



COUNCIL MEETING MINUTES

16 October 2023

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

Kingborough Councillors 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

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MINUTES of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 16 October 2023 at 5.30pm

1 AUDIO RECORDING

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

2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

3 ATTENDEES

Councillors:

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	✓

Staff:

General Manager	Mr Gary Arnold
Chief Financial Officer	Mr David Spinks
Director Engineering Services	Mr David Reeve
Director Governance, Recreation & Property Services	Mr Daniel Smee
A/Director Environment, Development & Community Services	Ms Heather Salisbury
A/Manager Development Services	Mr Andy D'Crus
Team Leader Statutory Planning	Mr Timothy Donovan
Media & Communications Advisor	Ms Sam Adams
Program Manager Transform Kingston	Mr Daniel Kaimatsoglu

C321/20-2023

4 APOLOGIES

Mayor Councillor P Wriedt

C322/20-2023**5 CONFIRMATION OF MINUTES**

Moved: Cr Flora Fox
Seconded: Cr Amanda Midgley

That the Minutes of the open session of the Council Meeting No.19 held on 2 October 2023 be confirmed as a true record.

CARRIED

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail
02 October	AFL High Performance Centre	Presentation from Council Officers
09 October	Derwent Estuary Program	Presentation from the CEO of the Derwent Estuary Program

C323/20-2023**7 DECLARATIONS OF INTEREST**

Cr Fox declared an interest in item titled "DA-2023-276 - Development Application for four multiple dwellings (one existing) and associated works at 26 Groningen Road, Kingston"

8 TRANSFER OF AGENDA ITEMS

There were no agenda items transferred.

9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

There were no questions without notice from the Public.

10 QUESTIONS ON NOTICE FROM THE PUBLIC

There were no questions on notice from the Public.

C324/20-2023**11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**

Cr Antolli asked the following questions without notice:

**11.1 Linemarking Update For Redwood Road And Maranoa Road
Working Bee Proposal For Volunteer Linemarking
Safety Issues Associated With Volunteer Linemarking**

Cr Antolli:

Could a Council Officer please provide an update for discussions had over several meetings regarding linemarking improvements for Redwood Road and Maranoa Road?

Director Engineering Services Responds:

In answer to your first question, as I have mentioned in a previous meeting, the Maranoa Road line marking will be done as part of a Road Safety Project which is currently under design, and is due to be starting work sometime in the next calendar year. For Redwood Road, we currently have a submission in to the Department of State Growth which is sitting with them, so we are expecting to hear back from them shortly as to whether they will fund that. If they don't fund that, then we do have some funds within our Road Safety Program to undertake those works, so we imagine we will get an answer on that one sometime in the next two to three weeks.

Cr Antolli:

Thank you for the answer and the follow up question is that locals have approached me wanting to do a working bee and linemark the roads themselves to assist Council to get it done. What would Council's response be to those good samaritans out there wanting to contribute?

Director Engineering Services:

I would strongly council them not to actually go down that track for many different reasons, primarily to do with the risk they will take on board by effectively graffitiing roads, because road line marking has its own particular standard that actually needs to be constructed to. Occasionally we will find that people may wish to try and put their own line marking mainly on kerbs, where they'd like to put the yellow linemarking on kerbs themselves, and we then require them to remove that, so it ends up becoming an expense for whoever might happen to do that. Having said that, if it concerns individual concerns from ratepayers out there as to particular instances of linemarking or lack of linemarking, we're always available to have that discussion with them.

Cr Antolli:

Thank you and just a follow up to that, would there be any sort of feedback along personal and public safety about gangs of ratepayers being on the road taking charge of the road while doing linemarking? Does council have an opinion on that?

Director Engineering Services:

We do have an opinion on that, and we suggest that they don't do that.

11.2 Alonnah Hall Roof Maintenance

Cr Antolli:

My second question is about some maintenance work that was recently done on the Alonnah Hall roof. Locals have asked me to find out what has happened with the completion of that work. They claim that part of the roof is still covered in moss and they are concerned that part of the roof that feeds water to the school could be contaminated.

