31 NUBEENA CRESCENT, TAROONA, TAS 7053
DRAWING TITLE
SWEPT PATHS PLAN 1

DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C020	E



Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

NOTE
 1. REFER TO NOTES ON SHEET C018.

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
E	DEVELOPMENT APPROVAL- COUNCIL RP1	IM	05.12.2022				
D	DEVELOPMENT APPROVAL- TREE DETAILS FURTHER COLOUR CHANGE	IM	25.11.2022				
C	DEVELOPMENT APPROVAL- TREE DETAILS COLOUR CHANGE	IM	24.11.2022				
B	DEVELOPMENT APPROVAL- TREE DETAIL ADDED	IM	01.11.2022				
A	DEVELOPMENT APPROVAL	IM	15.07.2022				

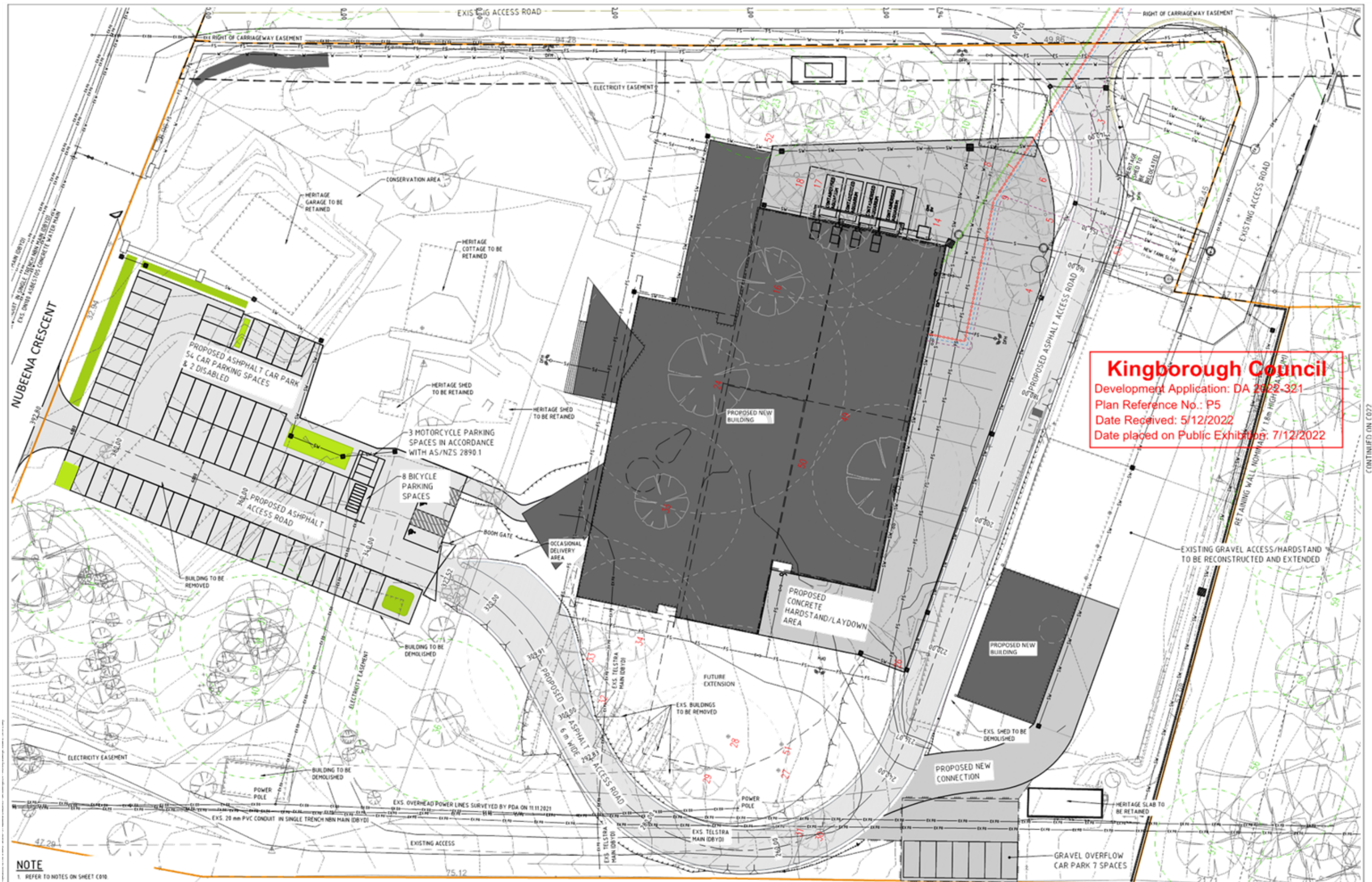
THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION



GANDY AND ROBERTS CONSULTING ENGINEERS
 159 DAVEY ST, HOBART TASMANIA, AUSTRALIA 7000
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 mail@gandyandroberts.com.au
 ph 03 6223 8877 fx 03 6223 7183

CIVIL INFRASTRUCTURE
 31 NUBEENA CRESCENT, TAROONA, TAS 7053
 DRAWING TITLE
 SWEEP PATHS PLAN 2

DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C021	E



Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

NOTE
 1. REFER TO NOTES ON SHEET C018

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
E	DEVELOPMENT APPROVAL - TREE DETAILS COLOUR CHANGE	IM	24.11.2022				
D	DEVELOPMENT APPROVAL - TREE DETAILS ADDED	IM	01.11.2022				
C	DEVELOPMENT APPROVAL	IM	15.05.2022				
B	DESIGN UPDATE	IM	23.06.2022	G	DEVELOPMENT APPROVAL COUNCIL RFI	IM	05.12.2022
A	CONCEPT DESIGN	IM	02.06.2022	F	DEVELOPMENT APPROVAL - TREE DETAILS FURTHER COLOUR CHANGE	IM	24.11.2022

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

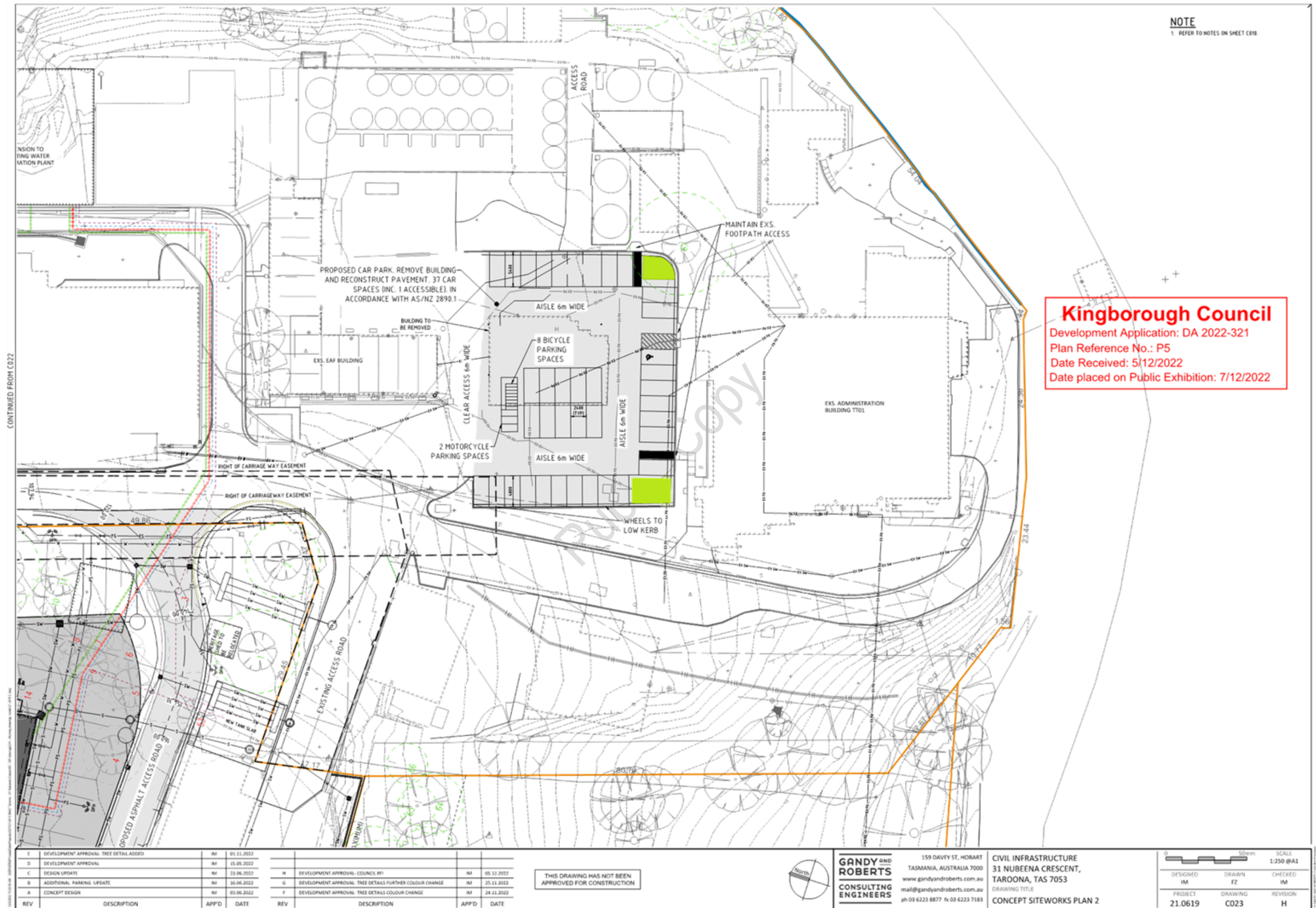


GANDY AND ROBERTS CONSULTING ENGINEERS
 159 DAVEY ST, HOBART TASMANIA, AUSTRALIA 7000
 www.gandyandroberts.com.au
 mail@gandyandroberts.com.au
 ph 03 6223 8877 fx 03 6223 7183

CIVIL INFRASTRUCTURE
 31 NUBEENA CRESCENT, TAROONA, TAS 7053
 DRAWING TITLE
 CONCEPT SITeworks PLAN 1

DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C022	G

CONTINUED ON C027



CONTINUED FROM C022

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
E	DEVELOPMENT APPROVAL TREE DETAIL ADDED	IM	09.11.2022	H	DEVELOPMENT APPROVAL - COUNCIL REF	IM	05.12.2022
D	DEVELOPMENT APPROVAL	IM	15.05.2022	G	DEVELOPMENT APPROVAL TREE DETAILS FURTHER COLOUR CHANGE	IM	25.11.2022
C	DESIGN UPDATE	IM	23.06.2022	F	DEVELOPMENT APPROVAL TREE DETAILS COLOUR CHANGE	IM	24.11.2022
B	ADDITIONAL PARKING UPDATE	IM	16.06.2022				
A	CONCEPT DESIGN	IM	03.06.2022				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

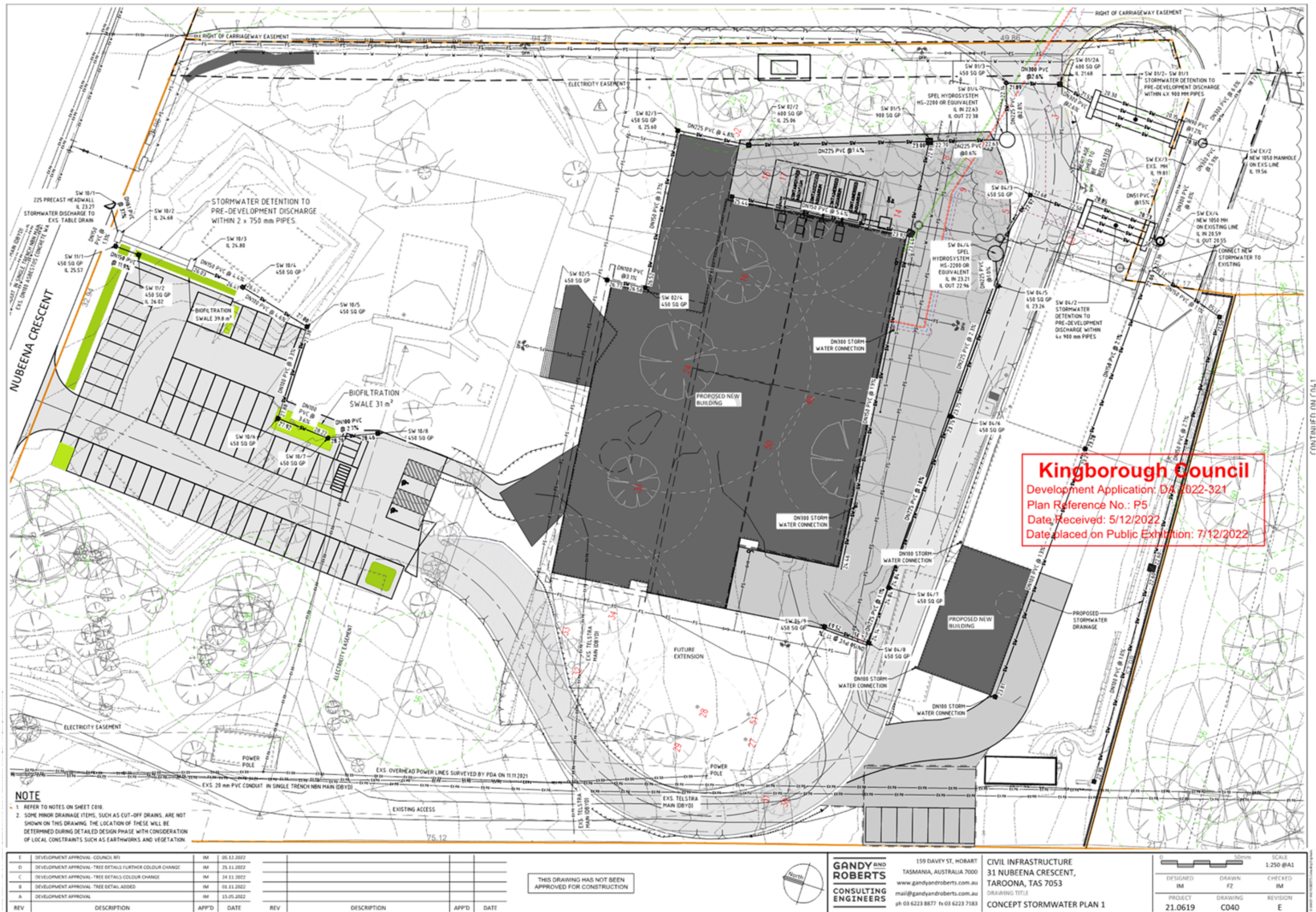


GANDY AND ROBERTS
CONSULTING ENGINEERS
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CIVIL INFRASTRUCTURE
31 NUBEENA CRESCENT,
TAROONA, TAS 7053
DRAWING TITLE
CONCEPT SITEWORKS PLAN 2

DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C023	H

Kingborough Council
Development Application: DA 2022-321
Plan Reference No.: P5
Date Received: 5/12/2022
Date placed on Public Exhibition: 7/12/2022



Kingborough Council
 Development Application: DA 2022-321
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NOTE
 1 REFER TO NOTES ON SHEET C010.
 2 SOME MINOR DRAINAGE ITEMS, SUCH AS CUT-OFF DRAINS, ARE NOT SHOWN ON THIS DRAWING. THE LOCATION OF THESE WILL BE DETERMINED DURING DETAILED DESIGN PHASE WITH CONSIDERATION OF LOCAL CONSTRAINTS SUCH AS EARTHWORKS AND VEGETATION.

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
E	DEVELOPMENT APPROVAL - COUNCIL RT1	IM	05.12.2022				
D	DEVELOPMENT APPROVAL - TREE DETAILS FURTHER COLOUR CHANGE	IM	25.11.2022				
C	DEVELOPMENT APPROVAL - TREE DETAILS COLOUR CHANGE	IM	24.11.2022				
B	DEVELOPMENT APPROVAL - TREE DETAIL ADDED	IM	01.11.2022				
A	DEVELOPMENT APPROVAL	IM	15.05.2022				

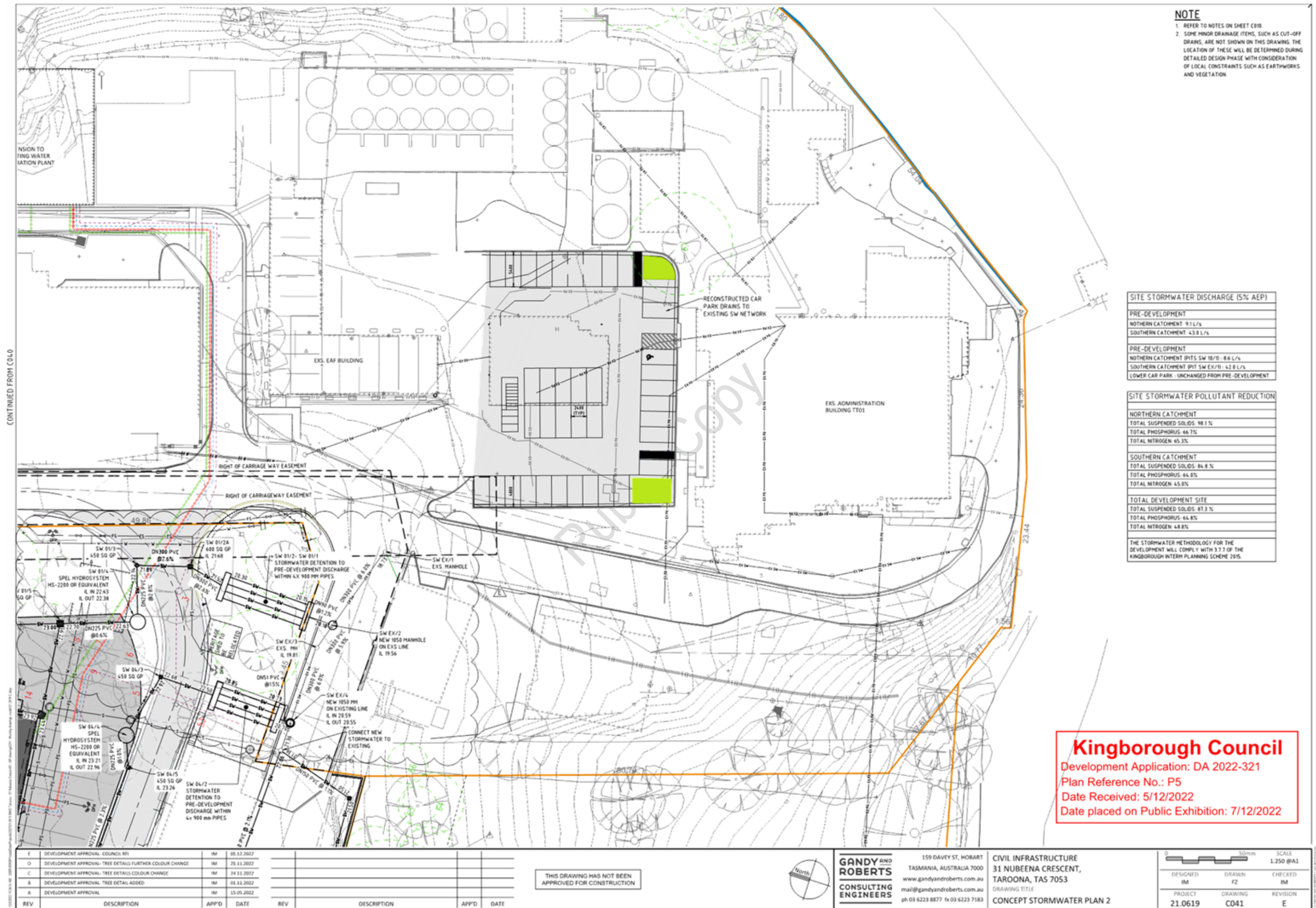
THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

