



COUNCIL MEETING MINUTES

7 April 2025

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, 7 April 2025 at 5.30pm

1 AUDIO RECORDING

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

2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

3 ATTENDEES

Councillors:

Mayor Councillor P Wriedt	✓
Deputy Mayor Councillor C Glade-Wright	✓
Councillor D Bain	✓
Councillor G Cordover	✓
Councillor K Deane	✓
Councillor F Fox	✓
Councillor A Midgley	✓
Councillor M Richardson	✓ (arrived at 5.33pm)
Councillor C Street	✓

Staff:

Chief Executive Officer	Mr Dave Stewart
Acting Director Engineering Services	Mr Daniel Smee
Acting Director Governance, Recreation & Property Services	Dr Katrena Stephenson
Director Environment, Development & Community Services	Ms Deleeze Chetcuti
Manager Development Services	Ms Tasha Tyler-Moore
Coordinator Environmental Planning	Ms Nikki denExter
Team Leader Statutory Planning	Ms Grace Paisley
Manager Environmental Services	Ms Liz Quinn
Communications Officer	Mr Stuart Heather

C84/6-2025

4 APOLOGIES

Councillor A Antolli

C85/6-2025**5 CONFIRMATION OF MINUTES**

Moved: Cr Flora Fox
Seconded: Cr Amanda Midgley

That the Minutes of the open session of the Council Meeting No. 5 held on 17 March 2025 be confirmed as a true record.

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

Date	Topic	Detail
24 March	Operational Update	An update was provided from Directors in relation to the status of projects, programs and activities associated with their respective departments.

C86/6-2025**7 DECLARATIONS OF INTEREST**

Cr's Wriedt, Deane and Street declared an interest in the report headed "DA-2024-286 - Development Application for Residential Aged Care Facility (75 Rooms), Assisted Living Apartments (60), Hairdresser, Meeting Room, Cafe, Offices and Associated Works at 67 Village Drive, 41 Alfreds Garden, Kingston and Adjoining Village Drive Road Reserve".

8 TRANSFER OF AGENDA ITEMS

There were no agenda items transferred.

Cr Richardson joined the meeting at 5.33pm

9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

There were no questions without notice from the public.

C87/6-2025**10 QUESTIONS ON NOTICE FROM THE PUBLIC**

Council has determined that questions on notice or questions taken on notice from a previous meeting should not contain lengthy preambles or embellishments and should consist of a question only. To this end, Council reserves the right to edit questions for brevity so as to table the question only, with some context if need be, for clarity.

10.1 Kingborough Integrated Transport Strategy

Margaret and Bill Chestnut submitted the following question on notice:

Will the maps on pages 32 and 37 of the above strategy be upgraded before it comes to Council for approval? The current maps for the shared path (between Margate and Howden Road) on the

draft for community consultation were incomplete and taken from the Kingborough Cycling Strategy. We were informed by a Council Officer that appropriate maps (from the Online Cycling Strategy Map) could be inserted in the document. The incorrect maps show the shared path passing through Inverawe. State Growth previously had a similar map but on 11 December 2024 we were assured that they will not use that route as it is impractical. A State Growth Feasibility Study recommended a path on the Western side of the Highway, avoiding Inverawe. Will the document be corrected before presentation to Council for approval?

Officer's Response:

In the revised Draft Integrated Transport Strategy, which will come to Council for endorsement, the Cycling Strategy Network Map (page 31) has been replaced with the online version as advised. The map on page 37 has been omitted.

Daniel Smee, Acting Director Engineering Services

10.2 Blackmans Bay Water Quality

Mrs Rosalie Maynard submitted the following question on notice:

1. *Apart from Council's ongoing participation in the DEP's summer water quality monitoring program, what strategies are Council considering for future options to ensure consistently good ongoing recreational water quality at this beach?*
2. *Given the main source of contamination is known to be from stormwater drains discharging on the beach (3 main highly visible outlets), what solutions is Council looking into other than regular testing and monitoring and tracking back to potential contamination points from the sewage network?*
3. *Is Council committed to, or considering:*
 - (a) *working with TasWater to re-route these stormwater drains off the beach, possibly to the Tinderbox Sewage Treatment Plant which should have increased capacity now that significant volumes of sewage treated at that plant will be going across the river to the Opossum Bay Area?*
 - (b) *extending the current stormwater outfalls further off-shore to enable better mixing and dispersal in areas of the river with stronger currents and tidal flows?*
 - (c) *alternative technologies to pre-treat existing stormwater prior to discharge directly on to the beach?*
 - (d) *other options?*

Officer's Response:

1. Whilst Council has conducted internal investigations over several years and fixed a range of possible pollution sources, unfortunately, the south end of Blackmans Bay beach has been downgraded to poor because of the outcomes of the 2023-24 sampling program.