Director Engineering Services:

I can say it's not contaminated. It's pretty common for roofs to have Lichen growing on them. We do have a program to remove Lichen from roofs but it is a fairly expensive process to do, so it is based on a five year schedule, but this particular one was assessed going back a few months ago. Some work was done on cleaning the guttering, the Lichen on the roof there is probably less than what we have on other halls around the place. But we are happy to go down there and clean off a couple of the patches that might be larger patches there just to deal with the immediate issue that has been raised.

Cr Glade-Wright asked the following questions without notice:

11.3 Development Applications For Solar Panels**Cr Glade-Wright:**

I saw a post recently on our socials saying that if you're installing solar panels, you may require a development application, and was just wondering if someone could explain please when a development application is required and when it is not?

A/Manager Development Services Response:

It depends on the relevant zone on the property. We kept it fairly broad in the advice as from the perspective of the building side of things is very clear, but the planning side of things can differ between properties. So we kept the advice in that, to recommend to customers or the community to contact the Planning Department regarding their specific property.

Cr Glade-Wright:

So it comes down to size of the property?

A/Manager Development Services:

Yes, it can come down to the zone, the tilt, the aspect, a whole range of different things, so it's really specific to the insulation and the site.

Cr Glade-Wright:

Okay, but there are some situations where a development application isn't required?

A/Manager Development Services:

Potentially, yes. Some are exempt, some proposals would be exempt, but it's fairly complicated, probably too much. The intent for that community release was to say that in some circumstances, a planning permit may be required for solar, and that if they wanted further information about the building requirements that they can go to that link and find out the specific building requirements.

11.4 Algona Road Speed Limit**Cr Glade-Wright:**

With another serious accident on Algona Road recently, do the staff feel there is any merit in applying for a speed limit reduction?

Director Engineering Services Responds:

I guess from our perspective, just to be better advocating with the Department of State Growth, bearing in mind that it's not a Council road, but it's certainly something that we could liaise with State Growth to see what their view points actually are. I guess with any speed reduction they look at a number of different factors, whether it's on Council roads or their own roads. Accident history is just one of them. So it may be that their accident history, albeit that was an appalling accident, may not actually support that, but we are happy to do it at an officer level and contact State Growth and see what their view points are on it.

11.5 Ducks On Huon Highway

Cr Glade-Wright:

Regarding the ducks along the Huon Highway, adjacent to the Wetlands, there is a large community of ducks and at the moment they've got their little ducklings. There seems that a lot of community members are after some warning signs, as the ducks are creating a bit of a hazard there where people are having to brake sharply.

Director Engineering Services Responds:

I'll try not to duck out of this question. Happy to take that on board there and have a look at that particular area and see if anything is warranted.

Cr Glade-Wright:

And just on that, in terms of the population of the ducks down there, what sort of plans are there for managing that population, if there is any?

Director Engineering Services:

I doubt if there is any concrete plans as yet. I mean the only reason you would actually try and deal with a situation like that is if it was becoming a major issue in terms of interacting with vehicles and bits and pieces like that. But otherwise, you'd be talking about maybe things like relocation and measures like that, but I don't think there any particular plans for that area to actually do anything. But we'll have a look at it in terms of what the magnitude of the issue and look at what the response is, whether that's just signage or there are some other measures as well.

Cr Cordover asked the following question without notice:

11.6 Aquatic Facility For Kingborough

Cr Cordover:

My question relates to the Swimming Pool Feasibility Study from February 2021 published by the Mayor in 2021. When will there be, or are there any, plans to update or review the Swimming Pool Feasibility Study for Kingborough?

Director Governance, Recreation & Property Services responds:

Councillors would be aware that we are in the process of preparing a Sport and Recreation Strategy and update the 2013 document. On the agenda papers for tonight there is a Community Engagement Report associated with that process, and certainly one of the key themes coming out of that engagement is that the community still very much want an aquatic facility of some sort, so I suspect that will be addressed as part of the formation of the strategy and an appropriate recommendation will come forward from that.

Cr Cordover :

So a follow up to that, is just that if it turns out that costs was the issue in delaying Council from acting earlier in what was a well known issue about how popular an aquatic facility would be for the municipality, are we going to consider different models, or different versions, or kind of paired back versions, because my recollection is that the Feasibility Study contained a kind of all bells and whistles option, it was about maybe \$40 million dollars. What's Council going to do about trying a lot of different options including some that might be more economically available to us?