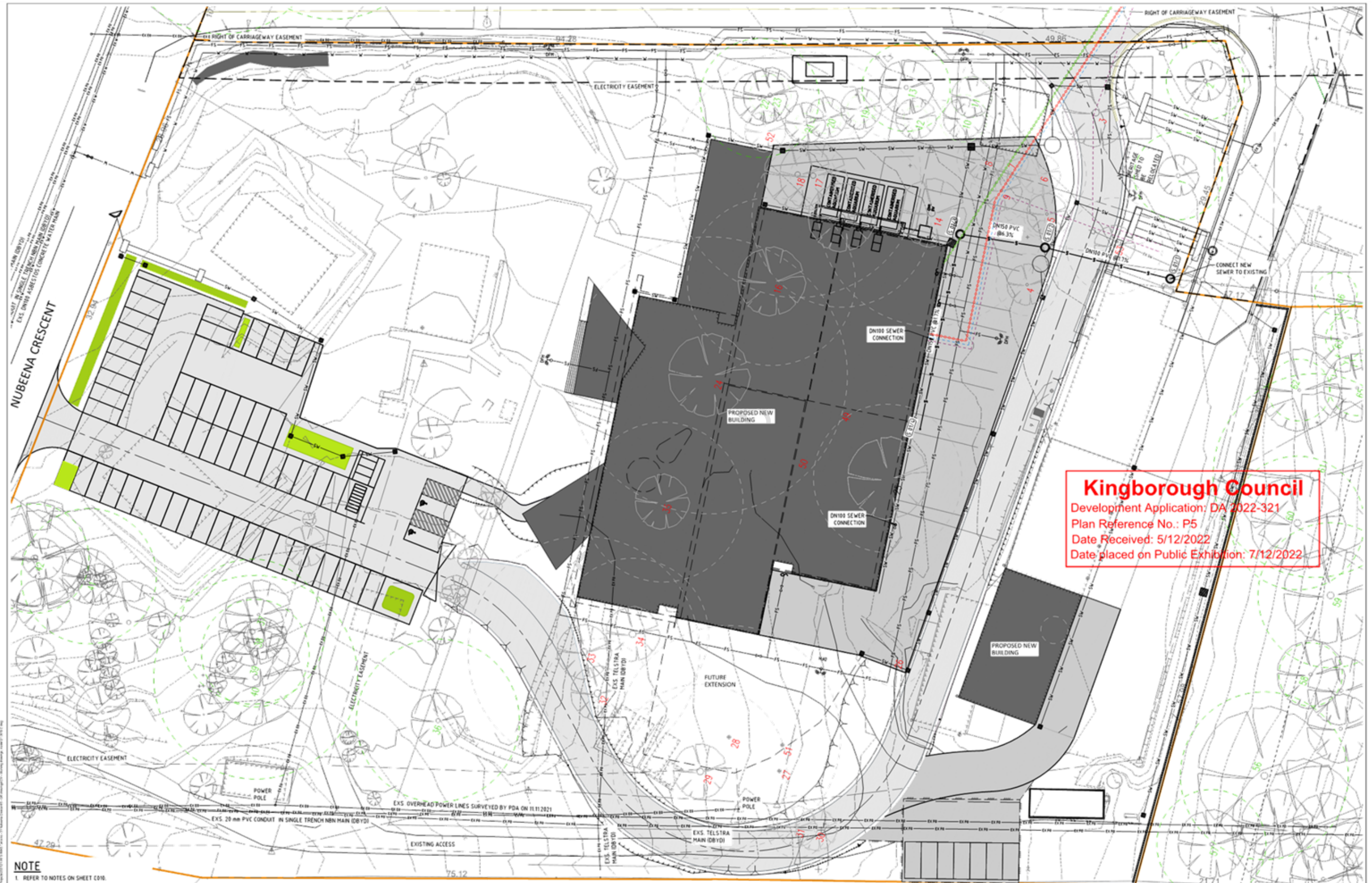


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CIVIL INFRASTRUCTURE
 31 NUBEENA CRESCENT, TAROOONA, TAS 7053
 DRAWING TITLE
 CONCEPT STORMWATER PLAN 1

DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C040	E





Kingborough Council
 Development Application: DA 2022-321
 Plan Reference No.: P5
 Date Received: 5/12/2022
 Date placed on Public Exhibition: 7/12/2022

NOTE
 1. REFER TO NOTES ON SHEET C016.

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
D	DEVELOPMENT APPROVAL- TREE DETAILS FURTHER COLOUR CHANGE	IM	25.11.2022				
C	DEVELOPMENT APPROVAL- TREE DETAILS COLOUR CHANGE	IM	24.11.2022				
B	DEVELOPMENT APPROVAL- TREE DETAIL ADDED	IM	01.11.2022				
A	DEVELOPMENT APPROVAL	IM	15.05.2022				

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CIVIL INFRASTRUCTURE
 31 NUBEENA CRESCENT,
 TAROOONA, TAS 7053
 DRAWING TITLE
CONCEPT SEWER PLAN

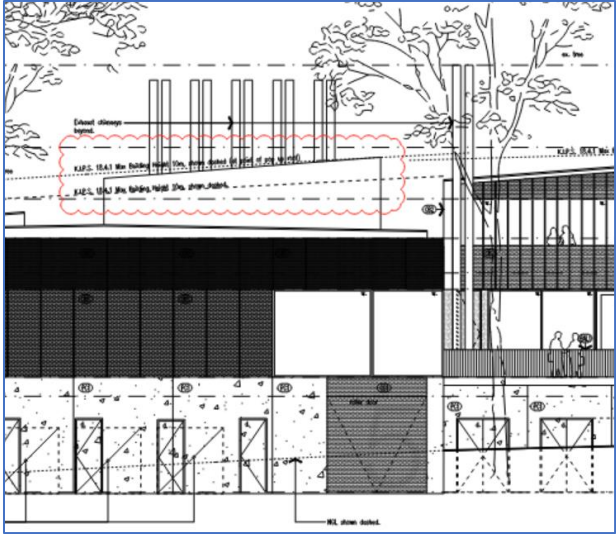
DESIGNED	DRAWN	CHECKED
IM	FZ	IM
PROJECT	DRAWING	REVISION
21.0619	C050	D

Assessment Checklist

Community Purpose Zone Provisions

Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)

Clause	Compliance/Comments
<p>Hours of Operation (Cl.17.3.1)</p> <p>A1 - Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;</p> <p>b) 9.00 am to 6.00 pm Saturdays;</p> <p>c) 10.00 am to 5.00 pm Sundays and Public Holidays;</p> <p>except for office and administrative tasks.</p>	<p>A1 – Not Complying</p> <p>The hours of operation will generally comply with A1. Operating hours normally between 8am – 5pm Mon-Fri.</p> <p>However there is limited after hours access to maintain the live animals on site and also pickup/drop off of the facility’s small vessel fleet.</p>
<p>Noise (Cl. 17.3.2)</p> <p>A1 - Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;</p> <p>(c) 65dB(A) (LMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>A1 – Complies</p> <p>The application is supported with a Noise Assessment Report (NVC Noise Vibration Consulting, 19 July 2022). The report demonstrates that, subject to the recommendations in the report, that the development will meet the design criteria and Standards. The noise attenuation requirements include:</p> <ul style="list-style-type: none"> • Once the mechanical plant design is finalised the noise predictions are to be updated and noise mitigation recommendations implemented as required. • For the emergency diesel generators: <ul style="list-style-type: none"> ○ The larger unit be housed in an acoustic enclosure ○ Periodic test runs only be conducted during the day ○ Their location be chosen such that buildings provide some acoustic screening of them from the receivers • The hood exhaust fans, if run at night, will require mitigation. Standard options are available and should be determined after details of the fans is finalised. • Once the development is complete, commissioning noise measures be conducted to verify compliance with the Planning Scheme noise criteria has been achieved.
<p>A2 - External amplified loud speakers or music must not be used within 50 m of a residential zone except if a school system used for school announcements.</p>	<p>A2 - NA – no External amplified loud speakers or music.</p>
<p>External lighting (Cl. 17.3.3)</p> <p>A1 - External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 9:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>A1(a) – Complies</p> <p>External lighting will be minimised and turned off between 9pm-6am except for security lighting which will be baffled. A condition has been included in the Permit.</p> <p>A2. – NA</p>

Clause	Compliance/Comments
<p>A2 - Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.R1.</p>	
<p>Commercial & patron vehicle (Cl.17.3.4) A1 - Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5 pm Saturdays; (c) 10.00 am to 12 noon Sundays and Public Holidays</p>	<p>A1 – Not Complying There will be occasional heavy vehicle movements outside the A1 hours.</p>
<p>Discretionary Use (17.3.5) A1 - No Acceptable Solution. A2 - No Acceptable Solution.</p>	<p>A1 – Not Complying. No Acceptable Solution and requires assessment against the PC. A2 - Not Complying. No Acceptable Solution and requires assessment against the PC.</p>
<p>Building Height (Cl.17.4.1) A1 - Building height must be no more than 10 m. A2 - Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>A1 – Complies The main Building Height does not exceed 10m. The roof of the main building is a maximum of 9.26m high. There are elements of the roof (e.g. service infrastructure) above 9.26m but are below the maximum 10m height standard. There are several exhaust chimneys located centrally on the roof that extend up to 3.4m above the roof with a maximum height of 14.3m. The definition of building height excludes chimneys.</p> <p><i>building height:</i> <i>means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.</i></p>  <p>Figure 1- Detail of chimneys on main building</p>

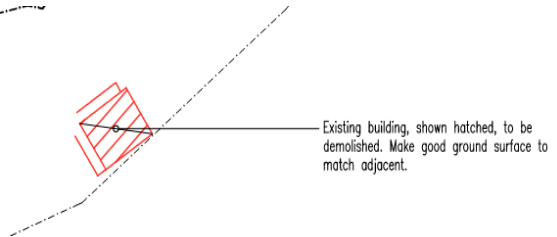
Clause	Compliance/Comments
	<p>Other minor outbuildings are a single storey. A condition has been included in the Permit to ensure the maximum height is complied with.</p> <p>A2 – Complies – No building is within 10 m of a residential zone.</p>
<p>Building setback (Cl. 17.4.2)</p> <p>A1 - Building setback from frontage must be no less than:</p> <ul style="list-style-type: none"> • 6 m, if fronting Channel Highway. • 3 m, if fronting any other street. <p>A2 – Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p> <p>A3 - Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m;</p> <p>(b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m</p>	<p>A1 – Complies – setbacks over 3m.</p> <p>A2 – NA – there is no boundary with a residential zone.</p> <p>A3 – NA – no Rural Resource or Significant Agriculture land nearby.</p>
<p>Design (Cl. 17.4.3)</p> <p>A1 - Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place</p> <p>A2 - Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>A1 – Complies</p> <p>(a) – complies the main pedestrian entrance to the building is clearly visible from the road and the car park.</p> <p>(b) – complies – there are large areas of glazing on the front façade facing the car park.</p> <p>(c) - complies</p> <p>(d) - complies</p> <p>(e) - complies</p> <p>(f) - NA</p> <p>(g) - complies</p> <p>A2 – Complies – External colours and finishes are to be muted blues and greens with LRV less than 40%. A condition has been included in the Permit in relation to external colours and finishes.</p>

Clause	Compliance/Comments
<p>Passive Surveillance (Cl. 17.4.4)</p> <p>A1 - Buildings design must complying with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park. 	<p>A1</p> <ul style="list-style-type: none"> (a) – complies (b) – complies (c) – complies (d) - complies (e) - complies (f) - complies
<p>Landscaping (Cl. 17.4.5)</p> <p>A1 - Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p> <p>A2 - Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m</p>	<p>A1 – Complies - Landscaping plan provided. Landscaping includes planting along Nubeena Crescent frontage of site.</p> <p>A2 – NA – there is no boundary with a residential zone.</p>
<p>Outdoor Storage Areas (Cl. 17.4.6)</p> <p>A1 - Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	<p>A1 – NA – no outdoor storage proposed.</p>
<p>Fencing (Cl. 17.4.7)</p> <p>A1 - Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	<p>A1 – Complies – no new fencing proposed.</p>
<p>Environmental Values (Cl. 17.4.8)</p> <p>A1 – No trees of high conservation value will be impacted..</p>	<p>A1 – Not Complying – The proposal involves the removal of a number of high conservation trees. The site includes remnant native vegetation, including numerous trees of high-very conservation value, some of which are . While the Natural Values</p>

Clause	Compliance/Comments
	<p>Statement submitted with the application indicates there are 45 high-very high conservation value trees within the vicinity of the proposed development, amended plans submitted in response to further information requests confirm there are 49. These trees include:</p> <ul style="list-style-type: none"> • 36 <i>Eucalyptus viminalis</i> trees with a dbh >25cm and providing potential habitat for the forty-spotted pardalote; • five (5) <i>E. globulus</i> trees and seven (7) <i>E. ovata</i> trees with a dbh >40cm and providing potential habitat for the swift parrot; and • 29 eucalypt trees with a dbh >70cm, some of which provide potential hollow dwelling habitat and all but one including the <i>E. viminalis</i>, <i>globulus</i> and <i>ovata</i> trees above. <p>Of these high-very high conservation value trees, 22 are identified for removal and 18 for retention. These trees include:</p> <ul style="list-style-type: none"> • Seven (7) <i>E. viminalis</i> with a dbh >70cm, which provide potential habitat for the forty-spotted pardalote and potential hollow dwelling habitat and are of very high conservation value; • Eight (8) <i>E. viminalis</i> trees with a DBH >25cm, which provide potential habitat for the forty-spotted pardalote and are of high conservation value; • one (1) <i>E. globulus</i> with a dbh >70cm, which provide potential foraging habitat for the swift parrot and potential hollow dwelling habitat and are of very high conservation value; • one (1) <i>E. globulus</i> tree with a dbh >40cm, which provides potential foraging habitat for the swift parrot and is of high conservation value; • four (4) <i>E. ovata</i> which provide potential foraging habitat for the swift parrot and potential hollow dwelling habitat and are of very high conservation value; and • one (1) <i>E. pulchella</i> with a dbh >70cm, which provides potential hollow dwelling habitat and is of very high conservation value. <p>There are a further 16 trees on the site which do not meet the thresholds for a high conservation value tree, with seven (7) proposed for removal and nine (9) for retention.</p> <p>As the development and associated works will impact on trees of high conservation value, the proposal must be assessed against the Performance Criteria P1.</p>

Environmental Management Zone Provisions

Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)

Clause	Compliance/Comments
<p>Use Standards for Reserved Land (Cl. 29.3.1) A1 - Use is undertaken in accordance with a reserve management plan.</p> 	<p>A1 –NA It was originally proposed to demolish the existing infrastructure building (pump station) within the Environmental Management Zone located adjacent to the foreshore on the southern side of the site. However, this has been removed from the application and will be subject to a separate development application.</p>
<p>Building Height (Cl. 29.4.1) A1 - Building height comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no more than 7.5 m.</p>	<p>A1 – NA – there are no new buildings in the Environment Management Zone.</p>
<p>Setback (Cl. 29.4.2) A1 - Building setback from frontage must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30. A2 - Building setback from side and rear boundaries must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m. A3 - Buildings and works must be setback from land zoned Environmental Living no less than 30 m. A4 - Building setback for buildings for sensitive use (including residential use) must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.</p>	<p>A1 – NA – there are no new buildings in the Environment Management Zone. A2 – NA – there are no new buildings in the Environment Management Zone. A3 - NA A4 - NA</p>
<p>Design (Cl. 29.4.2) A1 - The location of buildings and works must comply with any of the following: (a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline; (b) be located within a building area, if provided on the title; (c) be an addition or alteration to an existing building; (d) as proscribed in an applicable reserve management plan.</p>	<p>A1 – NA – None of the works, new buildings and tree clearing occurs in the Environment Management Zone. A2 – NA A3 - NA</p>

Clause	Compliance/Comments
<p>A2 - Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p> <p>A3 – Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p>	

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
<p>Clause E1.5.1 - Vulnerable Uses</p> <p>A1 – No acceptable solution</p>	<p>A1 – Not Complying - As there is no acceptable solution, the proposal requires assessment against P1.</p>
<p>A2 – An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:</p> <p>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</p> <p>(b) the ability of occupants of the vulnerable use to:</p> <p>(i) protect themselves and defend property from bushfire attack;</p> <p>(ii) evacuate in an emergency; and</p> <p>(iii) understand and respond to instructions in the event of a bushfire; and</p> <p>(c) any bushfire protection measures available to reduce risk to emergency service personnel.</p>	<p>A2 – Complies,</p> <p>As an emergency management strategy (EMS), endorsed by the TFS (25 August 2022), was submitted as part of the application documentation and provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use.</p> <p>A condition is recommended for inclusion in any permit issued requiring implementation of the EMS and accompanying Bushfire Hazard Management Plan (BHMP).</p>
<p>A3 – A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	<p>A3 – Complies</p> <p>As a certified BHMP containing appropriate measures and by an accredited person was submitted with the application. This BHMP demonstrates that the required bushfire hazard management measures are capable of being implemented without requiring further removal of native vegetation, beyond that required to accommodate the footprint of the development. These measures are also contained within the Community Purpose zoned part of the site and do not extend into or rely upon management of that part of the subject land zoned Environmental Management and proposed to be transferred to Council as part of a separate process.</p>