The poor rating means that swimming is not advised in this location. Signage reflecting this has been erected at the site as required under the Recreational Water Quality Guidelines. This long-term rating is based on five years of sampling data with only 5 significant failed samples needed during that period for the water quality rating of a beach to be downgraded.

Under Council's Recreational Water Quality Management Strategy 2019 (The Strategy) Council commits to investigate the Blackmans Bay catchment, inform the community of water quality, empower the community to understand how they can prevent contamination, track and trace source contamination and work with external partners to rectify any infrastructure

issues. Through the implementation of this Strategy, Council is actively undertaking this work.

However, ensuring consistently good water quality at any beach is not achievable by local government authorities alone. Council is taking steps to improve how it manages factors within its control (such as stormwater infrastructure and education). However, the Derwent Estuary is a dynamic environment and factors outside Council's control could also be acting on the water quality. The experiences of other water/stormwater utility operators show that the process of identifying contaminants in water can be complex, expensive and time consuming.

Council will continue to invest resources into improving recreational water quality in accordance with the 2019 Strategy. Equally important is that the community do their part to lessen the risk of blocked sewer systems that ultimately lead to ingress to the stormwater pipes or spills that flow directly to the beach.

Prevention through education is a key management option under the Strategy. Council's education initiatives include working with TasWater to share the '3 P's rule', promoting Councils 'only rain in the drain' messaging, and talking to the community about water quality impacts.

Council continues to actively work with stakeholders such as TasWater to address pollution sources when identified. This partnership has seen extensive resources committed to infrastructure upgrades within the catchment.

Visual inspection, and ammonia testing of the stormwater network is continuing. This weekly sampling identifies potential sources of contamination in the stormwater network that may impact the marine environment and water quality trends in the area.

Council have engaged the specialised services of a marine water quality and ecology consultant to design a more robust and targeted investigation program. The intent of the design of the investigation is to identify the source of contamination with a higher degree of certainty and to inform an assessment of potential mitigation options for consideration by Council. The investigation design includes understanding the impact of stormwater quality on the southern end of the beach, how the three stormwater outlets and their associated catchments differ in contributing to poor water quality and how dispersion works in the southern end of bay.

Council will need to consider the cost of implementing this program in the upcoming budget.

2. The Strategy identifies the importance of achieving cleaner, lower contaminant levels in stormwater systems. Stormwater discharge is part of the issue driving poor water quality at the southern end of Blackmans Bay Beach, however, it has not yet been identified as the primary source of the water quality issues in Blackmans Bay.

Council is working with a consultant as described above to design a robust catchment investigation.

Council acknowledges that a significant investment in stormwater infrastructure may be identified as being required through any further investigation undertaken. Council needs to understand how and where stormwater or other pollution sources impact the site before we can consider any major infrastructure works to these outfalls.

3. Council is open to considering all potential options you have outlined to address the water quality at the site. However, before dedicating considerable resources and capital budget to redirect or treat the stormwater at this site, we first need to understand in greater detail a range of variables including the impact of stormwater on the poor water quality results and how water moves within the bay to understand dispersal of contaminants. Council will also

need to consider and approve any significant capital cost associated with a recommended mitigation option as part of the annual budget setting process.

Liz Quinn, Manager Environmental Services

C88/6-2025

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

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Cr Cordover asked the following question without notice:

11.1 Antibiotic Use in Marine Environments

Does Kingborough Council have access to water quality or antibiotic residue data readings for marine environments adjacent to our municipality in waters that directly impact Kingborough residents and are we monitoring those data readings?

Manager Environmental Services responds:

The only water quality data that Council actually collects ourselves is the weekly beach watch data, which you would all be fairly familiar with, we collect that as part of the Department of Health recommendation and guideline, and the Derwent Estuary Program publish that data for us. In regards to antibiotic use, that's regulated by the EPA, the Environmental Protection Authority, and also the Natural Resources and Environmental Department (NRE) by the State Government and they published that data. It's collected for a whole range of reasons, either they ask the companies to do it or they do it themselves and it's publicly available on the EPA website.