Director Governance, Recreation & Property Services:

What was recommended in the Feasibility Study was the optimum model for a population for the size of Kingborough, so it wasn't a necessarily all the bells and whistles, it was the best model in terms of being the most economically viable. And the advice from the consultant, very strongly was, if you pair back what's offered, it will increase the operating costs. So yes, it's an option to go for a lesser size or scope of facility but it will increase the annual operating cost for it. All of those issues need to be revisited, as I said, as part of the recommendations coming out of the strategy. The

Feasibility Study did provide some comments in relation to if Council wanted to take this forward, there was an action plan to do that, but ultimately will require a significant capital investment, and it will require Council to be prepared to subsidise the operations of that facility which obviously will mean having an impact on our rates.

Cr Deane asked the following question without notice:

11.7 Nubeena Crescent Fencing

Cr Deane:

My question is regarding the area at the bottom of Nubeena Crescent in Taroom, which is a known landslip area. Council has a bit of a walking path along there and has previously set up some temporary fencing and recently that fencing has, well has always been prone to falling down time and again, so I'm just wondering if staff could respond to potentially putting it back up and whether there may be a more permanent solution provided?

Director Engineering Services:

Yes, happy to have a look at that one there and see if there's a more permanent solution that can be put in place.

12 QUESTIONS ON NOTICE FROM COUNCILLORS

There were no questions on notice from Councillors.

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

Planning authority commences at 5:50pm

13 OFFICERS REPORTS TO PLANNING AUTHORITY

C325/20-2023

13.1 DA-2023-276 - DEVELOPMENT APPLICATION FOR FOUR MULTIPLE DWELLINGS (ONE EXISTING) AND ASSOCIATED WORKS AT 26 GRONINGEN ROAD, KINGSTON

Moved: Cr Christian Street

Seconded: Cr Aldo Antolli

That the Planning Authority resolves that the development application for four multiple dwellings (one existing) and associated works at 26 Groningen Road, Kingston for Mr L P A Jacometti 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-2023-267 and Council Plan Reference No. P2 submitted on 11/09/2023 and Council Plan Reference No. P3 submitted on 18/09/2023.

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

2. Prior to the issue of a Building Permit, engineering design drawings must be submitted to Council for approval. Plans must be to satisfaction of the Director Engineering Service and demonstrate that:
 - (a) Vehicle access must comply with the Tasmanian Standard construction drawings
 - (b) The car parking and vehicle manoeuvring areas must be of a sealed construction (concrete or asphalt) and comply with Australian Standard AS2890.1:2004 (Off-street car parking);
 - (c) Visitor car parking signs must be installed for the visitor car parking spaces;
 - (d) Parking and vehicle circulation roadways and pedestrian paths must be provided with lighting;
 - (e) Water sensitive urban design systems must be incorporated to achieve the acceptable stormwater quality targets required in Table E7.1 of the Kingborough Interim Planning Scheme 2015. Supporting documentation with associated hydraulic calculations and MUSIC modelling must be submitted; and
 - (f) On-site stormwater detention systems must be incorporated to achieve the acceptable stormwater discharge rates required in Clause E7.7.1 of the Kingborough Interim Planning Scheme 2015. Long section details must be provided for the proposed stormwater infrastructure and supporting documentation and associated hydraulic calculations must be submitted.

The engineering plans must also include, but not be limited to, detailed internal vehicular and pedestrian access, car parking, manoeuvring areas and drainage services layouts. Furthermore, the driveway/access road designs must detail the following:

- long and cross sections of the driveway/access road;
- contours, finish levels and gradients of the driveway/access road;
- pavement construction; and
- the provision of parking and turning bays

The engineering plans and specifications must be prepared and certified by a professional Civil Engineer approved by the Director Engineering Services. The Engineer must supervise the construction works.

3. All existing kerb outlets must be abandoned and the kerb reinstated to the satisfaction and approval of Director Engineering Services as direct stormwater connections to kerb and channel are not permitted.