Clause	Compliance/Comments
<p>Clause E1.5.2 - Hazardous Uses A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – NA A submission by an accredited bushfire practitioner (Mark van den Berg, 7 November 2022) in conjunction with an inventory of the hazardous goods on the site by Pitt and Sherry (12 August 2022) confirms that the proposal is not considered a hazardous use, as the amount of hazardous chemicals used, handled, generated or stored on the site does not exceed the manifest quantity as specified in the <i>Work Health and Safety Regulations 2012</i>. The proposal does not include the storage of explosives. Therefore, Clause E1.5.2 is not applicable.</p>
<p>E3.0 Landslide Code</p>	
<p>The site contains areas in the Landslide Hazard Area (Low). A statement dated 15 March 2022 has been provided by Martin Schultz, Principal Geotechnical Engineer, (Scherzic Ground Investigations). The statement references their Landslide Hazard Assessment Report (Report 7356A dated 27 Sept 2019) for the site. The statement advises that the site and local conditions were assessed as part of the original 7356A report and it is considered that there are no credible landslide risks at 31 Nubeena Crescent.</p>	
<p>Clause E3.6.1 - Hazardous Use A1 – Hazardous use relates to an alteration or intensification of an approved use.</p>	<p>A1 – NA – No hazardous uses on site. A submission by an accredited bushfire practitioner (Mark van den Berg, 7 November 2022) in conjunction with an inventory of the hazardous goods on the site by Pitt and Sherry (12 August 2022) confirms that the proposal is not considered a Hazardous use, as the amount of hazardous chemicals used, handled, generated or stored on the site does not exceed the manifest quantity as specified in the <i>Work Health and Safety Regulations 2012</i>. The proposal does not include the storage of explosives. Therefore, Clause E3.6.1 is not applicable.</p>
<p>Clause E3.6.2 - Vulnerable Use A1 – Vulnerable use is for visitor accommodation.</p>	<p>A1 – Not Complying As the proposal is a vulnerable use not for visitor accommodation, it requires assessment against the performance criteria.</p>
<p>A2 – No acceptable solution</p>	<p>A2 – Not Complying No acceptable solution (requires assessment against performance criteria)</p>
<p>Clause E3.7.1 - Buildings and works, other than minor extensions A1 – No acceptable solution</p>	<p>A1 – Not Complying No acceptable solution (requires assessment against performance criteria)</p>
<p>Clause E3.7.2 - Minor extensions A1 – Buildings and works for minor extensions must comply with the following: (a) be in a Medium Landslide Hazard Area.</p>	<p>A1 – NA</p>
<p>E5.0 Road and Railway Assets Code</p>	
<p>Clause E5.5.1 – Existing road accesses and junctions A1 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not</p>	<p>A1 – NA</p>

Clause	Compliance/Comments
increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	
A2 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A2 – NA
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	A3 – Not Complying The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, will increase by more than 40 vehicle movements per day. The Traffic Impact Assessment provided with the application indicates an increase in current traffic of 62 vpd in 2025. The current traffic is around 300 vpd in Nubeena Crescent. near the site.
E5.5.2 Exiting level crossings A1 – Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	A1 – NA
Clause E5.6.1 - Development adjacent to roads and railways A1.1 – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	A1.1 – NA
A1.2 – Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	A1.2 – NA
Clause E5.6.2 - Road access and junctions A1 – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	A1 – NA
A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	A2 – Complies – existing access is used to provide both entry and exit to the site.
Clause E5.6.3 – New level crossings A1 – No acceptable solution (requires assessment against performance criteria)	A1 – NA

Clause	Compliance/Comments
<p>Clause E5.6.4 - Sight distance at accesses, junctions and level crossings</p> <p>A1 – Sight distances at:</p> <p>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>	<p>A1 – Complies</p>
<p>E6.0 Parking and Access Code</p>	
<p>Clause E6.6.1 - Number of car parking spaces</p> <p>A1 - The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>A1 – Complies</p> <p>A total of 53 parking spaces are required based on combination use class of Tertiary Institution and Research & Development.</p> <p>The Education Use requires 27 spaces and the Research and Development use requires 26 spaces.</p>
<p>Clause E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability</p> <p>A1 - Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>	<p>A1 – Complies</p> <p>2 designated access parking spaces.</p>
<p>Clause E6.6.3 – Number of Motorcycle Parking Spaces</p> <p>A1 - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p>	<p>A1 – Complies</p> <p>3 motorcycle parking spaces.</p>
<p>Clause E6.6.4 – Number of Bicycle Parking Spaces</p> <p>A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>	<p>A1 – Complies</p> <p>8 bicycle parking spaces</p>
<p>Clause E6.7.1 - Number of vehicular accesses</p> <p>A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>A1 – Complies</p> <p>One access provided (Existing)</p>

Clause	Compliance/Comments
<p>Clause E6.7.2 - Design of vehicular accesses A1 – Design of vehicle access points must comply with all of the following:</p> <ul style="list-style-type: none"> (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities. 	<p>A1 – Complies</p>
<p>Clause E6.7.3 - Vehicular passing areas along an access A1 – Vehicular passing areas must:</p> <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) it meets a road serving more than 6000 vehicles per day; (d) have the first passing area constructed at the kerb; (e) be at intervals of no more than 30 m along the access. 	<p>A1 – Complies</p>
<p>Clause E6.7.4 - On-site turning A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <ul style="list-style-type: none"> (a) it serves no more than two dwelling units; 	<p>A1 – Complies</p>
<p>Clause E6.7.5 - Layout of parking areas A1 – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</p>	<p>A1 – Complies</p>

Clause	Compliance/Comments
<p>Clause E6.7.6 - Surface treatment of parking areas</p> <p>A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>	<p>A1 – Complies</p>
<p>Clause E6.7.7 - Lighting of parking areas</p> <p>A1 – Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>	<p>A1 – Complies</p> <p>A condition for lighting is recommended for inclusion in any permit issued.</p>
<p>Clause E6.7.8 - Landscaping of parking areas</p> <p>A1 – Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>	<p>A1 – Complies</p>
<p>Clause E6.7.9 – Design of motorcycle parking areas</p> <p>A1 - The design of motorcycle parking areas must comply with all of the following:</p> <p>(a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p>A1 – Complies</p>
<p>Clause E6.7.10 – Design of bicycle parking facilities</p> <p>A1 - The design of bicycle parking facilities must comply with all the following;</p> <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p>A1 – Complies</p>
<p>A2 - The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. R1</p>	<p>A2 – Complies</p>
<p>Clause E6.7.11 – Bicycle end of trip facilities</p> <p>A1 - For all new buildings where the use requires the provision of more than 5 bicycle parking spaces</p>	<p>A1 – Complies – shower and change room facility is provided and no additional spaces are required.</p>

Clause	Compliance/Comments
for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	
<p>Clause E6.7.12 – Siting of car parking</p> <p>A1 - Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</p>	A1 – NA
<p>Clause E6.7.13 – Facilities for commercial vehicles</p> <p>A1 - Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:</p> <p>(a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;</p> <p>(b) the use is not primarily dependent on outward delivery of goods from the site.</p>	A1 – Complies
<p>Clause E6.7.14 - Access to a road</p> <p>A1 – Access to a road must be in accordance with the requirements of the road authority.</p>	A1 – Complies
E7.0 Stormwater Management Code	
<p>Clause E7.7.1 - Stormwater drainage and disposal</p> <p>A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	A1 – Complies - Stormwater from new impervious surfaces is disposed of by gravity to public stormwater infrastructure.
<p>A2 – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	A2 – Complies
<p>A3 – A minor stormwater drainage system must be designed to comply with all of the following:</p> <p>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</p> <p>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be</p>	A3 – Complies

Clause	Compliance/Comments
accommodated within existing or upgraded public stormwater infrastructure.	
A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	A4 – NA
E10.0 Biodiversity Code	
While a Biodiversity Protection Area occurs on part of the site, the proposed development has been designed to be located wholly outside the Biodiversity Protection Area (BPA) within 31 and 41 Nubeena Crescent. Therefore, Code E10.0 is not applicable.	
E11.0 Waterway and Coastal Protection Code	
The site is partially within a Waterway and Coastal Protection Area however the proposal will not impact this area. Therefore, Code E11.0 is not applicable.	
E13.0 Historic Heritage Code	
There are no Heritage Places or Precincts on the subject site and the Code does not apply. The former Tarooma Animal Quarantine Station at 31 Nubeena Crescent is listed on the Tasmanian Heritage Register. The applicant has provided a Historic Heritage Management Strategy Report (Praxis Environment, dated June 2022) in relation to the requirements of the <i>Historic Cultural Heritage Act 1995</i> . The Tasmanian Heritage Council will assess any proposed development of the place against Part 6 of the HCHA via the provisions.	
E16.0 Coastal Erosion Hazard Code	
Part of the site is within the Coastal Erosion Hazard Code area. There is no development for non-habitable building to a habitable building or a use involving habitable rooms within the Code area. The code does not apply.	

Note: Codes not listed in this Checklist have been assessed as not being relevant to the assessment of this application.



Submission to Planning Authority Notice

Council Planning Permit No.	DA-2022-321	Council notice date	10/08/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01294-KIN	Date of response	24/08/2022
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	31 NUBEENA CRES, TAROONA	Property ID (PID)	3584531
Description of development	IMAS Taroona Upgrades		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Gandy & Roberts	Site Plan / C010	A	15/05/2022
All Urban Planning	Planning Report	1	26/07/2022
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. The development must be serviced by a suitably sized water supply with metered connection(s) and sewerage system and connections 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 use 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. 			
TRADE WASTE			
<ol style="list-style-type: none"> 4. In the event that the development will generate new or increase existing volumes of trade waste to be discharged into TasWater’s sewerage sytem the following requirements will apply; <ol style="list-style-type: none"> a. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. b. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. c. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68 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 <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.

The location of this infrastructure as shown on the GIS is indicative only.

- (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.

Declaration

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

TasWater Contact Details

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

OPEN SESSION RESUMES

14 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

15 PETITIONS RECEIVED IN LAST PERIOD

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

16 OFFICERS REPORTS TO COUNCIL

16.1 COPPING REFUSE SITE JOINT DISPOSAL AUTHORITY - PROPOSED RULE CHANGES

File Number: 24.128

Author: Gary Arnold, General Manager

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.1 Service provision meets the current and future requirements of residents and visitors.

1. PURPOSE

1.1 The purpose of this report is to seek the approval of Council to proposed amendments to the Copping Refuse Site Joint Disposal Authority (Authority) rules.

2. BACKGROUND

2.1 Under sub-Rule 232, the Authority is required to review its Rules at least every five years.

2.2 At its meeting on 11 August 2022, the Authority approved, by special resolution, its intention to amend the Rules.

2.3 Participating councils subsequently approved advertising the changes. Council endorsed the proposed amendments to the Rules and approved advertising the proposed amendment at its meeting on 5 September 2022 (Minute C365/17-2022 refers).

3. STATUTORY REQUIREMENTS

3.1 The Authority is required to follow the process prescribed under Sections 32 and 32 of the *Local Government Act 1993*.

4. DISCUSSION

- 4.1 The Authority undertook public advertising of the proposed amendments to the Rules and no public submissions were received from the advertising.
- 4.2 However, several additional amendments were suggested at the Authority’s general meeting in October 2022.
- 4.3 The Authority’s legal advice confirms that these are technical or minor administrative amendments so do not require re-advertising.
- 4.4 The Authority approved those minor amendments, by special resolution, at its meeting on 9 February 2023.
- 4.5 As advised previously, the proposed amendments to the Rules cover a range of governance and administrative processes. They aim to modernise the Authority’s framework of corporate governance and oversight and reflect the enhanced business practices that have evolved over time.
- 4.6 Table 1 (refer attachment) summarises the amendments, including the more recent administrative changes, and explains the reasons for them.
- 4.7 The collective scale of the amendments is considered material and so requires the full process prescribed under sections 32 and 32 of the *Local Government Act 1993*.
- 4.8 A summary of the process is provided below, and the green highlighted steps have been completed:

Step 1	<ul style="list-style-type: none"> • A <u>special resolution</u> of the Authority’s Participating Councils is required to approve advertising the proposed Rule change 	The purpose of this paper
	<ul style="list-style-type: none"> • One participating council is to act as the ‘Nominated Council’ to perform the roles required under the Act to change the Rules 	Clarence City Council has agreed to be the Nominated Council
Step 2	<p>If the special resolution to advertise is approved, the Nominating Council is to:</p> <ul style="list-style-type: none"> • publish the complying notice in a local daily newspaper, • display the complying notice at its premises for at least 21 days, • provide a copy of the proposed amendments to the Director of Local Government, • make the proposed amendments available for inspection or purchase at its public office. 	November 2022
Step 3	<ul style="list-style-type: none"> • After publication and any submissions are received, a general meeting of the Authority is convened to consider, and deal with, any submissions 	February 2022
	<ul style="list-style-type: none"> • Subject to any changes to the proposed amendments, Participating Councils approve the proposed amendments to the Rules by special resolution 	This process
Step 4	The proposed amended Rules are to be certified by both a legal practitioner and the General Manager of the Nominating Council as prescribed in the Act	
Step 5	The certified, proposed Rules are provided to Participating Councils for formal adoption	

Step 6	Once approved, the amended Rules are to be certified (again) by both a legal practitioner and the General Manager of the Nominating Council as prescribed in the Act	
Step 7	<ul style="list-style-type: none"> • A copy of the new Rules is provided to the Director, Local Government • The final decision is to be advised to anyone who provided a submission on the proposed amendment 	
Step 8	The amendment comes into effect.	

4.9 Each participating council is now requested to vote on the proposed amendments to the Rules. To be a valid, the wording of each council resolution must be identical.

5. FINANCE

5.1 There are no financial implications associated with this matter.

6. ENVIRONMENT

6.1 There are no environmental implications associated with this matter.

7. COMMUNICATION AND CONSULTATION

7.1 The proposed amendments to the Rules have been publicly advertised and no submissions were received.

8. RISK

8.1 There are no apparent risks to Council in approving the proposed amendments to the Rules.

9. CONCLUSION

9.1 It is recommended that Council approves the proposed amendments to the Rules.

10. RECOMMENDATION

That Kingborough Council approves the proposed amendments to the Rules of the Copping Refuse Site Joint Disposal Authority.

ATTACHMENTS

1. Summary of Amendments

Rules Review 2022 - with modifications

Requirement:

Rule 232: Rules to be reviewed at least five yearly.

Consistent with requirements of LGA 1993

Last full review finalised in November 2017

Table 1: Proposed amendments

Rule #	Proposed amendments	Reason/Notes/Comments
	Powers of Board	
<u>6 Definitions</u>	<u>“General Manager” means the General Manager or Chief Executive Officer or equivalent position of a Council or the General Manager’s nominee;</u>	<u>Reason for inclusion: pre-empts anticipated change to Local Government Act. This wording allows Authority’s Rules to remain relevant even if the Act does not change.</u>
13 Amend	(a) The Board may exercise all powers and functions delegated to it by the Authority in writing. (b) The Board may access independent, expert advice, at the Authority’s expense, as it determines necessary to exercise its powers and functions and satisfy the duties of directors.	(c) New sub-Rule suggested: This is a standard clause and a right of directors under many relevant Acts, eg Corps Act 2001, Tas GBE/SOC Acts etc. It should be clear in our Rules as well.
	Delegations	
14 Amend	Except for the power under Rule 12(a) and as provided in Rule 213(b), the Authority may delegate to the -Chair, Board or Secretary , with or without conditions, any of the functions and powers that are within the power of the Authority (including any specified power of on-delegation of those functions and powers) and are not by these Rules or by legislation directed or required to be exercised or done by the Authority in General Meeting.	At present, the Authority cannot delegate to anyone except the Board. From time to time this has been necessary for administrative or time convenience (eg, “Chair to negotiate with new directors within agreed boundaries...”). Capacity to do this should be properly formalised. From time to time, some delegation to Secretary for administrative tasks would be useful, eg approval of directors’ expenses.

		NOTE: JA has approved a Delegations Policy which controls how delegations are to be exercised, reported etc. Applies to the Authority, Board, CEO, others...-
15 Amend	<p>The Board may delegate to the Chief Executive Officer, an individual director, a committee of the Board or the Secretary <u>(in their capacity as secretary to the Board)</u>, with or without conditions:</p> <p>(a) any of the functions and powers delegated to it by the Authority in writing (including any specified power of on-delegation of those functions and powers); and</p> <p>(b) any of the functions and powers conferred upon it under these Rules.</p>	<ul style="list-style-type: none"> It is quite common in most Constitutions (or equivalent) for the Board to be able to delegate to a range of recognised positions. This doesn't mean they have to – simply that they can. Many Constitutions (and under Corps Act 2001) allow delegation to “any other person” as well, but that was considered unnecessary for the Authority. <p>Note: delegation to Board Secretary is <i>in that role</i>, rather than the Authority Secretary in that role. It could raise serious conflict if the Board had the capacity to delegate to the Authority Secretary in that capacity.</p>
	Membership of Authority - Representatives	
Amend Rule 69	<p>Current Rule 69: Representatives and Proxies are not entitled to any remuneration from the Authority.</p> <p><u>Amendment to Rule 69:</u> <u>Representatives and Proxies are not entitled to any remuneration from the Authority other than the Chair who may be remunerated subject to the following:</u></p> <p>(a) <u>notwithstanding Rule 65, Representatives, on the advice of the Secretary, may approve the payment of remuneration for the role of Chair;</u></p> <p>(b) <u>if Representatives approve any payment under Rule 69(a), the decision will be recorded in the minutes of the general meeting at which it was approved and the Secretary will advise Participating Councils in the Quarterly Report to Participating Councils; and</u></p>	<p>AIM: Allow payment of allowances or fees. Reason for amendment: the often considerable extra effort required by Chair compared to other Reps/Proxies. This was originally raised in late 2020 by a PC Representative (now former Representative)</p> <p>Remuneration could be an allowance, sitting fee or similar.</p> <p>There has been assumption that LGA doesn't allow payment to Councillors/Alderman as Representatives, however CCC's appointed director to C Cell Pty Ltd is paid a director's fee. Initially this fee was paid to CCC, but CCC subsequently approved this to be paid to the director personally.</p>

	<p><u>(c) any payments approved under Rule 69(a) will not be paid to any Council employee appointed or acting temporarily as the Chair.</u></p> <p>-----</p> <p>REFERENCE: Current Rule 65 No Representative or Proxy may be a Director or hold any remunerated position with the Authority.</p>	
	Membership of the Board	
R73 Amend	<p>The Authority shall, in the appointment of the Board Chair and other Directors, take into account the powers, functions and responsibilities of the Board and shall appoint persons who collectively have the skills and expertise to carry out those powers, functions and responsibilities, drawn from persons with expertise and/or experience in one or more of the following relevant fields:</p> <ul style="list-style-type: none"> (a) financial management, business management and administration; (b) civil or mechanical engineering, project management or related disciplines; (c) waste management; (d) transport; and/or (e) environmental management; (f) any other fields relevant to the business, strategy or Principal Objectives and Goals of the Authority 	<p>AIM: keep pace with the future needs of the Authority, especially if it considered appointing a permanent fifth director</p>
	Annual General Meeting of the Authority	
R97 Amend	<p><u>(a) An Annual General Meeting of the Authority shall be held in every calendar year between the months of July and November 15 December (inclusive)</u></p>	<p><u>DMA advice: Consistent with obligations of Councils, the Authority Rules cannot include a date beyond the date set in the Local Government Act for AGMs to be held.</u></p>
R98(e) Amend	<p>The AGM is to:</p> <p>.....</p>	<p>Purpose and value of the original Rule has been unclear: by the time of the AGM, the Authority has already the Strategic Plan and Business Plan in June AND issued to PCs and the plans have been in action for almost 5 months....</p>

	(e) receive the Strategic and Business Plans.	
	Meetings of the Board	
R103 Amend	The Board shall meet at such times and places,....,as often as is necessary to properly discharge its responsibilities under these Rules, and shall meet at least quarterly in each year. ten times in each year.	<p>AIM: to allow the Board and business to determine processes to operate as efficiently and effectively as possible – which may be done better without min 10 times. Responsible Boards under a responsible Chair in a mature business meet as often as needed. The Rules already specify certain activities and reporting that require Board approval or direct oversight.</p> <p>Specifying ten times p.a. reduces the incentive to be efficient and diverts operational time of CEO and staff to preparing board papers and attending meetings – that may be more productive elsewhere.</p>
	Attendance	
R121 Amend	<p>CURRENT:</p> <p>(a) The Board Chair shall attend meetings of the Authority and shall provide information as required.</p> <p>(b) The auditor and the Comptroller are entitled to attend General Meetings of the Authority and be heard on any part of the business of the meeting which relates to their responsibilities.</p> <p>ADD:</p> <p>(c) The Authority may request the CEO attend any meeting, or any part of a meeting, of the Authority, and provide information as requested. The request may be a standing invitation.</p>	<p>If the CEO is not <i>obliged</i> to attend, it is reasonable they could be <i>entitled</i> to attend, similar to auditor and Comptroller.</p> <p>The majority of the technical and operational expertise lay with the CEO so attendance is usually of interest to the Authority, even if not essential. Also supports the Board remaining at the strategic level rather than being required to explain the full range of operational activity.</p>
	Resolution in Writing or by Electronic Means	
R151 Amend	AMEND: A resolution of the type referred to in Rule 150 may consist of several documents in the same form, each signed by one or more Representatives or Directors provided the resolution is identically worded.	Good practice to ensure there is no confusion or doubt about what was approved/rejected.

	Part 6 – CEO and Other Employees General Powers and Responsibilities of CEO	
R172 Amend	The Chief Executive Officer is responsible to the Board Chair for the general administration and management of the Authority’s business activities and, in particular, for the determination of the number and types of employees and the terms and conditions of employment, consistent with the approved budget. On behalf of the Board, the Board Chair is the primary contact with the Chief Executive Officer.	Typically, the Board collectively is responsible for the CEO’s performance, not the Chair individually. To support good HR practice, the Chair is nominated as the main conduit for discussions, communications from Board to CEO etc, but is not intended to be singly responsible for the entire employment relationship or related decision making. As a protection for it and the Chair, the Board should have the option to appoint another director to support the Chair in interviews/discussions with CEO when appropriate or when an independent witness might be useful.
R174 Amend	The Chief Executive Officer is to exercise, subject to any conditions imposed , all powers and functions delegated by the Board in writing to be performed by the Chief Executive Officer.	While conditions may be in writing, it should be clear that these are constitutionally required and compliance is obligatory.
R175 Amend	The Chief Executive Officer may delegate any of his or her functions and powers as authorised by the Board, together with any relevant conditions imposed by the Board , to any person that has been appointed to assist the Board in performing and exercising its functions and powers.	CEO should be obliged to pass on any conditions imposed (if applicable) to sub-delegates.
	Particular Responsibilities [of CEO]	
R180 Amend	The CEO shall undertake the following particular responsibilities to the satisfaction of the Board: (a) – (f) ... (g) subject to any relevant policies approved by the Authority or Board , provide public or media statements on matters relating to the organisation; (h) – (m)	(g) aims to provide scope for the Authority Chair to speak on agreed matters (eg political or membership matters) and the Board Chair to speak in the absence of CEO or on agreed matters. Policy for this is on the Board’s agenda...

	<p>(n) adhere to all policies and procedures including those in relation to environment, Work Health and Safety and administration;</p> <p>(o) – (p) ...</p> <p>(q) in conjunction with the Secretary, provide induction training for newly appointed Representatives, Proxies and Directors;</p> <p>(r) report to the Board on operations and performance against the Business Plan and Strategic Plan in general terms and on specific current initiatives; and</p> <p>(s) ...</p>	<p>(n) should be required to adhere to ALL applicable policies...full stop., Separating out administration policies is unnecessary. P.S. When used in full, WHS does not need to be capitalised.</p> <p>(q) typically this would be part of Secretary’s role but shared arrangement is most practical to separate out Authority/governance/ membership matters from strategic, operational and other matters.</p> <p>(r) peculiar that reporting against Strategic Plan is not listed, even though Business Plan is based on Strategic Plan....</p>
	Strategic and Business Plans	
R185 Amend	<p>If a current, enforceable waste services contract that includes the calculation of gate fees for the next financial year has not been agreed between the Authority and each Member, the Chief Executive Officer shall provide the draft budget to Members before 31 March in each year for information, comment and feedback prior to the preparation of the final Business Plan for submission to the Board.</p>	<p>The current Rule pre-dates waste contracts with PCs. The original purpose was to provide PCs with information on their gate fees for the coming financial year and to allow them to budget accordingly. Now waste contracts – with gate fee calculations - exist, the need to provide draft Budget to PCs is redundant. Due to the February timing, this requirement provides PCs with information that the Board has not seen. In recent years, there has been no feedback from PC GMs, making the process a waste of everyone’s time.</p> <p>The proposed amendment allows for contracts to take precedence over the need for a draft Budget, but provides a fallback position/safeguard for PCs if no waste agreement is in place.</p>
R186 Amend	<p>If a draft budget is provided to Members under Rule 185 and comments are subsequently provided from Members, Following receipt of any comments from Members, the Chief Executive Officer shall, if necessary, revise the draft Business Plan and shall present the revised Business Plan to the Board for consideration.</p>	<p>Amendment required if Rule 185 is changed as above.</p>

	Quarterly and Other Reports - Quarterly Report to Authority	
R193 Amend	The Chief Executive Officer is to provide the Board with a quarterly report which includes, in relation to the Authority: (a) A report on general performance; (b) A report on financial performance; (c) a statement on statutory, and environmental and contractual compliance; (d) a report on performance in meeting the Principal Objectives and Goals; (e) a report on performance under its Business Plan; and (f) a report on any matters specifically identified by the Authority or significant issues arising from delegated functions.	If Rules 198 and 200 are deleted, minor amendment to R193 would cover the gap.
	Quarterly and Other Reports - Compliance with Statutory Requirements	
R198 Delete	The Chief Executive Officer, in April of each financial year, shall provide a report on compliance in the preceding financial year with statutory requirements, including performance in meeting stated functions and objectives. -----	<ul style="list-style-type: none"> • R193 (see below) specifies the content of the Quarterly Report that the CEO is to provide to the Board and the Board then provides to Authority. It includes a statement of statutory and environmental compliance. • This makes R198 redundant and duplicated effort for no benefit. • Once p.a. is not timely – so does not add any value • It is the role of the Board (common law and under SWS Board Charter) is to ensure statutory and other compliance and this is also an area of focus in the Audit & Risk Committee’s charter. It is also a periodic area under the internal audit program.
	Quarterly and Other Report – Contractual Obligations	
R200 Delete	The Board, in April of each financial year, shall review the Authority’s compliance with its contractual obligations, with a subsequent report by the Authority to Members on compliance.	<ul style="list-style-type: none"> • While contractual obligations are not referred to in the Quarterly Report, they could be added simply. • This area is also a fundamental part of the Board’s role, with a focus of Audit & Risk Committee’s scope. Also subject to internal audit from time to time. Also, covered in Risk Register as fundamental to the business. • Rule 199 – also in this section – relates to the CEO being obliged to adhere to the Authority’s negotiating parameters. This should be retained

16.2 LGAT GENERAL MANAGEMENT COMMITTEE VACANCY

File Number: 13.49

Author: Gary Arnold, General Manager

Strategic Plan Reference

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.1 A Council that engages with and enables its community.

1. PURPOSE

1.1 The purpose of this report is to enable Council to consider the nomination of a Councillor for the position of President of the Local Government Association (LGAT) of Tasmania and/or the position of Committee Member of the General Management Committee.

2. BACKGROUND

2.1 The Tasmanian Electoral Commission (TEC) have advised they have been asked to conduct the 2023 election of President and 6 members of the General Management Committee of LGAT for a two-year term in accordance with the rules of LGAT.

2.2 Nominations are now invited and must be received by 5pm Wednesday 19 April 2023.

3. STATUTORY REQUIREMENTS

3.1 Nominations are invited in accordance with the rules of LGAT adopted at the Annual General Meeting of LGAT on 30 June 2021.

4. DISCUSSION

4.1 The TEC is conducting the 2021 election of President and 6 members of the General Management Committee of LGAT.

4.2 It is suggested that Council consider nominating a Councillor for the position of President and/or the position of Committee Member of the General Management Committee.

5. FINANCE

5.1 There are no financial implications associated with nominating a candidate.

6. ENVIRONMENT

6.1 There are no environmental implications with this matter.

7. COMMUNICATION AND CONSULTATION

7.1 No public communication or consultation is required for this report.

8. RISK

8.1 There are no apparent risks to Council in nominating a candidate.

9. CONCLUSION

9.1 It is suggested that Council consider nominating a Councillor for the position of President and/or the position of Committee Member of the General Management Committee.

10. RECOMMENDATION

That Council nominate Cr..... for the position of On the Local Government Association of Tasmania's General Management Committee.

ATTACHMENTS

Nil

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17 NOTICES OF MOTION

17.1 Environmental and Planning Control Offenders Register

The following Notice of Motion was submitted by **Cr Cordover**

RECOMMENDATION

That a report will be provided to Council detailing a recommended method for publishing an **Environmental and Planning Control Offenders Register (EPCOR or the Register)** to publicly list for a period of up to 10 years individuals or parties in Kingborough Council's jurisdiction who commit environmental or planning control offences and consider what can be done to impose restrictions on development applications submitted by those appearing on the Register.

The report will detail the recommended scope of the EPCOR, including which offences will be liable for admission to the Register and pursuant to which Acts, including but not limited to the *Land Use Planning and Approvals Act 1993*, federal and state environmental regulation laws and Council by-laws.

Background

The purpose of this motion is to commission a report for Council that will explain how Council could develop and publish an **Environmental and Planning Control Offenders Register (EPCOR or Register)** whereby individuals or parties in Kingborough Council's jurisdiction who commit serious environmental or planning control violations and are issued an infringement notice, such as undertaking illegal works, would by default be listed on a publicly available Register. The Register would contain information relevant to the conviction and remain for a period of up to 10 years. Appearing on the Register should also come with significant consequences for their ability to develop land in Kingborough during that period.

This Register would improve public transparency, meet community expectations of accountability for parties found guilty of violating the rules, and go some way to preventing guilty parties from profiting off their malfeasance.

Where illegal work is undertaken on a property or where environmental vandalism takes place within the municipality, Kingborough Council is able to commence action pursuant to various acts such as the *Land Use Planning and Approvals Act 1993* (LUPAA) and other instruments via the issuing of an enforcement notice.

In the law of equity, there is a natural justice principle that prohibits making a profit from malfeasance, sometimes codified as the Clean Hands Maxim ("one who comes into equity must come with clean hands"). In various jurisdictions, legislation exists to prohibit the use of proceeds of crime or profiting from illegal activity.

Concern has been raised by some community members that occasionally planning and environmental controls are deliberately broken as a 'cost of doing business' due to a perceived weakness of state and federal environmental and planning control laws.

For example, the maximum penalty defined in Schedule 1 of the *Land Use Planning and Approval Regulations 2014* is 15 penalty units. At the current rate of \$181 per penalty unit, the maximum infringement notice penalty for even the most egregious environmental or planning control offence is \$2715. Such a penalty equates to 4 tenths of one per cent of the median Kingborough house price.

Whilst it is true that some matters are prosecuted in court where higher penalties are available, the vast majority of matters are resolved by an infringement notice. Many people would consider a likely fine of 4 tenths of one per cent of a median property value to be insufficient disincentive to

developers who are willing to break the rules because they may stand to make vastly more profit than they will have to pay in fines, hence the fine becomes a “cost of doing business”.

To deter environmental vandalism, other jurisdictions such as Canada have an Environmental Offenders Register containing information on convictions obtained under certain federal environmental laws.

Where Kingborough Council has authority to issue enforcement notices concerning environmental or planning control matters, those found guilty of non-trivial offences and subsequently issued infringement penalties should by default be publicly listed and prevented from potentially profiting from their malfeasance.

The report may recommend parameters, exemptions, options for delegated authority and relevant definitions, for example that the EPCOR only applies to infringements that meet some threshold.

Officer’s Response

While the intention to improve transparency, accountability and increase disincentives for unlawful behaviour is acknowledged, publishing an Environmental and Planning Control Offenders Register would create several legal and privacy issues:

- The objectives of the *Land Use Planning and Approvals Act 1993* is to promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and facilitate economic development (amongst other things). The Act allows for the issuing of infringement and enforcement notices and to cancel permits. There are no provisions in the Act for publishing of names of those issued with notices on an offender register.
- In accordance with the objectives of the Act, on becoming aware of potential breaches, Council’s planning compliance staff seek to work with applicants to rectify issues through amendments to the development, rehabilitation, rectification, or seeking retrospective approval.
- Each development application assessed under the Act and the Planning Scheme in effect, considers the development application on its merits. There is no capacity to consider the previous offences or infringements of the applicant in this process.
- Council’s Parks, Recreation and Natural Areas By-Law includes specific protections for vegetation on any Council owned or managed land. A Trees on Private Property By-Law has also been prepared (but is not yet made) to regulate removal of trees on private property in Kingborough. Both by-laws outline infringements and offences, but neither provides for the publishing of names on a register, nor is there any ability to consider previous infringements.
- There are likely to be privacy issues associated with publishing names and property addresses of offenders on a publicly accessible register, particularly as there is no supporting legislation to enable this.
- Determination of the threshold for a ‘serious environmental or planning control violation’ would be required. For example, publishing the names of ‘mum and dad’ developers for mistakes made while undertaking residential extensions would be highly undesirable.
- Including information for up to 10 years on an offender register, regardless of the extent of the infringement, appears excessive. There may be significant unintended consequences on reputation, business continuity etc.

An alternative approach would be to increase community education to highlight unauthorised environmental damage. In December 2022, Council endorsed the revised Unauthorised

Vegetation Damage Signage Policy, which provides for Council to install educational signage following the unauthorised removal of vegetation from Council owned or managed land.

In addition, Council officers should continue to work to simplify information for small and large developers as to the requirements of the planning scheme and relevant by-laws, to minimise unintended breaches.

Council may also wish to write to the Tasmanian Government to seek increases to penalty units applied to offences under the *Land Use Planning and Approvals Act 1993*.

Dr Samantha Fox, Director Environment, Development & Community Services

17.2 Register of Interests

The following Notice of Motion was submitted by **Cr Cordover**

RECOMMENDATION

That the register of interests pertaining to each elected Councillor be published on the Kingborough Council website in the same or similar manner to that published by state and federal politicians.

Background

Members of the Tasmanian parliament and Commonwealth Parliament of Australia are required to disclose pecuniary interests belonging to themselves and their spouses in a published register that is accessible publicly on the internet.

Our Council's strategic values of accountability, respect, excellence and inclusiveness should extend to the transparency and availability of our register of interests. Whilst the Council currently has a register of interests, it does not appear readily accessible online, unlike those of state and federal politicians.

Members of the Tasmanian House of Assembly are required to disclose sources of income excluding their parliamentary remuneration, superannuation and allowances, real property assets, interests and positions in corporations, positions in trade unions and professional or business associations, debts and any additional direct or indirect benefits.

Members of the Senate in the Parliament of Australia are required to disclose shareholdings in public and private companies, family and business trusts, real estate including the location (suburb or area only) and the purpose for which it is owned, registered directorships of companies, partnerships, including the nature of the interests and the activities of the partnership, liabilities, the nature of any bonds, debentures and like investments, savings or investment accounts, the nature of any other assets valued at more than \$7500, the nature of any other substantial sources of income, gifts valued at more than \$750, any sponsored travel exceeding \$300, being a financial contributor donating more than \$300 in a calendar year to any organisation, and any other interests where a conflict of interest could foreseeably arise or be seen to arise.

For example, from the Parliament of Tasmania website¹:

"The *Parliamentary (Disclosure of Interests) Act* (No. 22 of 1996) prescribes that a 'Register of Interests of Members of the House of Assembly' is maintained. The Register of Interests is comprised of the individual disclosures of pecuniary and other interests of each Member and their

¹ <https://www.parliament.tas.gov.au/HA/pdi/HAMembersInterests.html>

spouses and is made by way of the lodgement of an annual return. The Act further requires the publication of the Register of Interests.

A person who becomes a Member, other than a re-elected Member, must lodge a primary return with the Clerk within 3 months after the day on which the Member takes the oath of allegiance as required under an Act to be taken in relation to the office of Member. Thereafter, each Member must lodge an annual return on or before 1 October in any year unless the primary return date for the Member is after 30 April of that year.

The returns lodged by Members of the House of Assembly for each Financial Year are published.

This recommended motion would make Kingborough Council a leader in transparency by bringing our Council in line with the expectations put upon state and federal politicians. As local representatives responsible for making decisions using public money, the public should have easy access to a transparent register of interests that is accessible online on the Council website.

Officer's Response

Council has had a Related Party Disclosure Policy since 2016 that outlines disclosure requirements under Australian Accounting Standard AASB 124 for Key Management Personnel (Councillors and Senior Staff). The policy outlines the procedures Council will follow to collect, store, manage and report on related party relationships, transactions, and commitments. This includes the maintenance of a register that captures and records the information for each existing or potential related party transaction during a financial year. This register is not publicly available.

Council also has a Gifts and Benefits Policy that provides guidance to Councillors regarding the receipt of gifts or benefits and complements the requirements for gifts and benefits in Council's Model Code of Conduct. The policy includes a requirement for the maintenance of a register of gifts and benefits that is available for public inspection.

A register of interests as referenced in this Notice of Motion is potentially broader than the Related Party Disclosures prescribed by the Australian Accounting Standards and is a matter that has been flagged by the State Government to be addressed as part of the review of the Local Government Act. It is considered more appropriate for Council to be guided by State legislation that has been crafted specifically to address the issue of disclosure of interests than to rely on publication of related party disclosures that pertain to Australian Accounting Standards.