All works to Council's reticulated stormwater system must be designed to the satisfaction and approval of the Director Engineering Services. The relocation, connection or extension to Council's reticulated stormwater mains must be provided by an approved contractor at the applicant's cost. A Permit to carry out works within a Council Road reservation must be obtained prior to any stormwater connection works commencing within the Council road reservation.

4. A double width (5.5m) vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO9, TSD-E01 and TSD-RF01) in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary. A Permit to carry out works within a Council Road reservation must be obtained prior to any works commencing within the Council road reservation.
5. Prior to the commencement of site works a soil and water management plan must be submitted to Council for approval. The plan must be in accordance with NRM South Soil and Water Management of Construction Sites – Guidelines and Tasmanian Standard Drawings (TSD-SW28). A site inspection of the implemented plan by the Council's Development Inspector must be satisfactorily undertaken with the principal contractor prior to the commencement of any work on site.
6. Landscaping must be provided in accordance with the endorsed Landscaping Plan (Council Plan Reference P3 received 18/09/2023) prior to occupation of the new dwellings to the satisfaction of the Council's Manager Development Services.

The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose and any landscaping must be maintained to the satisfaction of the Manager Development Services.

7. The very high conservation value *Eucalyptus viminalis* (white gum) tree identified on Council Plan Reference P2 received on 11 September 2023 and located at 28 Groningen Road (CT 5436/5) must be appropriately protected during and after construction in accordance with the Arborist Assessment (Element Tree Services, 27 September 2019) and re-assessment (Tree Inclined, 4 September 2023). This includes:
 - (a) Establishing and maintaining a Tree Root Protection zone (TPZ) through the installation of temporary fencing between any authorised works and the TPZ of the tree prior to commencement of construction in accordance with AS 4970-2009 to exclude:

- Machine excavation including trenching;
 - Excavation for silt fencing;
 - Cultivation;
 - Storage;
 - Preparation of chemicals, including preparation of cement products;
 - Parking of vehicles and plant;
 - Refuelling;
 - Dumping of waste;
 - Wash down and cleaning of equipment;
 - Placement of fill;
 - Lighting of fires;
 - Soil level changes;
 - Temporary or permanent installation of utilities and signs; and
 - Physical damage to the tree(s).
- (b) Payment of a \$3000 tree bond prior to issue of the Building Permit and commencement of construction, to be refunded in equal amounts as follows:
- (i) upon provision to Council of an assessment by a suitably qualified arborist confirming that all tree protection measures required under Condition 7(a) have been satisfactorily established and are being maintained, no further pruning or lopping beyond that specified in the Arborist Assessment (Element Tree Services, 27 September 2019) has been undertaken and the footing construction complies with the approved planning and building plans and arborist recommendations;
 - (ii) following issuing of the Certificate of Occupancy for Unit 3 and upon provision to Council of an assessment by a suitably qualified arborist confirming all the requirements contained in Conditions 1, 7(a) and 7(c) have been satisfactorily implemented and maintained.
- (c) Provision of written verification from a suitably qualified arborist of satisfactory installation of tree protection fencing prior to the commencement of any on-site works.
- (d) adhering to the following construction for all areas within the Tree Root Protection Zone but outside the footprint of the approved works:
- (a) the existing soil level must not be altered around the Tree Root Protection Zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil); and
 - (b) the Tree Root Protection Zone must be free from the storage of fill, contaminates or other materials;

- (c) machinery and vehicles are not permitted to access the Tree Root Protection Zone; and
 - (d) development and associated works is not permitted unless otherwise approved by Council in writing.
8. The limb reduction of the very high conservation value *Eucalyptus viminalis* (white gum) tree identified on Council Plan Reference P2 received on 11 September 2023 is approved in accordance with the Arborist Assessment (Element Tree Services, 27 September 2019) and subsequent arborist advice (Element Tree Services, 12 June 2020). Limb reduction is limited to pruning or lopping those limbs shown in either:
- (a) Figure 2 of the Arborist Assessment (Element Tree Services, 27 September 2019; or
 - (b) Figure 1 of the Arborist Assessment (Element Tree Services, 12 June 2020).

Limb reduction must be undertaken by a suitably qualified arborist and must not be undertaken prior to the issue of a Building Permit for Unit 3.