Daniel Smee, Director Governance, Recreation & Property Services

18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

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

Confirmation of Minutes

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

Applications for Leave of Absence

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

Tender Assessment - AB2301 Oakleigh Avenue Storm Water Upgrades

Regulation 15(2)(b), and (2)(d) *information that, if disclosed, is likely to confer a commercial advantage on a person with whom the Council is conducting, or proposes to conduct business, and contracts, and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal.*

Current Court Matters

Regulation 15(2)(i) *relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.*

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

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

RECOMMENDATION

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

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	
Tender Assessment - AB2301 Oakleigh Avenue Storm Water Upgrades	
Current Court Matters	

CLOSURE

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APPENDIX

- A Mayor's Activities - 31 January 2023 to 1 March 2023
- B Kingston Park Implementation Report 2023
- C Minutes of the Kingborough Disability Inclusion Access Advisory Committee 8 February 2023
- D Quarterly Summary Action Report to December 2022

Public Copy

A MAYOR'S ACTIVITIES - 31 JANUARY 2023 TO 1 MARCH 2023

DATE	LOCATION	ITEM
1 February	Hobart	Attended Premier's Briefing on Proposed Stadium, accompanies by the Deputy Mayor and General Manager
1 February	Hobart	Attended Greater Hobart Mayor's Forum
1 February	Civic Centre	Met with Clare and Anne Palmer re Manor Gardens
6 February	Kingston	Attended Local Government Reform Workshop – along with Cr's Antolli, Cordover, Deane, Fox, and Deputy Mayor Glade-Wright,
6 February	Civic Centre	Chaired Council Meeting
8 February	Woodbridge	Addressed Woodbridge and Channel Probus Club meeting.
8 February	Via Phone	Phone meeting with Anne Harrison re Planning issues, Local Government reform.
8 February	Civic Centre	Chaired Disability Inclusion Access Advisory Committee meeting
10 February	Online	Governance Group – Councillor Learning & Development – participated in meeting
10 February	Sandy Bay	Attended Wrest Point Casino 50 th Birthday celebrations.
14 February	Civic Centre	Chaired Workshop on Long Term Financial Plan and Flag Schedule.
15 February	Online	Attended Waste Recovery Strategy Briefing
20 February	Civic Centre	Chaired Access Committee Working Group re Neurodiversity inclusion.
20 February	Civic Centre	Chaired Council meeting
22 February	Kingston	Attended Kingston Revitalisation Steering Committee meeting
22 February	Civic Centre	Meeting with Ella Haddad MP, Member for Clark and Shadow Minister for Housing re various electorate and shadow portfolio issues.
27 February	Hobart	Attended Launch of Taste of the Huon
27 February	Civic Centre	Met with Mitchell Coulson, CEO, Netball Tasmania
27 February	Civic Centre	Chaired Council Workshop re Review of Dog Policy and Workplace Health and Safety Review by Edge Legal
1 March	Civic Centre	Met with Senator Claire Chandler.
1 March	Hobart	Attended Greater Hobart Mayors Forum

B KINGSTON PARK IMPLEMENTATION REPORT 2023



**KINGSTON PARK
IMPLEMENTATION REPORT
January 2023**



This report is regularly updated and released for public information

1. INTRODUCTION

This report has been prepared as a quarterly update on the progress of the Kingston Park project. It is Council's way of regularly reporting to the Kingborough community. Such reports have been produced since August 2017.

Although this project has been underway for several years, it was not until early 2018, that significant construction commenced on the site. It is important that a reporting mechanism such as this explains what this construction entails and what will happen in the future. It is also important that the financial status of the project is described – bearing in mind that, although large up-front costs are necessary to provide the initial public infrastructure, these are more than outweighed by the subsequent direct and indirect economic and social benefits for Kingborough.

Council is providing this report every three months for general public information. Within it there is a description of the background to the project (2) – as there will always be many people who are not aware as to why it is so critically important for Kingborough. The subsequent sections describe the main construction projects (3) that are being managed by Council – these currently are Goshawk Way Road stage 2, the Public Open Space stage 2 and Wetlands. Following this there is a section on the land release strategy (4) for the site – how land is to be subdivided and developed overtime. There is then a financial report (5) consisting of the expenditure to date, the amount of project borrowings and future short-term expenditure. The section on communications (6) reports on the latest news about the project and how this has been or will be more broadly communicated and the final section deals with project governance (7) and administration.

The main updates each quarter will be made to sections (1), (3) and (5). It is these sections that should be focused on by those who have been regularly reading these reports and following the project's ongoing progress. An Appendix to this report also includes a timeline that briefly summarises what has been achieved to date.

Council is interested in obtaining any comments or thoughts about the project. There is an opportunity to do this by emailing the Kingston Park Project Team at: kingstonpark@kingborough.tas.gov.au There will of course be many good ideas that could be incorporated within the project as people become more informed and enthusiastic about it. The detailed aspects of the Kingston Park Development Plan continue to evolve, and it is important that everyone has an open mind to future opportunities.

2. PROJECT BACKGROUND

Kingston Park is the former Kingston High School site and is located immediately to the north of the Kingston Central Business District. The redevelopment of this site constitutes the most important development opportunity within Kingston and how it is developed will be critical in determining the future viability of the whole Kingston CBD. It is the most critical single project for the economic future of the Kingborough municipality. The subject land is shown in the figure below.



Figure 1 – Site Boundaries

The future development of the 11.3ha Kingston Park site can only be considered within the context of this CBD. Its primary objective is to encourage and complement the future sustainable development of the whole of central Kingston and Kingborough more generally. A great deal more private and public investment will occur within Kingston if the whole central area is progressively developed in a cohesive and attractive manner.

Development that occurs on the site will provide local recreational and cultural attractions and fill gaps in the services that the local community needs. If Kingston is to be the main commercial centre south of Hobart, then this will depend on how this Kingston Park site is developed. It has been often stated that this is a once in a lifetime opportunity for

Kingborough, in that its development will really improve the public amenity and facilities within central Kingston. It is a truly unique development opportunity and care must be taken to obtain the optimum result.

Kingborough has, for the last 20 to 30 years, had a greater increase in population than any other municipality in Tasmania and this is expected to continue to grow at a similar rate in the next few decades. Kingborough's close proximity to Hobart, the availability of suitable land, good transport routes and the area's inherent natural attractions as a coastal municipality have all been major drawcards for new residents. However, 60% of all Kingborough's employed people travel north to Hobart or beyond to work. There should be many more local services and employment opportunities to reduce this daily traffic out of Kingborough – making it more convenient for local residents and reducing travel times and congestion in Hobart. It is within this context that building a strong, sustainable CBD is so important.

A Development Plan for the Kingston Park site was prepared during 2012-2013 and it described the proposed development that is to occur on the site. It contains an urban design framework that enables new forms of development and the planned delivery of infrastructure to support that development. There is to be a mix of commercial and residential uses, together with public open space and community and cultural facilities. About one-third of the site's area is utilised by each of these generic land uses – that is, one third is to be sold for residential or commercial use, one third is retained for public open space and one third is for community uses and public infrastructure.

Although a great deal has occurred since that Development Plan was prepared, it still forms the basis for most of the current and future site development that is occurring.

For Council, this project also needs to be economically feasible. The brief for the original Development Plan required that a proposal be developed that addressed local land use needs, was well designed and broke-even financially. This is a stand-alone project that is not being implemented at the expense of other scheduled public infrastructure projects in the municipality. Land is to be sold (for purposes that will further activate the CBD) so that there is revenue to pay for the public and community facilities that are to be provided on the same site.

The urban design provides for a vehicular 'boulevard' (Goshawk Way) that passes through the site – from the former school's entrance through to a new junction with Huon Highway/Beach Road. A pedestrianised 'promenade' (Fantail Parade) extends from Channel Court, through the existing Council parking area on John Street, past the new Kingston Health Centre.

Following the junction with Goshawk Way the road becomes trafficable (Pardalote Parade) past the Community Hub through to the playground perimeter path and on to the Whitewater Creek pathway under the Southern Outlet.

Figure 2 below provides an overview of what is proposed. Apart from a few detailed design changes, this layout is essentially still consistent with what was proposed in the original Development Plan.



Figure 2 – Site Development Plan

Council has previously commissioned independent economic assessments of this project and they have determined that the project will make a significant contribution to the Kingborough economy. The economic benefits of the project were found to be during both the construction phase and on an ongoing basis within Kingborough. During construction, many jobs will be created – then determined to be about 67 jobs per year over a 10-year construction period (worth almost \$80M per annum) – and \$90M worth of development will occur on site (generating \$205M worth of multiplier impacts). The eventual redevelopment of the site will generate well in excess of 600 new jobs and increase the ongoing retail expenditure by about \$3.7M per annum within Kingston.

It is worth noting that these figures were determined in 2015, and the current Project Development Agreement (with the contracted private developer) predicts that about three times as much future development will in fact occur on this site, with commensurate increases in economic benefits. It is envisaged that a more up to date independent economic assessment (or cost-benefit study) will be commissioned in the near future.

While these economic benefits are significant, there will also be a stimulation of additional investment on other nearby private properties within central Kingston. An early investment by Council will build local confidence – and there is some recent evidence that this is in fact occurring. It is also worth noting that there will be future increased rate revenue benefits from this project for Council, within both the Kingston Park site and central Kingston more generally. Some of this additional revenue to Council will need to cover the future costs

associated with the ongoing management and maintenance of the playground, parklands, streetscape and maintaining the Community Hub facility. It is proposed that the project (including the private development on site) will be fully completed within about 10 years.

The economic benefits for Kingston are complemented and enhanced by the many social and community benefits that this proposed site development will provide. The future growth in demand for services is inevitable (as a consequence of an increasing population) and this project is primarily about preparing the Kingborough community for this growth. Future generations will judge us on how well we have taken the opportunity to utilise this land to develop a truly sustainable and viable central business district.

The social benefits of the project include the availability of a new and expanded Kingston Health Centre; a new multi-purpose Community Hub facility that will provide spaces for a variety of community and cultural activities (the future “heart” of central Kingston); a large area of public open space with a children’s playground and other landscaped features and spaces for outdoor events; the inclusion of higher density residential areas that will bring increased activity into central Kingston, making it a safer and more attractive place to visit; and the potential for commercial entertainment and more things to do that encourage social interaction and community well-being.

A high quality of urban design is also an important component of this project. It is intended that Kingston Park will be a showpiece and an example for other private developments throughout the municipality. It will provide attractions that are creative and innovative to generate increased visitor levels and community pride – and so help to sustain the long-term future of central Kingston and the Kingborough municipality.

3. PROJECT DEVELOPMENT COMPONENTS

3.1 Goshawk Way

Goshawk Way is to be the main through road within Kingston Park and will provide vehicular access to all the main parts of the site. Its first stage of construction initiated the site development and enabled the inclusion of the Community Hub and the State Government’s Kingston Health Centre (both now constructed) – and will then facilitate the further subdivision and development of the rest of the site. An important aspect of this road construction is that the main reticulated services and other related infrastructure are being provided to facilitate the overall redevelopment – such as stormwater, water, sewerage, power and telecommunications.



Figure 4 – New Goshawk Way extension including roundabout, pedestrian underpass and upgraded John St roundabout - October 2022.

3.2 Huon Highway Underpass

With the recent upgrades of the Whitewater Creek pathways, including those around Kingston Park, and the future upgrades to Kingston Wetlands, a need for a safe pedestrian linkage between Kingston Park and the Kingston Wetlands was identified. The Huon Highway underpass (in Figure 5 below) was built as part of the Goshawk Way project and was opened to the public in November 2022.



Figure 5 – New Huon Highway Pedestrian Underpass progress photo- October 2022.

3.3 Kingston Wetlands

As part of their development permit, Traders in Purple are required to provide a design for stormwater treatment in Kingston Park and share with the Council the costs of any required Wetlands upgrades.

The Wetlands works were included in the tender for Goshawk Way. Unfortunately, due to higher-than-expected costs, this part of the contract was put on hold. Council worked with local engineer, Flussig to finalise a more cost-effective design that will effectively treat the stormwater for the Kingston Park precinct. This design and cost were finalised in January and work has now commenced on the upgrades.



Figure 6 – Kingston Wetlands where upgrade works commenced in February 2023

3.4 Community Hub

The Community Hub provides for a variety of community uses and will encourage increased social interaction in Kingston. It will be complemented by the adjoining landscaped areas, public open space and children's playground. Following the completion of an architectural design competition, March Studio Architects were appointed project architects. A detailed design of the facility was then completed, and a planning permit issued.

In 2017 Council was successful in obtaining a grant of \$2.8M for the construction of the Community Hub under the Australian Government's Building Better Regions Fund and this grant was more than matched by Council funds. Tenders were called for its construction and a contract awarded to Hutchinson Builders. Construction commenced in early April 2018 and was completed in March 2019 with a formal opening occurring at that time.

During 2019, Council transitioned the Hub to its full capacity and reviewed the future operational requirements that are needed to ensure the facility is fully operational.

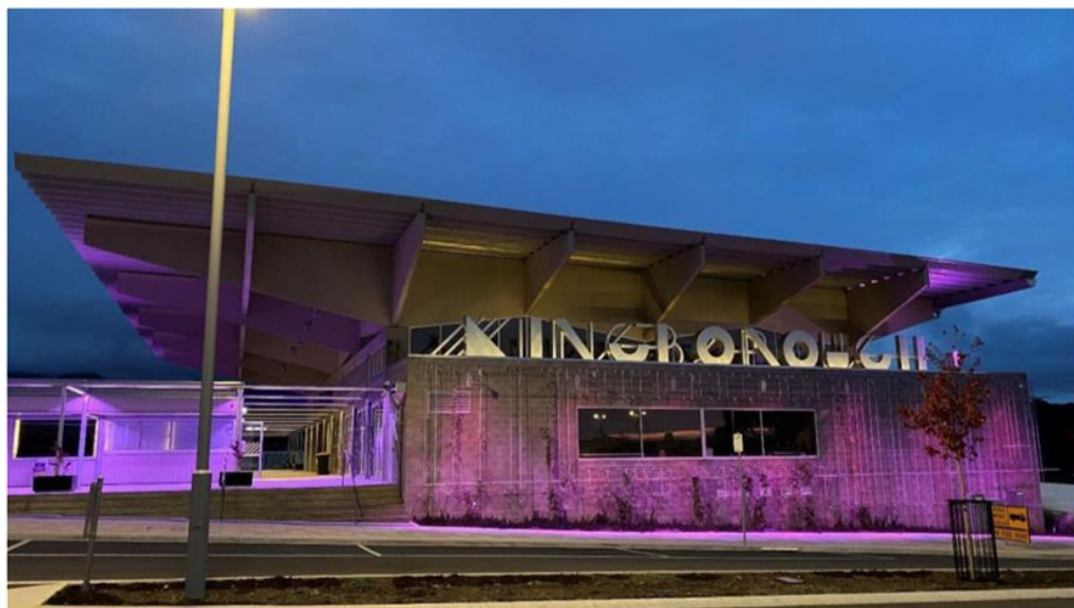


Figure 7 – Community Hub front entrance

The following is a description of what the Community Hub includes. Upon entering the proposed building there is an internal corridor that takes the visitor past a **reception area** (with Council staff there during normal business hours). **Public amenities and storage** within such a facility are obviously essential and their locations are indicated in the floor plan in Figure 8 below.

The **Auditorium** provides a larger indoor space to be hired or generally used for displays, presentations, performances, workshops, exhibitions etc. The **Terrace** is the break-out public space from the multi-purpose hall – separated by a large door that is lowered from the ceiling and to which a cinema screen is attached. It is an area where other functions can be held – either in conjunction with the hall or separately. The design provides for all-abilities access, good acoustics, the incorporation of audio technology, power for community events, free Wi-Fi, solar water heating and security.

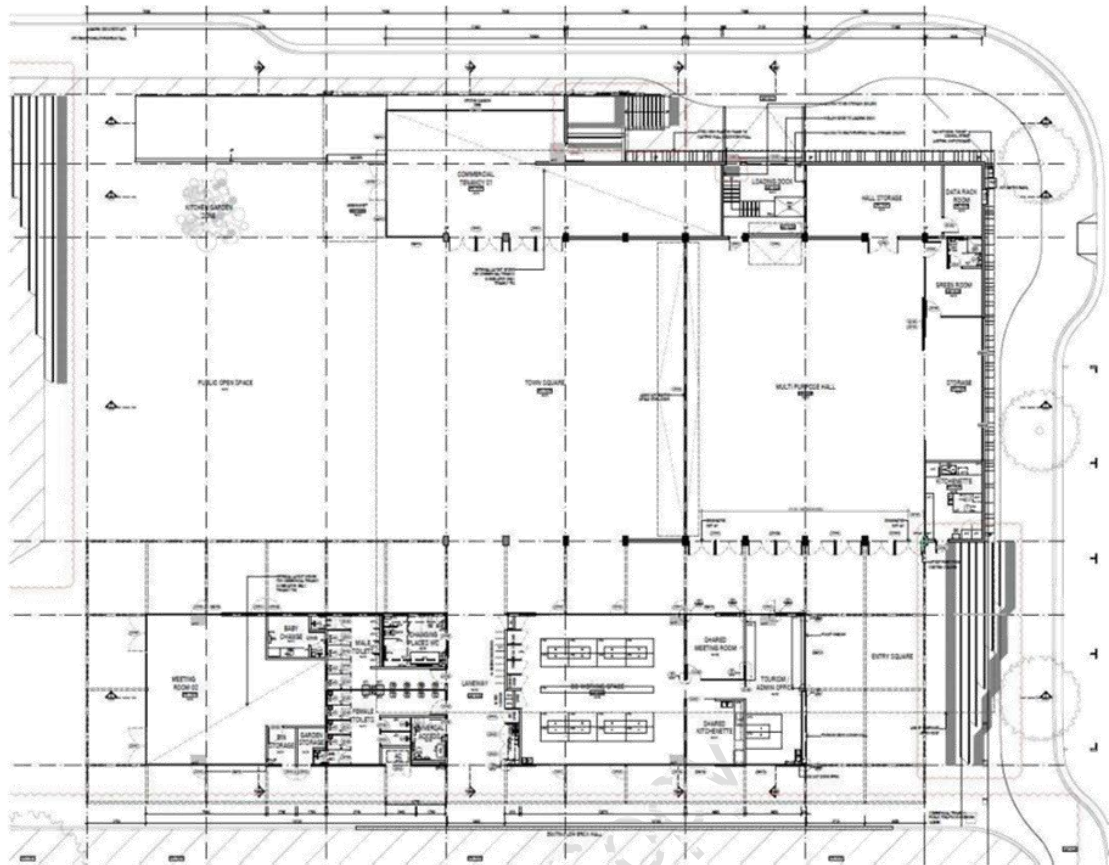


Figure 8 – Community Hub floor plan

A café will be located alongside the town square, and this will be leased out by Council. Before a tenant is sourced for this purpose, the Kingston Park private developers (Traders in Purple) have leased this area as their sales office for a short term – including a small public coffee bar that opened to the public in early 2021. At the conclusion of the tenancy agreement with Traders in Purple, a lessee for the café will be obtained via an EOI process and it will be fully fitted out for commercial use.

There is a room that was originally provided as a designated **co-working space** plus a larger **meeting room**. The use of this room as a co-working space was reviewed, post the COVID-19 pandemic, and it was determined to be more suitable as a meeting room for local groups, training, or small conferences. There is the capacity to add future modules and features to the building, plus there is a good connection to the **adjoining public open spaces** – particularly in relation to the children’s playground and outdoor spaces for community events.

In the last half of 2020 rectification work occurred at the Community Hub and the affected areas were closed to the general public. Some of the large concrete slabs were replaced. The work was done entirely at the contractor’s cost. Council has now resumed full community access and usage of the Hub.

Figures 9a & 9b - Photos below are courtesy of Alex Beem



3.6 Public Open Space

The design of the public open space area is an important stage in the future development of the overall site. The original Site Development Plan delivered a basic description of what would be provided, and this has been used as the starting point for the current design – see Figure 11 below.



Figure 11 – Public Open Space concept design by Playstreet

The Playstreet design work commenced at the end of 2018 and the main design components were completed by late 2019. The consultants conducted an extensive public engagement program as part of this process and Council subsequently consulted further (during June 2019) on how the construction might be financed. Strong public support for both the proposed design and the taking out of interest-free loans was obtained.

The broader public open space area will include a wide range of recreational components in addition to the children’s playground – such as BBQ shelters, spaces for public events and performances, pedestrian and bike trails (including a learn-to-ride track for children and a beginner’s pumptrack), exercise nodes, grassed areas for general play, scattered seats and benches, trees for shade and gardens for aesthetic appeal, natural areas, and quiet rest areas. Designated parking is to be provided in certain locations and on adjoining roadsides. Construction commenced on the second stage of the public open space in October 2021 and was anticipated to be completed towards the end of 2022. Unfortunately, due to circumstances affecting the contractor which were beyond the control of Council, the public open space will now open in March 2023.

Figures 12a & 12b – site progress on P.O.S stage 2 - October 2022



For many people, Kingston Park will be best known for the recreational attractions it offers and the spaces for community events and family gatherings. The exciting and unique nature-based playground is located immediately to the west and north of the Community Hub – encouraging creative and inventive play for all children. Construction of the playground commenced in February 2020 and was opened to the public in March 2021.

With the playground now completed, Kingston Park will become a much more popular destination – particularly for families with small children. This will also help in activating the Community Hub and improving the viability of its component parts. This will be a significant milestone for the Kingston Park project and prepare it for the next stages of development.

Figures 13a & 13b – Kingston Park Playground on Opening Day – March 2021





3.7 Public Parking

Public parking is currently provided within Kingston Park. This is on a temporary basis while construction is occurring, although it is not expected that such free all-day public parking will be provided within the eventual development. Council is not obliged to provide expensive public land for people to park their cars all day at no cost within a CBD. It is a very inefficient use of land, particularly when the lost opportunities for alternative uses are considered. As the whole community is subsidising a benefit being gained by a few individuals, a user-pays system is ultimately the only fair option. It is proposed that an appropriate regime for all-day public parking within the CBD will be implemented once sufficient alternative park-and-ride facilities are available elsewhere.

Sparrowhawk Street was opened at the same time as the playground and provides 66 x 3hr limited parking spaces. This road runs off Goshawk Way and provides entry to the playground. The previous temporary parking area (on the school's old concrete slab) has been replaced by a new parking area just north of Skipper Lane – as from late February 2020. The former parking area is now being developed as part of a new residential precinct (stages 1 and 2) within Kingston Park. The Skipper Lane parking facility will have a life of about 5 years before this land too is developed.

New public parking areas will be provided to meet the internal needs of Kingston Park. In a general sense, it is proposed that there be a total of 150 spaces within Kingston Park – 80 of which are required for the Community Hub (its planning permit requires 77), about 30 spaces for the users of the public open space and 40 spaces made available to replace that lost from the existing John Street car park. Private developments will need to provide parking for their own needs.

It is acknowledged that, with the further development of the CBD, the demand for all-day parking will increase. This has been witnessed in recent years by the rapid take-up of the temporary parking that was provided within Kingston Park. It will however still be important not to duplicate the recent experience where community expectations have been raised by providing what is an excessive amount of all-day parking within the CBD. This discourages a change in behaviour with people travelling by car into the centre of Kingston rather than using other travel alternatives or parking on the fringes.

It is particularly important that there are good bus services (both into Kingston and Hobart), in order that people will choose to catch the bus rather than drive their car. This is particularly the case for those people that work in Kingston, who will in future find it increasingly difficult to find a convenient all-day parking space. Good bus services into Kingston enable residents to shop and visit other services, as well as reducing traffic and parking needs more easily. A new bus interchange is to be constructed as part of the Channel Highway upgrade. A convenient and good quality bus service will be an important part in ensuring a sustainable and viable CBD.

More Hobart commuters should also be catching the bus closer to their residences – but this will require more frequent bus services within suburban areas. Those commuters that currently park at Kingston Park may in future need to utilise park-and-ride facilities dispersed around the greater Kingston area (such as at the Huntingfield roundabout with express routes into Hobart). Council is working closely with the Department of State Growth in facilitating these changes and this is being done in conjunction with a range of other initiatives associated with the Hobart City Deal and funding allocated to the Kingston Congestion Package.

During 2019 Council commissioned GHD consultants to prepare a Parking Plan for central Kingston to identify the actual parking needs, future works programs and as a basis for assessing future development applications that generate the need for additional parking. It builds on the previous work done in 2016 when a Central Kingston Parking Strategy was prepared (copies of both the Parking Strategy and Parking Plan are on Council's website).

4. LAND DISPOSAL

The future development of land within Kingston Park for private residential and commercial purposes is based on a Land Release Strategy that ensures revenue is obtained to pay for the public infrastructure and facilities that Council must provide. The future disposal of land will essentially stay true to the original Site Development Plan – acknowledging that it will need to be adapted to take advantage of favourable development opportunities. It was important that the land release process is attractive for potential investors, while also meeting other needs such as preventing land banking and meeting community expectations.

In 2017, the consultancy firm NAVIRE was appointed as Council's Principal Property Advisor. A Land Release Strategy was subsequently prepared, and this was supported by detailed financial modelling that forecasted all the project's costs and revenue. The complexities of such urban renewal as this are acknowledged – "it is full of challenges and takes time – time that typically traverses political and property market cycles".

Council does have an opportunity to effectively create a new market for a higher density of residential development within Kingston Park. This is the most viable financial option for Council (based on local market analysis) and will also help in reinvigorating central Kingston. New residents will be attracted by being so close to the CBD and the services on offer (health centre, community hub, cafes, public open space, playground etc).

Council's guiding principles for urban renewal at Kingston Park are:

- (1) Developing a shared vision
- (2) Delivering supportive infrastructure
- (3) Facilitating seed/catalyst projects
- (4) Having land control
- (5) Managing market conditions

These principles are embedded within the Kingston Park project – by way of providing the essential public infrastructure and some early catalyst developments (e.g., Community Hub, Health Centre, playground) – rather than relying on future private developers to do this. This was an early decision of Council and was supported by expert property advice.

The Land Release Strategy produced by NAVIRE provided the necessary blueprint for Council to follow in staging the sale of land within Kingston Park. It strikes an appropriate balance between low risk/low return options, compared to high risk/high return options. It is based on a 'post pre-sales' approach, where land is only sold after both a planning permit for the proposed development and pre-sale commitments are obtained. This should enable the land to be sold for a higher amount (increasing revenue to Council), without imposing unacceptable risks. To achieve this, it was necessary for Council (with the assistance of NAVIRE) to convince prospective developers of the value and unique opportunity that Kingston Park represents.

The land parcels that were identified as being potentially suitable for private development (in accordance with the original Site Development Plan) are shown in Figure 14.

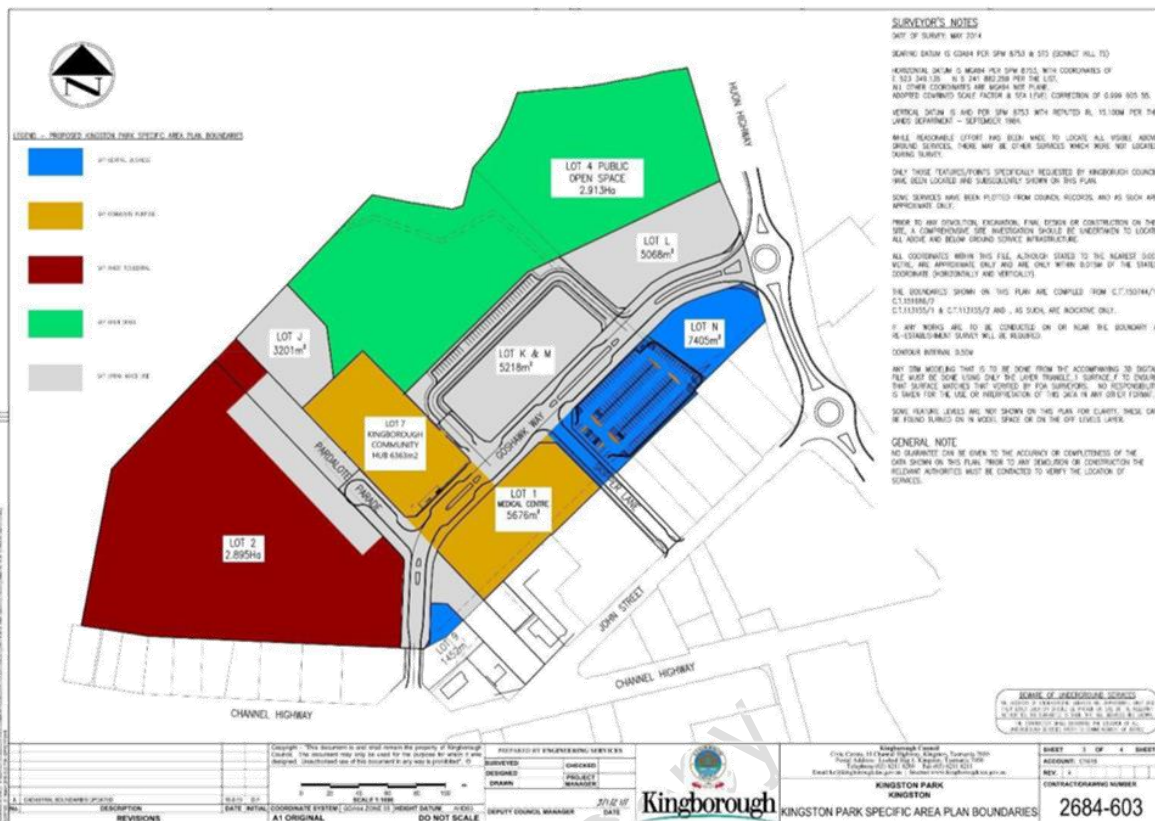


Figure 14 – Shown in red, grey and blue are parcels of land potentially available for private development

An Expression of Interest package was released in March 2018 and responses obtained from potential developers in May 2018. This provided an indication of the level of interest that exists and informed Council of the type of development that is most viable and for which the highest return can be obtained. The potential developers were then shortlisted and were provided with a ‘Request for Proposal’ brief. More detailed submissions were received in August 2018, after which a preferred developer was selected, and a Project Delivery Agreement negotiated (and signed by both parties).

In November 2018, it was announced that Traders in Purple (TiP) would be the developer for the entire site (except for lots 1, 4, 7 & 7a) shown in Figure 12 above). Traders in Purple have completed 60 projects in the Sutherland, Illawarra and Moreton Bay regions over nearly 40 years. They have also purchased and are developing two major properties in northern Tasmania. Their proposed development is shown by the early concept diagram in Figure 13 below. It consists of a mix of residential types (small lots, townhouses and apartments), retail, other commercial uses, cinema and parking.

The southern precinct is to be developed as the first stage and is to consist of 80 townhouse style residences within a strata development that will also contain a small local community club facility. The subsequent stages will include residential apartments (Lot J) and apartment blocks with ground floor commercial and internal private parking (lots K and M). The later stages include the commercial components (lot N) and additional apartment blocks (lot L).

The initial proposal from Traders in Purple flagged the potential for an Aged Care Facility on Lot J. However, discussions with a number of aged care operators did not result in a viable proposition for this particular style of development. TiP subsequently engaged Knight Frank to undertake an Expression of Interest process for all of the retail and commercial components of the site, including retirement living and aged care. This process also failed to produce a feasible proposal for an aged care development on the site. As a result, TiP considered alternate uses for Lot J and settled upon residential apartments as the most suitable alternative. The development of aged care facilities may still be considered in the later stages of the project providing there is sufficient market demand, and it is financially viable.



Figure 15 – Traders in Purple Masterplan

The residential components provide for a total of almost 400 dwellings. The whole project is anticipated to be implemented over a period of about 8-10 years and will evolve and change slightly over time. The future commercial development aims to maximise employment opportunities (e.g., office development) and to provide for local entertainment attractions.

It is also important that the planning scheme requirements for Kingston Park align with the proposed development of the site. The current planning scheme includes specific provisions that facilitate the implementation of the Development Plan, as well as reducing developer risk and community uncertainty. This existing Specific Area Plan (SAP) within the planning scheme has been reviewed and a final draft prepared so that an updated version can be included within the planning scheme (following the normal statutory assessment and approval process). The new SAP was advertised and consequently approved in January 2021. It was necessary to amend the scheme (by way of the new SAP) to ensure that future property boundaries align accurately with Zone boundaries. The proposed subdivision of the whole site is shown in Figure 15.



Figure 15 – Proposed land subdivision

In future years, there will inevitably be risks associated with any normal market driven process. Market conditions will fluctuate over time, and this will require a degree of flexibility and for Council (and Traders in Purple) to take the best opportunities as they arise. There is a risk that unexpected issues will get raised and proposals put forward that will test Council’s resolve. However, there is also a good possibility that the private components are more successful and popular than expected and Council is able to achieve outcomes and land prices that are beyond what is currently anticipated (the contract with the developer guarantees a minimum price for the purchases of the respective land parcels).

This private development that is to occur within Kingston Park is particularly critical in revitalising the central Kingston area and addressing the need for additional community services and employment opportunities within the municipality.

5. FINANCIAL MANAGEMENT

5.1 Financial Situation

Council is closely monitoring all the financial affairs relating to this project. All actual costs are attributed to the project – including project management, internal loan repayments and staff time/costs. Council now has more information on the revenue expectations now that a Project Delivery agreement has been signed with the contracted developer. This will become even clearer once the project evolves further and private development stages are delivered.

A series of financial scenarios based on many different assumptions has been developed. Council has chosen the most likely and most advantageous scenario as being the basis for moving forward. This took into account:

- the economic and market reality over the long term;
- catalyst project and infrastructure delivery timing;
- Council's peak debt (borrowing facility) capacity;
- Council's final net financial position; and
- the proposed land uses described in the Development Plan (accommodating some relatively minor changes).

This chosen scenario is being constantly updated as further expenditure occurs and tender information becomes available. The current (and initial) expectation is that the final net result, by the end of the project (say, by about 2028), is that Council is likely to incur a financial loss of about \$5M. Such a loss however needs to be seen in the context of it having provided for the revitalisation of the Kingston CBD, a new Community Hub facility, a major playground, extensively landscaped public open space and increased rate revenue for Council over the longer term.

As noted above, the project expenditure also includes the amount of staff time and other related project costs (including an interest charge for internal borrowings) on top of the actual construction costs for each component. Additional income is expected from the future land sales, and this is to be received from the end of 2019 onwards.

The following table indicates the project expenditure and income that has been incurred to date (up until 31 December 2022).