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

9. Plans submitted for building approval for the development must demonstrate:
- (a) they are consistent with the Bushfire Hazard Report and BHMP submitted with a development application (Lark & Creese, 7 August 2023);
 - (b) they are consistent with the recommended mitigation measures identified in the Landslide Hazard Assessment (Enviro-tech Consultants, 23 February 2023); and
 - (c) they incorporate the recommendations of the Arborist Assessment (Element Tree Services, 27 September 2019) and re-assessment (Tree Inclined, 4 September 2023), including the following:
 - (i) post and beam footing rather than strip footing within the structural root zone of the tree;
 - (ii) excavation of footings within the tree root protection zone using low impact methods (hand digging or vacuum extractor);
 - (iii) retaining any roots greater than 75mm by adjusting the footings, with input from an engineer where required; and
 - (iv) obtaining arborist advice where roots >50mm are exposed during excavation;
 - (v) excluding any further excavation within the TPZ for any other purpose (including services);
 - (vi) specifying no further fill is to be placed over the embankment to the north of the units; and
 - (vii) specifying the recommended tree protection measures will be implemented and adhered to before, during and after construction.

All bushfire, landslide and tree protection construction and mitigation measures identified in the approved building plans must be satisfactorily implemented.

10. Plans submitted for plumbing approval must demonstrate excavation into tree root protection zone for services, including water, sewer, drainage and stormwater, is no greater than shown in Council Plan Reference P2 received on 11 September 2023 and assessed by Tree Inclined (4 September 2023).
11. 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.

12. If any excess fill requires disposal off site, prior to the commencement of on site works a fill disposal plan must be submitted to Council for approval. This plan must specify the location for the disposal of fill and demonstrate this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council.
13. To reduce the spread of weeds or pathogens, all machinery must take appropriate hygiene measures prior to entering and leaving the site as per the Tasmanian Washdown Guidelines for Weed and Disease Control produced by the Department of Primary Industries, Parks, Water and Environment.

Any imported fill materials must be sourced from quarries able to provide documentation as to the weeds present on the source site in order to minimise introduction of new weeds and pathogens to the area.

14. To ensure the development and associated works are contained within the property boundary and do not impact upon adjacent native vegetation at 30A Groningen Road (CT 14477/4), prior to the commencement of on-site works a solid, non-combustible boundary fence at a height of 1.8m must be constructed to the satisfaction of the Manager Development Services. Prior to construction of the fence, details of the fence design, materials and location must be provided to the Manager Development Services for approval. Once constructed, this fence must be maintained for the life of the development.
15. The construction works must be undertaken in accordance with the approved drawings. Works must be to the satisfaction and approval of the Director Engineering Services and include the following:
 - (a) visitor carparking sign must be installed for the visitor carparking space;
 - (b) signage noting residential parking must be installed for the residential carparking spaces and 'no parking' turning bay as required;
 - (c) parking and vehicle circulation roadways and pedestrian paths must be provided with bollard lighting;
 - (d) wheel stops and linemarking must be installed where required in accordance with Australian Standards AS2890.

16. Prior to the occupation of the new dwellings the privacy screens:
 - (a) adjacent to the decks of Units 2, 3 and 4; and
 - (b) to the bedroom window of Unit 2as shown on the endorsed plans must be installed to the satisfaction of Council. The screens must be maintained for the life of the development to the satisfaction of Council.
17. Prior to the occupation of any of the new dwellings, the existing frontage fence must be relocated or replaced to the correct frontage boundary location and removed from within the road reserve, to the satisfaction of the Manager Development Services.
18. At least one (1) visitor parking spaces must be provided for the proposed development. This visitor parking space must be appropriately signposted and kept available for visitor parking at all times.

Any future application for strata title in respect of the property must ensure that the visitor parking space is included within the common property on the strata plan and is accessible through the common property for all units.

19. Prior to the occupation of the new dwellings the following works must be completed to the satisfaction of the Council:
 - The parking areas shown on the endorsed plans have been constructed.
 - The garden and landscape areas shown on the endorsed plans have been established.
 - Drainage works have been undertaken and completed.
 - Signage for the visitor and residential parking has been installed.
 - Relocation of the front fence.
 - Installation of privacy screens for the windows and decks.
20. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.
21. 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 of the development in respect of which it is granted is not substantially commenced within the 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 not allocate any property address numbers for the proposed units. New property addresses have been allocated as follows:

Lot/Unit No.	Allocated Property Address
1	26 Groningen Road, Kingston (Existing) remains the same
2	1/26 Groningen Road, Kingston
3	2/26 Groningen Road, Kingston
4	3/26 Groningen Road, Kingston

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

In Favour: Crs Clare Glade-Wright, Aldo Antolli, David Bain, Kaspar Deane, Amanda Midgley, Mark Richardson and Christian Street

Against: Crs Gideon Cordover and Flora Fox

CARRIED 7/2



Submission to Planning Authority Notice

Council Planning Permit No.	DA-2023-276	Council notice date	9/08/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01072-KIN	Date of response	16/08/2023
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	KINGBOROUGH COUNCIL		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	26 GRONINGEN RD, KINGSTON	Property ID (PID)	5740307
Description of development	Multiple Dwellings x 4 (3 new + 1 ex)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
MinD Architects	Site Plan/A02	1	18/10/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<p>1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</p> <p>Advice: New water connections and meters must be located outside of trafficable areas.</p> <p>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.</p> <p>3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</p>			
DEVELOPER CHARGES			
<p>4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$4216.30 to TasWater for water infrastructure for 2.4 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.</p> <p>5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$5271.00 to TasWater for sewerage infrastructure for 3.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.</p>			



DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86, 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>

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

TasWater Contact Details

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

OPEN SESSION RESUMES

Open Session resumes at 6.12pm

14 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

15 PETITIONS RECEIVED IN LAST PERIOD

No Petitions had been received.

16 OFFICERS REPORTS TO COUNCIL

C326/20-2023

16.1 APPENDICES

Moved: Cr Flora Fox

Seconded: Cr Amanda Midgley

That the Appendices attached to the Agenda be received and noted.

CARRIED

Cr Street left the room at 6:15pm

Cr Street returned at 6:16pm

C327/20-2023

16.2 LGAT GENERAL MEETING MOTIONS

Moved: Cr Amanda Midgley

Seconded: Cr Flora Fox

That the matter be discussed.

CARRIED

Moved: Cr Flora Fox

Seconded: Cr Amanda Midgley

That Council advise the Mayor regarding voting at the upcoming LGAT General Meeting as follows:

Parks and Wildlife Service and Crown Land Services
Review and Resourcing

☐

Yes ☒ No ☐ DD

Road Line Marking Responsibilities

Yes ☒ No ☐ DD ☐

Diversity and Inclusion Statement

Yes ☒ No ☐ DD ☐

Review of 42 Day Development Application Timeframe

Yes ☒ No ☐ DD ☐

CARRIED

C328/20-2023

16.3 FINANCIAL REPORT - SEPTEMBER 2023

Moved: Cr Amanda Midgley

Seconded: Cr David Bain

That Council endorses the attached Financial Report as at 30 September 2023.

CARRIED

17 NOTICES OF MOTION

There were no notices of motion received.

C329/20-2023

18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

Moved: Cr David Bain

Seconded: Cr Aldo Antolli

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*

Kingston Multi Storey Carpark Proposal

Regulation 15(2)(f) *proposals for the council to acquire land or an interest in the land or for the disposal of land.*

Rates Delegated Authority Sept 2023

Regulation 15(2)(a) *personnel matters, including complaints against an employee of the council and industrial relations matters.*

CARRIED BY ABSOLUTE MAJORITY

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

Open Session of Council adjourned at 6.37pm

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

Open Session resumes at 7.08pm

C330/20-2023

Moved: Cr David Bain

Seconded: Cr Flora Fox

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

Item	Decision
Confirmation of Minutes	Confirmed
Applications for Leave of Absence	Approved
22.1 Kingston Multi Storey Carpark Proposal	Approved
23.1 Rates Delegated Authority Sept 2023	Noted

CARRIED

CLOSURE

There being no further business, the Chairperson declared the meeting closed at 7.09pm

.....
(Confirmed)

.....
(Date)