KINGSTON PARK Consolidation of Expenditure	Expenditure											Total Expenditure To Date	Budget	Variance		
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Year					
OPERATIONAL																
Operational Expenditure																
CAPITAL																
C00670 Former KHS - Dev os Strat & Pl	72,653	37,119	31,734	-	-	-	-	-	-	-	-	-	-	-	19,027	
C00677 Kingston Park Site Purchase	144,000	-	-	-	-	-	-	-	-	-	-	-	-	-	431,471	(471)
C00678 Kingston Park Site Development	39,811	10,089	4,072	1,324,012	-	-	-	-	-	-	-	-	-	-	1,468,012	25,988
C0680 Kingston Park Demolition	7,009	1,065,269	81,370	60,323	-	-	-	-	-	-	-	-	-	-	53,972	(53,972)
C00689 Kingston Park Promenade Design & Construction	-	-	-	60,323	-	-	-	-	-	-	-	-	-	-	1,213,970	(1,970)
C00690 Kingston Park Community Hub Design	-	-	39,254	169,554	184,358	29,006	-	-	-	-	-	-	-	-	48,423	(48,423)
C00691 KP Open Space Design	-	-	-	-	-	195,179	-	-	-	-	-	-	-	-	422,171	450,000
C01618 Goshawk Way Construction Stage 1A	-	-	-	12,051	1,529,299	1,438,122	-	-	-	-	6,068	-	-	-	419,517	247,000
C01627 Land Release Strategy & Sales Costs	-	-	-	57,281	30,377	2,058	-	-	-	-	3,342,458	-	-	-	3,220,479	(121,979)
C01628 KP - General Expenditure	-	-	-	5,390	38,837	118,261	158,460	179,859	130,739	13,983	13,983	494,959	411,000	-	88,959	(88,959)
C03069 KP Community Hub Construction	-	-	-	-	1,579,097	6,074,672	136,666	74,576	8,387	69,722	701,268	628,000	628,000	-	701,268	(73,268)
C03175 KP Community Hub Plant & Equipment	-	-	-	-	-	218,343	19,246	1,870	-	-	7,873,398	6,000,000	6,000,000	-	7,873,398	(1,873,398)
C03173 KP Public Open Space - Playground	-	-	-	-	-	37,897	1,240,366	3,301,608	384,845	293	4,965,009	5,553,000	5,553,000	-	4,965,009	587,991
C03293 Pardalope Parade Nthn Section (TIP)	-	-	-	-	-	-	7,826	1,975	414,506	25,000	449,307	420,795	420,795	-	449,307	(28,512)
C03174 KP Public Open Space - Huo Link to Playground*	-	-	-	-	-	-	-	390,764	446	4,237	395,447	400,000	400,000	-	395,447	4,553
C03179 KP Temporary Car Park	-	-	-	-	-	-	385,145	6,297	362,183	360,317	391,442	300,000	300,000	-	391,442	(91,442)
C03306 KP Road F design and construct (for TIP)	-	-	-	-	-	-	2,430	43,934	36,152	266,561	349,077	400,000	400,000	-	349,077	50,923
C03280 KP Stormwater Wetlands	-	-	-	-	-	-	5,354	1,435,363	3,123,615	4,564,332	1,374,000	1,374,000	1,374,000	-	4,564,332	(3,190,332)
C03279 Goshawk Way Stage 2	-	-	-	-	-	-	-	9,470	9,470	-	9,470	-	-	-	9,470	(9,470)
C03504 KP Playground Security Cameras	-	-	-	-	-	-	-	-	-	-	947,000	947,000	947,000	-	947,000	947,000
C03532 Pardalope Parade - Pedestrian	-	-	-	-	-	-	-	-	-	-	5,285	-	-	-	5,285	(5,285)
C03277 John St Roundabout Upgrade	-	-	-	-	-	-	-	-	-	-	326,363	3,500,000	3,500,000	-	326,363	236,439
Public Open Space - Stage 2	263,473	1,131,519	173,462	306,577	3,482,495	8,634,226	3,569,853	4,167,166	6,022,004	3,830,822	31,862,562	26,988,274	26,988,274	-	31,862,562	4,874,288
Govt Funding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DHHS Funding	-	-	-	377,467	219,000	2,300,528	567,948	2,550,000	702,000	1,777,146	8,714,089	22,285,500	22,285,500	-	8,714,089	13,570,854
Fed Govt Funding - Community Hub	-	-	-	377,467	219,000	2,300,528	567,948	2,550,000	702,000	1,777,146	8,714,089	22,285,500	22,285,500	-	8,714,089	13,570,854
Govt Funding - Grant (POS Stage 2)	-	-	-	-	-	-	287,948	-	-	-	-	-	-	-	-	-
Govt Funding - Grant (Goshawk stage 2)	-	-	-	-	-	-	280,000	-	-	-	-	-	-	-	-	-
Govt Funding - City Deal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	377,467	219,000	2,300,528	567,948	2,550,000	702,000	1,777,146	8,714,089	22,285,500	22,285,500	-	8,714,089	13,570,854
Net Cost	263,473	1,131,519	173,462	(70,890)	3,263,495	6,333,698	2,992,905	1,617,166	5,320,004	2,053,676	25,627,619	4,702,774	4,702,774	-	25,627,619	4,702,774
Borrowings - 1	-	-	-	-	2,700,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings - 2	-	-	-	-	-	2,800,000	-	-	-	-	-	-	-	-	-	-
Borrowings - 3	-	-	-	-	-	1,200,000	-	-	-	-	-	-	-	-	-	-
Borrowings - 4	-	-	-	-	-	2,100,000	-	-	-	-	-	-	-	-	-	-
Borrowings - 5	-	-	-	-	-	2,900,000	-	-	-	-	-	-	-	-	-	-
Total Borrowings	-	-	-	-	2,700,000	6,100,000	2,900,000	2,900,000	2,900,000	2,900,000	11,700,000	11,700,000	11,700,000	-	11,700,000	11,700,000
Total Expenditure less borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AS AT 31 Dec 2022	-	-	-	-	Month	6	-	-	-	-	-	-	-	-	-	-
Interest @ 2.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Interest (@2.0%)	10,763	46,700	53,669	54,438	162,003	128,573	50,282	50,104	558,281	558,281	558,281	558,281	558,281	558,281	558,281	558,281
Total Project Cost. (Adjusted for Govt Funding)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Most of the costs to date can be attributed to the construction of the Community Hub, the Playground, Public Open Space Stage 2 and Goshawk Way, the demolition of the old school buildings and the land purchase from the Crown (which was finalised in 2019). The cost to construct the Community Hub exceeded expectations. This was mainly due to the challenges of the architectural design and the subsequent contractual variations that resulted, together with external assessments of these variation requests.

Now that the land is owned by Council, it will be further subdivided into lots that are to be retained and sold. The original land value was significantly reduced to account for the fact that the land will be developed in accordance with the Development Plan – that is, almost half of the total area would be developed for public or community-based purposes (compared to what might have been the case if the land had been sold to a private developer with no obligations to provide such community facilities). An initial subdivision application has been lodged over the Council owned property and is currently under assessment.

5.2 Borrowings

Up until June 2018, all borrowings for the project have been internal loans – against Council's existing cash reserves. These loans (plus interest) will be repaid by the project to Council. Since then, expenditure has reached a point where external loans are required to fund the project.

Council has an approval from Treasury to borrow \$10M as part of the Local Government Loan Council Allocation. Council has now borrowed \$2.8M (of this \$10M) to help fund the construction of the Community Hub. This matched the grant from the Australian Government (under the Building Better Regions Fund) for the same amount.

As well as this, the State Government will provide an additional interest free loan of \$6M (which will need to be repaid within 5 years). This is being provided under the State Government's accelerated local government capital program (ALGCP) and is on the basis that a number of construction projects are brought forward – these being the Pardalote footpath/road, the stages 2 & 3 of the public open space and the second stage of the Goshawk Road construction. This will enable a higher priority to be given to the construction of these roads and services, so that the Kingston Park project can generate income from land sales and repay these loans. It is expected that the interest free loan will be repaid from the settlement of the first stage of the land sales in 2022/23.

Borrowings of \$2.7M and \$1.2M under the ALGCP have been previously drawn to fund some of the current works. Recent consideration has been given to taking out an interest free loan to fully fund the construction of the playground. Of the abovementioned \$6M interest free loan, \$2.1M was allocated for this playground and a loan has now been taken out for this amount – meaning that the full \$6M allocation from the ALGCP has now been borrowed.

The full cost of this playground is estimated to be in the order of \$5M. An additional \$2.9M in interest free loans would be required to fully fund this work. Public consultation was conducted in this regard and there was a very strong level of support for Council to borrow the additional money for this purpose. Council has subsequently approved that additional \$2.9 million be borrowed from the ALGCP (over and above the existing \$6 million) to fully fund

the construction of the proposed Kingston Park playground. State government approval has been granted for this additional loan. It will need to be added to the table in the previous section.

The impact of the additional borrowings is that Council will finish the project with around \$8 million in borrowings that would be repaid over a ten-year period. The additional interest expense on the \$2.9 million loan, would be approximately \$100K from 2025/26 onwards. This can be comfortably accommodated within Council’s Long-Term Financial Plan.

5.3 Anticipated Expenditure in 2022/23

During the 2022/23 financial year it is anticipated that the following Council related activities (and estimated total expenditure, including in-house Council costs) will occur:

PROJECT NAME	BUDGET	WORKS
GOSHAWK WAY JOHN STREET	\$3.1m	Complete construction the final stage of Goshawk Way including the roundabout on the Huon Highway and pedestrian underpass.
STORMWATER TREATMENT	\$0.4m	Design of stormwater disposal alongside the Kingston Wetlands and prepare everything ready for its staged construction.
HUON ROAD UNDERPASS	\$0.85m	Construction of a new underpass under the Huon Highway linking Kingston Park to Kingston Wetlands
PUBLIC OPEN SPACE	\$0.8m	Finish construction of the second stage of the Public Open Space.
LAND SUBDIVISION	0.05m	Finalise the subdivision of the balance of the Kingston Park site.
OTHER COSTS	\$0.1m	In-house project management, public engagement, liaison with private developer and advice from principal property consultant.
TOTAL	\$5.3m	

The list above provides an indication of what is now proposed to be done this year. All this expenditure will be paid for from the abovementioned borrowings.

6. PUBLIC COMMUNICATIONS

To date, public information about the project has been provided by way of the following:

Public surveys and seeking public comment – preparing the Development Plan, the naming competition input into the public open space design and comments on the proposed borrowings for the playground construction.

- Public exhibition of draft documents – including master plans, Development Plan, proposed community hub design and proposed playground and open space designs.
- Displays of proposals at the Civic Centre.
- Advertised development applications for proposed site works.
- Newspaper articles, media releases and information on Council's Facebook page.
- Copies of relevant documents placed on Council's website.

A Communications and Community Engagement Strategy was prepared for Kingston Park a few years ago and is still relevant as it is consistent with Council's recently approved Communications and Engagement Framework 2020. The objectives of this Strategy are:

1. To provide information about the project and to seek input and suggestions as the project is being delivered.
2. To facilitate a broad understanding about the social and economic benefits that this project will deliver to the Kingborough community.
3. To enhance Kingborough Council's reputation as a council committed to providing accurate and up-to-date information, as well as consulting with and meeting the expectations of the Kingborough community.
4. To proactively identify and manage media interest in this project so that key messages are broadcasted to the public and other stakeholders.
5. To promptly respond to concerns about the project and to address any issue that requires clarification or immediate action.
6. To provide for an effective two-way dialogue that will achieve positive community and developer feedback and will enhance the overall delivery of the project.

The key messages within the Strategy are that:

- Council is committed to informing and consulting with the community regarding the future development of the Kingston Park site.
- Council is acting in the best long-term interests of the municipality in the way it is managing the future development of this site. This project will improve the liveability of central Kingston and enable the creation of a sustainable central business district that can support the local needs of the Kingborough community.
- This is a particularly complex project with several on-ground components being delivered in a concurrent manner at different stages – including design, negotiation, approval, construction and maintenance phases. Each component supports the delivery of others and is being managed in a coordinated way.
- This project is self-funding in that the community facilities are to be funded from the sale of land within Kingston Park (with a Land Release Strategy to maximise revenue) and external grants. Loans will be taken out to fund project management and

construction, and these will be repaid from external sources to the maximum extent possible with any Council 'subsidy' kept to a minimum.

- Council has already carried out many investigations – in regard to previous public consultation, economic feasibility studies, the Site Development Plan, Land Release Strategy, engineering designs etc – and these will continue to be refined and new ones done as the project progresses.

The delivery mechanisms include:

- Regular and established Council media releases – quarterly Council News and monthly Snapshots.
- The Kingborough Council website providing up-to-date information and background documents that detail particular aspects of the project – <https://www.kingborough.tas.gov.au/development/kingston-park/>
- Media releases – for all southern Tasmanian media.
- Digital and social media – information on Facebook, Twitter, Instagram and YouTube.
- Paid Advertising – mainly in print media but also potentially on local radio/television.
- Signage and branding – the project has been 'branded' (see below) and signage has been placed at the entrance to the future pedestrian section of Pardalote Parade.
- Meetings – briefings and consultation with stakeholders, State and Federal politicians, developers, interested groups and individuals.
- Public displays – provided as needed in the Civic Centre or other public places.
- Public information – by way of public forums (open two-way dialogue) or as written information (brochures, reports and correspondence).

The brand that has been developed represents a lively and dynamic representation of what the proposed development of Kingston Park represents. It is used (for example) on the information sign on John Street – shown below:



7. PROJECT GOVERNANCE

The implementation of the Development Plan is Council's responsibility. As previously indicated, Council has decided to retain direct control of the site development – including the initial provision of the core public infrastructure (Goshawk Way, Pardalote Parade, Community Hub, Playground and Public Open Space) and the subsequent subdivision process that will enable the release of land parcels to the private developer.

The benefits of this more direct approach are that it allows Council to exert a greater control over the desired site development; ensure there is consistency in the standard of public infrastructure construction (e.g., high quality streetscapes); achieve an optimum revenue stream and to facilitate the site development as early as possible (without land banking).

This requires a more hands-on management style within Council. An internal steering committee has been established to closely monitor the project and it meets monthly. This is an extremely complex project that has many different dimensions and requires many different specialist skills. There is a full-time Project Manager appointed to oversee the implementation of the on-ground works and support staff includes a part time Project Officer and Project Administrator. A Probity Advisor from the consultancy firm Wise Lord & Ferguson is an observer on the steering committee and provides procurement and governance advice. Reports to Council are provided whenever major decisions must be made and to provide regular updates on general progress.

Council is conscious of a perception that it may have a conflict of interest – in that Council is effectively both the developer (to a certain extent) and the regulator for this site. However, the mitigating factors in this regard are that this dual role is already provided for in the legislation; the existing Kingston Park Specific Area Plan within the planning scheme leaves Council with little discretion; Council's construction work that would require planning permits is limited to public infrastructure and facilities; the underlying objective of the Development Plan is to support and encourage other commercial developments in central Kingston; and that this project is so important to the Kingborough community that its management cannot be delegated to any other body.

Bearing in mind the above points, the project will continue to be overseen by Council and the existing internal steering committee. This Implementation Report will form the main communication mechanism for updating the general community on the project's progress.

The internal Project Plan for Kingston Park considers governance and strategic requirements, project benefits, reviews and reporting, project definition and objectives, success criteria, constraints and assumptions, stakeholder impacts, implementation timeframes, project cost and revenue (both to date and in the future), communications, functionality, risk management and project completion.

A formal relationship exists with Traders in Purple as the sole private developer for Kingston Park. A partnership arrangement is defined by a Project Delivery Agreement. This is a legal document that protects the interests of Council and guarantees a minimum revenue from the

sale of land (with the potential for increased amounts). Formal Project Control Group meetings are held every two months and other fortnightly meetings are held with the Traders in Purple local project manager. This arrangement has been operating smoothly for the last few years.

The main contact officers for this project are:

Daniel Smee
Director Governance & Recreation & Property Services
Kingborough Council
dsmee@kingborough.tas.gov.au

Steve Loxley
Kingston Park Project Manager
Kingborough Council
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Vanessa Weldon
Kingston Park Project Administrator
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You may also contact the Kingston Park Project Team at the following email address:
kingstonpark@kingborough.tas.gov.au

APPENDIX

KINGSTON PARK TIMELINE

DATE	ACTIVITY
July 2007	Heads of Agreement between Council and the Tasmanian Government to relocate the Kingston High School.
June 2008	Completion of Kingston Central Area Master Plan and Heads of Agreement between Council and the Government for cooperative implementation.
January 2011	Kingston High School vacates the site.
July 2011	Public consultation completed on future use of site – strong community pressure to create a place that will be the future “heart” of Kingborough.
September 2011	Council expresses an interest to Government in purchasing the land – subsequent investigations by Treasury on disposal options and briefing of Council.
October 2011	Temporary public parking provided on the old school parking area.
December 2011	Council applies for Liveable Cities grant from Australian Government to conduct investigations into the best use of the site and grant (\$200K) approved for Site Development Plan in April 2012.
May 2012	Sale offer of \$8.3M made by Government but rejected by Council with deferment sought until after a Site Development Plan was completed.
July 2012	Appointment of consultants (following open tendering process) to prepare Site Development Plan. Subsequent public consultation and preparation of several interim reports.
May 2013	Site Development Plan completed and subsequently endorsed by Council in July 2013.
December 2013	Government decision to sell land to Council at reduced price (based on the implementation of the adopted Site Development Plan). Council decides to purchase and Sale Agreement and Licence to Occupy site issued, with 10% deposit on land paid. July
July 2014	Council decision to directly manage the future development and disposal of the site itself
September 2014	Approvals obtained and tenders called for demolition of former high school buildings, with demolition commencing in February 2015
November 2014	Project steering committee formed (including external probity advisor) and has met every month since.
October 2015	Demolition of former high school buildings completed (except for gymnasium as it was retained for likely inclusion within future community hub facility)
October 2015	Council decision to conduct architectural design competition for Community Hub
May 2016	Central Kingston Parking Strategy completed by consultants and endorsed by Council

June 2016	Completion of Community Hub architectural design competition – winning entry from March Studio architects
July 2016	Conclusion of public naming competition with successful “Kingston Park” entry
October 2017	Building Better Regions Fund grant of \$2.8M obtained for construction of Community Hub
November 2017	Appointment of NAVIRE consultants to develop a Land Release Strategy and to advise Council on its subsequent implementation
December 2017	Appointment of Spectran contractors to construct Goshawk Way stage 1 and subsequent commencement of construction
January 2018	Council adopts Land Release Strategy, market process and associated governance arrangements
March 2018	Expressions of Interest sought from prospective developers (closed May 2018). Requests for final proposals closed in August 2018.
April 2018	Community Hub construction commences (following approvals and tender process)
September 2018	Council decision to award contract to Traders in Purple with final Project Delivery Agreement signed in November 2018.
October 2018	Playstreet consultants appointed to design public open space, including Pardalote Parade and children’s playground and subsequent public consultation on the design (over the following six months)
February 2019	Kingston Health Centre opens
March 2019	Community Hub construction completed, and official opening held
October 2019	Playground design finalised and subsequent planning permit granted in January 2020
November 2019	Planning permit granted for stage 1 residential development to Traders in Purple
December 2019	Balance of land (former high school site) transferred into Council’s Ownership
February 2020	Parking area (150 spaces) constructed and closure of temporary parking to enable proposed residential development
February 2020	Playground construction commences and due to be completed by March 2021
May 2020	Final Kingston Place Strategy 2020-2050 from Place Score consultants endorsed by Council
November 2020	Construction commences of the road servicing the playground including parking spaces and due to be completed by February 2021.
March 2021	The Kingston Park playground is opened and construction of Sparrowhawk Street (the road servicing the playground) is completed.
March 2021	Design work commences for Stage 2 of the Public Open Space
July 2021	Construction of the second stage of Pardalote Parade
October 2021	Construction commences of Stage 2 of the Public Open Space
April 2022	Construction commences of Stage 2 Goshawk Way
November 2022	Goshawk Way extension and roundabout opens to public.
February 2023	Upgrades to Kingston Wetlands commence

C MINUTES OF THE KINGBOROUGH DISABILITY INCLUSION ACCESS ADVISORY COMMITTEE 8 FEBRUARY 2023

MINUTES

KINGBOROUGH DISABILITY INCLUSION & ACCESS ADVISORY COMMITTEE

Meeting No. 2023-1

Wednesday 8 February 2023



Minutes of a Meeting of the Kingborough Disability Inclusion & Access Advisory Committee held at the Kingborough Civic Centre, Kingston, on Wednesday 8 February 2023 2.00pm.

PRESENT

		PRESENT	APOLOGY
Chairperson	Cr Paula Wriedt	✓	
Deputy Chairperson	Cr Flora Fox		X
	David Vickery	✓	
	Kevin Brown	✓	
	Di Carter	✓	
	Fran Thompson	✓	
	Wendy Nielsen		X
	Heather Anderson	✓	
	David McQuillan		X
	Don Hempton	✓	
	Bob Schnierer	✓	
	Anne Rathjen	✓	
Staff	Mel Staples (Community Development Officer)	✓	
	Anthony Verdow (Executive Officer Engineering)		X
	Dan Kaimatsoglu (Project Manager Transform Kingston)	✓	
	Mark Lee (Project Manager Capital Works)	✓	

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

DECLARATIONS OF INTEREST

Nil

CONFIRMATION OF MINUTES

MOVED: Don Hempton

SECONDED: David Vickery

That the Minutes of the Committee meeting held on 14 December 2022 as circulated, be confirmed. CARRIED

BUSINESS ARISING

1. **Action List 2022** – update on actions
2. **Inclusive Customer Service Sub-Committee** – a meeting has been set for Tuesday 14 February 2023.
3. **Beach Matting Kingston Beach**

Discussions have been held with the Kingston Beach Surf Life Saving Club (KBSLSC) and the response to taking on the management of the beach matting has been enthusiastic. The KBSLSC have reported that the beach wheelchairs are very popular, and the beach matting will provide an extra opportunity for people with mobility issues to access the beach. Subject to funding, the KBSLSC would put the matting out during their patrol times which are 1 December to 31 March 12pm – 5pm on Saturdays, Sundays and Public Holidays. Members of the KBSLSC would require basic training in how to safely stake down the matting into the sand.

The matting (2 x 10mtr rolls) would be stored underneath the current ramp with a shelf and lockable cage created. It could be configured end to end at mid/low tide or in a T configuration during high tide.



A Capital Works budget bid for \$16,000 has been submitted for the 2023-24 budget plus an annual operational donation to the KBSLSC for managing the matting.

A report was provided to the Kingborough Council meeting on the 6 February with the motion from DIAAC. The report was endorsed.

There would be the opportunity to promote Kingston Beach from as an accessible tourist destination.

There was a request for the beach matting to be used to get access to walk dogs at the dog beach. It was agreed that there would be a few difficulties to overcome to get from the matting area to dog beach in a wheelchair.

- 4. **Disability Parking Kingborough Sports Centre** – no update
- 5. **Traffic Light Pedestrian Intervals** (Lights next to Banjos) – no update

6. **Community Hub Wayfinding Signage** – A capital works budget bid has been submitted. Discussion centred around the possibility of adding a QR code on the sign or to have the availability of a QR code so that further information on the Hub could be made available. It would be preferred that the sign have black text on a white background so that it is easier for people with macular degeneration to see the words. The sign could be forwarded to Vision Australia for approval.

Action: Mel to check the Kingborough Community Hub web page for information on the facilities at the Hub.

Action: Mel to check the final version of the sign with Vision Australia before it is created.



- 7. **Community Hub Changing Places Promotion** – An article appeared in the Kingborough Chronicle 17 January 2023 to let the public know that the facility is now open from 8am – 9pm daily. There has been one request for the MLAK.
- 8. **Design of Bus Stop facilities Main Street** – An update was provided by Dan Kaimatsoglu on the urban design elements planned for the main street.



The new bus transit area will be created on the site of the current denture clinic. The building will be demolished during the week commencing 14 February.

The John Street intersection will have a raised zebra crossing and will become left in and left out only.

The traffic lights at Banjos will have some colour treatment added to the crossing. A suggestion was made that the treatment be appropriate for those who are sensitive to high visual stimulation.

Fantail Parade (the former John Street Carpark) will have seating and native vegetation and bring in elements from the foreshore to the town centre. It was suggested that the new street furniture has end arms to support people with disabilities.

Landscaping will be added around the corner of the BP Station site.

Flush pedestrian treatment will be added to the entrance to Channel Court, located between ANZ and Liv Eat.

Landscaping will be added to the frontages of the Westpac Bank, Chiropractor and Maxie Coffee, ensuring that all the new pavements are flush and even.

The new roundabout at Hutchins Street will be made larger and there will be raised thresholds to cross the road. There will also be a new, straight, zebra crossing from the Civic Centre to Coles and a crossing for Hutchins Street.

Car parking is available at Skipper Lane, and entry to John Street carpark will be off Goshawk Way. Council is currently looking at options for future parking in the CBD.

Question – what are the parking options for people with disabilities who want to catch the bus? The 4 accessible carparks in John Street will eventually be moved.

Action: Mel to confirm with Dan K where the accessible parking spaces will be created in new interim and new design.

Bus Routes – all buses from Channel Highway will be redirected to Goshawk Way for the period of the main street works.

9. **Feedback re Toilet Blocks Kingston Beach and Kettering Oval** – Update from Mark Lee

Pre-fabricated toilets are being constructed for 4 areas:

- Longley Reserve
- Taroona
- Christopher Johnson
- Kettering Oval

The toilets are all built to current standards, however Mark could work with the committee in the future to ensure that the toilets are built to a higher standard ensuring that the needs of the community are balanced.

There will be sensor lights at night-time and some of the toilets will be locked at night. The Blackmans Bay toilets are being vandalised on a weekly basis and there are also vandalism problems during the daytime with the Christopher Johnson temporary toilets.

A question was raised about the possibility of having a raised toilet pan. Mark responded that the height of toilets are set out in the relevant specifications to cater for all people and are regarded as most suitable to cater for the majority with access restrictions. It was suggested that the hospitals have a riser seat added.

Action: Mark to investigate the option of a toilet seat riser for accessible toilets.

10. **Accessible Toilets at Kingborough Sports Centre** – A capital works budget bid has been submitted for the 2023-24 Council budget. There was a favourable discussion at Council meeting on Monday 6 February with regards to this.

11. **Minister's Disability Consultative Committee** – Anne and Heather have both submitted a nomination and are awaiting information on the outcome.

Correspondence

Inward: Mark Lee – reply to David Vickery re accessible toilet standards feedback
Cr Flora Fox – service station assistance for Mrs Burgess
Don Hempton – recognising the neuro diverse individual
Bianca Kleine - Expressions of Interest for Council's Flags Policy
Julie Ryan – Carer's Tasmania consultation on NDIS
Gilda Sorella – beach access for wheelchairs

Outward: Christian Florence – Complaint about Kingborough Sports Centre 20/12/22
Tas Water – Burwood Drive footpath
The Honourable Elise Archer – wheelchair accessible taxis
Cr Flora Fox - service station assistance for Mrs Burgess

Tas Water has replied to say that the issue on Burwood Drive is Council's responsibility.

Action: Mel to check with Council's engineering department

Mel contacted the BP Service Station on Channel Highway and it is staffed with 2 people from 6am to 6pm on a daily basis. Staff are willing to come out and provide assistance as required.

Action: Mel to organise a Social Media post to inform members of the public that this driveway service is available.

Development Applications

DA-2022-480 Cnr Huon Hwy and Goshawk Way Commercial Offices, Café, Retail

DA Kingston Bus Interchange – no reply required as the bus interchange is not required to have a planning application.

Other Business

1. **Council Flag Policy** – Council is seeking expressions of interest from from organisations and individuals who would like to see community flags flown, that symbolise and celebrate Kingborough's diverse community and recognise important community events and dates. Approved flags must be provided by the applicant.

International Day of People with Disability (IDPwD) is held on 3 December each year to recognise the contributions and achievements of the 4.4 million Australians with disability, both visible and invisible.



The Five Colours:

Red: physical disabilities
Yellow: cognitive and intellectual disabilities
White: invisible and undiagnosed disabilities
Blue: mental illness
Green: sensory perception disabilities

Motion: The Disability Inclusion and Access Advisory Committee would like to nominate the flag (as pictured) for Council's Flag Policy.

Moved: Fran Thompson Seconded: Anne Rathjen

Action: Mayor Paula Wriedt to follow up the nomination and investigate if the mayor's discretionary fund could be used to purchase the flag.

2. **'How to make your business accessible' pamphlet** (Department of State Growth) – David Vickery suggested that each member read the document for comment at the next meeting.
3. **Bus Shelters that need to be made DDA compliant** – the mayor reported that there are 231 bus shelters in total in Kingborough. Of these, 91 bus shelters require substantial work for accessible issues. Kingborough received \$2.5 million towards this project.
4. **Community Grants**

Action: Mel to inform Di of the dates for next rounds of grants

Mel reported that Julie Alderfox will be returning to Council in March and she will resume her role with the committee at the next meeting in April.

NEXT MEETING

The next meeting of the Access Advisory Committee is scheduled to take place on Wednesday 19 April 2023 2pm at the Council Chambers.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 3.45pm.

D QUARTERLY SUMMARY ACTION REPORT TO DECEMBER 2022

Key to Status Symbols			
—	●	✓	➔
None	On Target	Ahead of Schedule	Ongoing

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
Environment, Development & Community							
Kingston Park 2020 - 2025							
1.5.3 Subdivide and sell the designated land parcels in accordance with the Kingston Park project delivery agreement and in partnership with the developer, Traders in Purple	50	50	●	50	50	●	
Community Services							
Community Resilience 2020 - 2025							
1.3.1 Continue to build strong working relationships within State and Local Government to ensure a robust emergency management capability exists in Kingborough	50	50	●	50	50	●	Regular forums and exercises with other governments to improve emergency response and preparedness.
Compliance 2020 - 2025							
3.3.2 Implement the Kingborough Dog Management Policy 2018 and provide education and enforcement of restrictions in areas with environmental values	50	50	●	50	50	●	
Development Services							
Development Services 2020 - 2025							
2.1.7 Provide high quality, accurate and timely advice in relation to building and planning requirements	50	90	✓	50	90	✓	Always ongoing
2.2.9 Develop a precinct plan for the Kingston CBD which supports and strategic land use and economic growth.	50	40	➔	50	40	➔	This has commenced but put on hold due to competing work including work on the incoming Tasmanian Planning Scheme.

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
Environmental Services							
Environmental Services 2020 - 2025							
1.3.2 Continue to develop and implement Council's Public Health Emergency Management Sub-Plan to guide the management of risks to the community.	50	100	✓	50	100	✓	
1.3.6 Act as Council's key COVID response and information provider as well as providing support to immunization initiatives of the Government	50	100	✓	50	100	✓	
1.4.1 Implement the Kingborough Climate Change Action Plan 2019-2024 to reinforce Council's commitment to understanding climate change, the risk it poses and response strategies	50		—	50	25	➔	
1.4.2 Progress the development of an alternative energy precinct at the Barretta Waste Disposal Site	50		—	50	25	➔	
1.5.5 Review and implement the Recreational Water Quality Management Strategy to improve the water quality of Council's beaches used for recreational activities	50		—	50	25	➔	
2.1.6 Undertake statutory compliance duties and functions with regards to food safety, public health and environmental management	50		—	50	50	●	
3.1.3 Deliver biodiversity offset projects under the Kingborough Environmental Fund Implementation Plan 2019-2023	50		—	50	25	➔	
3.1.4 Continue to protect, manage and monitor the network of bushland, riparian and coast reserves under Council's care	50		—	50	25	➔	
3.1.5 Continue to implement solutions to improve water quality and quantity impacts from stormwater in urban waterways	50		—	50	75	✓	
3.2.1 Develop a natural areas interpretation plan that provides a framework of activities for community education	50		—	50	75	✓	
3.2.2 Provide a variety of opportunities for the community to actively participate in the conservation and management of our natural areas, flora and fauna through on ground activities, contribution to citizen science initiatives, wildlife management and surveys	50		—	50	25	➔	

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
3.2.3 Foster positive working relationships with landcare groups across the municipality, coordinating the network of volunteers to achieve good environmental outcomes	50		—	50	25	➔	
3.2.4 Foster community interest and involvement in the management of invasive weeds through actions contained in the Weed Management Strategy 2017-2027	50		—	50	25	➔	
3.2.5 Implement the North West Bay River Catchment Management Plan in partnership with the community and key land managers in the catchment	50		—	50	0	➔	
3.3.3 Support and lead environmental projects through the provision of technical advice and the provision of plants from Council's native nursery	50		—	50	50	●	
3.3.4 Manage the natural area reserve through the development and implementation of both new and existing reserve management plans	50		—	50	25	➔	
3.3.5 Continue to provide leadership in responsible cat management incl through introduction of new Cat Prohibited Areas and the pilot Bruny Island community ranger project.	50		—	50	50	●	
3.3.6 Deliver a range of events, information and opportunities to encourage exploration of local reserves and increased knowledge in land management	50		—	50	50	●	
3.4.4 Progress implementation of the Barretta Environmental Management Plan	50		—	50	25	➔	
3.4.5 Implement the Kingborough Weed Management Strategy 2017-2027	50		—	50	25	➔	
3.5.1 Develop and implement a natural areas and biodiversity strategy to underpin the management of Council's natural area reserves network and approach to threatened species recovery and wildlife management	50		—	50	0	➔	
3.5.2 Implement recommendations from the Coastal Hazards Prioritisation Project and Bushfire Risk Reduction Strategy for Council land	50		—	50	50	●	
3.5.3 Contribute to projects that improve the health of local waterways and coastal areas through the Derwent Estuary Program	50		—	50	25	➔	

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
3.5.4 Collaborate with key stakeholders to contribute to the recovery of threatened species and threatened vegetation communities using innovative methods and the latest research	50		—	50	25	➔	
3.5.5 Develop and implement a biodiversity monitoring program for natural area reserves to improve knowledge of the values present and facilitate adaptive management programs	50		—	50	25	➔	
3.5.6 Continue to implement the Bushfire Risk Reduction Strategy including reducing the risk from bushfire on Council land through the management of fire breaks, fuel trails and fire reduction burns	50		—	50	25	➔	
General Manager/CEO							
Executive Management 2020 - 2025							
1.1.1 Ensure effective communication on council activities including through social, print and broadcast media	50	50	●	50	50	●	Regular communication of Council activities through traditional, digital and social media. Quarterly meetings of the Kingborough Community Forum.
1.1.5 Support the operations of the Kingborough Community Consultative Committee as a means of receiving feedback on Council's policies, strategies and projects	50	50	●	50	50	●	
2.1.2 Continue to lobby the State Government to improve public transport services within Kingborough	50	50	●	50	50	●	
2.2.7 Work collaboratively with other stakeholders as part of the Hobart City Deal and Greater Hobart Act, ensuring both regional cohesion and strong representation of Kingborough's needs	50	50	●	50	50	●	
2.2.8 Advocate for an appropriate level of hard and soft infrastructure provision by Federal and State Government in recognition of the fast pace of growth for Kingborough	50	50	●	50	50	●	
2.4.3 Develop an operational plan which clearly articulates the values, key results areas, performance measures and deliverables for the organisation and that this plan is clearly conveyed to all employees	50	50	●	50	50	●	
2.4.4 Implement the Kingborough Council Leadership Framework for managers and supervisors as a key driver of	50	50	●	50	50	●	

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
continuous improvement and accountability							
Engineering Services							
Building Maintenance 2020 - 2025							
2.3.5 Implement schedule of inspections of community facilities	50	50	●	50	50	●	
Engineering Services 2020 - 2025							
1.4.3 Develop and Implement a Stormwater System Management Plan to address the management of the flood risk and within Council's urban drainage catchments	50	100	✓	50	100	✓	SSMP completed
1.5.5 Review and implement the Recreational Water Quality Management Strategy to improve the water quality of Council's beaches used for recreational activities	50	50	●	50	50	●	Monitoring of recreational water sites commenced. Continue to investigate potential contamination sources within surrounding catchments.
2.2.2 Develop and implement a CBD Masterplan and associated Central Kingston Parking Strategy	50	25	➔	50	25	➔	Review of existing car parking strategy to be undertaken in second half of the year.
2.2.4 Deliver the annual infrastructure Capital Works program	50	50	●	50	50	●	
3.3.1 Implement the Kingborough Waste Management Strategy 2018 to deliver cost effective and efficient waste and recycling services to residents, improve recycling rates, reduce emissions and energy usage and reduce the impacts of illegal dumping and littering	50	50	●	50	50	●	Actions identified in Waste Management Strategy have been addressed and new ones pursued. Ongoing actions continue to be rolled out.
Finance							
Financial Services 2020 - 2025							
2.4.5 Review the Long Term Financial Plan to ensure the strategic actions identified in the Plan are delivered and implement strategies to improve the financial performance of the organisation	50	50	●	50	50	●	
Governance and Community Services							
Community Services 2020 - 2025							
1.2.1 Continue to partner, support, facilitate and deliver a variety of events (subject to public health/COVID 19 advice) to support and celebrate our business, visitor and residential communities	50	50	●	50	50	●	Support for, and delivery of, a variety of events, especially in the lead-up to Christmas and during school holidays. Funding for community events delivered.

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
1.2.2 Continue to progress initiatives under the Arts and Culture Strategy	50	50	●	50	50	●	Various activities have occurred at the KIN creative space. Yarn Bomb installed at Kingston Library, Civic Centre and Beach Road. mumara patrula (Wood for the Fire) Cultural Tour has been solidly booked.
1.2.3 Maximise the usage of the Kingborough Community Hub as a focal point for community activities	50	50	●	50	50	●	Increasing utilisation of the Hub for community events and activities.
1.2.5 Develop and implement programs to support population cohorts who may be vulnerable or have specific and different needs, including through implementation of the Kingborough Youth Strategy and t	50	50	●	50	50	●	Council endorsement of the LGBTIQ+ Action Plan. Continuing activities to engage with young and older people.
1.3.3 Operate the Kingborough Volunteer Program to assist older residents to continue to live in the community with dignity	50	50	●	50	50	●	Volunteer Program is working well.
1.3.4 Enhance organisational support for volunteering opportunities and recognise and celebrate volunteers in the community	50	50	●	50	50	●	Volunteer activities supported. Volunteer Program participants thanked with a trip to Government House and lunch at the Botanical Gardens in December 2022.
1.3.5 Provide support to community groups through a transparent and targeted provision of grants for community based projects	50	50	●	50	50	●	Community Grants awarded to community groups to undertake a range of events and activities.
1.4.4 Develop and implement a strategy for reducing Council's carbon footprint	50	50	●	50	50	●	Implementation of the Climate Change Plan continues.
1.4.5 Continue to support community education on waste minimization	50	50	●	50	50	●	Various education activities undertaken, with a particular focus on recycling
Governance 2020 - 2025							
Property Management 2020 - 2025							
1.2.4 In partnership with local community groups, develop heritage trails and interpretative signage for areas of historical and cultural significance	50	50	●	50	50	●	
1.5.2 Implement the Kingborough Open Space Strategy 2019 which provides direction on the planning, provision, development and management of public open space and recreational facilities in Kingborough	50	50	●	50	50	●	
2.3.2 Implement the Kingborough Public Toilet Strategy and ensure effective provision, upgrading and maintenance of Council owned public toilets throughout the Municipal Area	50	50	●	50	50	●	

Description	Result			YTD			Comment
	Target %	Actual %	Status	Target %	Actual %	Status	
Information Services							
Information Services 2020 - 2025							
Organisational Development							
Organisational Development 2020 - 2025							
2.5.2 Develop and implement the annual Workforce Plan which sets the priorities for workforce strategies, learning and development programs and resourcing capacity	50	50	●	50	50	●	Manex due to meet in January to discuss Workforce Plan for 2023.
2.5.3 Undertake the biennial employee engagement survey and link the results into the Workforce Plan	0		—	0	0	●	
2.5.4 Review the Council's Work Health and Safety Management Plan and System and deliver the identified WHS strategies to meet Council's obligations under the Work Health and Safety Act 2012 (Tas)	50	50	●	50	50	●	Internal Audit due in March 2023. Dean & Angie working towards this timeframe.
2.5.5 Implement and deliver an annual employee health and well-being program with a key focus delivering the community action plan for mental health	50	0	➔	50	0	➔	AE to review and understand the scope of the community action plan for mental health, so a program can be developed.