Cr Cordover:

In what ways are we regularly communicating with local residents regarding this matter? Does Kingborough Council have any responsibility to communicate with its residents about matters affecting waterways, even if we don't directly control the beaches or the waters off Kingborough's coastline?

Manager Environmental Services:

No, Council does not have a mandated responsibility to communicate human health issues relating to the marine environment. Again we do, in terms of general marine and in this case, relating to antibiotic residues and antibiotics found in wild fish, again it's all managed by the EPA and NRE. If there was an acute risk to human health, for example, from a wild fish, that the EPA were aware of, the Department of Health would put out a warning and we would circulate that warning to our community.

Cr Cordover:

We've heard that the State Government would lead that, managed by the EPA and NRE and then if there was an issue, the Department of Health. The next aspect of my question is around how the Community interest in this matter is being responded to or reacted to by Council, noting that the new CEO of Salmon, Tasmania, is the former secretary of the Department of Primary Industries, Water and Environment, is Kingborough Council taking any of its own investigations? Are we undertaking any monitoring or communications in the wake of these widely publicised media reports? Is Council relying solely on assurances and oversight provided by the State Government, if the State Government were to say that everything is going fine in our waterways that surround Kingborough's coastline, are we satisfied to just take their word for?

Manager Environmental Services:

Again, the Environmental Protection Authority is an independent organisation who, of course, their job is to regulate, through licences, the agriculture industry and then provide that information where applicable, to the community. There is a lot of information on this event on the EPA website on the salmon mortality event that's happened over summer. Also there is information about when the sampling has been completed, what they've sampled, in particular in relation to this event, but also just generally across all the different leases, so the community could go to those sites if they wanted. There is quite a lot of information available to the public. But again, if Council receives requests for information, we would direct them to the one source of truth, because I feel that's better than Council then replicating that truth when it's not our area of expertise.

C89/6-2025**12 QUESTIONS ON NOTICE FROM COUNCILLORS**

Council has determined that questions on notice or questions taken on notice from a previous meeting should not contain lengthy preambles or embellishments and should consist of a question only. To this end, Council reserves the right to edit questions for brevity so as to table the question only, with some context if need be, for clarity.

12.1 Van Morey Road, Margate

Cr Antolli submitted the following question on notice:

As a Margate-based Councillor, I have seen a crescendo of complaints over the past week about damage and severe rutting along the gravel section of Van Morey Road. Many residents have expressed a preference for sealing the road rather than costly and temporary re-gravelling, which they feel is no longer effective and comes only after complaints. Could you please provide details on the council's plan to permanently seal Van Morey Road?

Officer's Response:

Council has no plans in the foreseeable future to seal Van Morey Road. In recent years there has been significant work undertaken on safety improvements to widen narrow sections, create passing bays, remove vegetation and improve sight lines.

Council has over 255 km of unsealed roads, equating to 46% of the entire road network, and it is an understandable preference for residents living on these roads for them to be sealed. The cost to seal a road (including the required reconstruction of the sub-base) is between \$1,500 and \$2,000 per metre. The sealing of any road requires a significant capital allocation and also creates an upgraded asset that impacts on depreciation costs. As a result of these factors, Council's capacity to seal new roads is extremely limited. Whilst it is acknowledged that the cost of maintaining a sealed road is less than a gravel road, this is far outweighed by the upfront capital expenditure.

In light of the above, there is a need to ensure that any sealing of new roads is done in a targeted and strategic manner. Work is progressing on the development of a policy to assist with this process.

Van Morey Road was impacted by heavy vehicle traffic associated with the recent bushfires in the Snug Tiers but has been re-graded in the last week to address resident concerns associated with its condition.

Daniel Smee, Acting Director Engineering Services

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

Planning Authority commenced at 5.41pm

13 OFFICERS REPORTS TO PLANNING AUTHORITY

C90/6-2025

13.1 DA-2024-286 - DEVELOPMENT APPLICATION FOR RESIDENTIAL AGED CARE FACILITY (75 ROOMS), ASSISTED LIVING APARTMENTS (60), HAIRDRESSER, MEETING ROOM, CAFE, OFFICES AND ASSOCIATED WORKS AT 67 VILLAGE DRIVE, 41 ALFREDS GARDEN, KINGSTON AND ADJOINING VILLAGE DRIVE ROAD RESERVE

Moved: Cr Clare Glade-Wright

Seconded: Cr David Bain

That the Planning Authority resolves that the development application for residential aged care facility (75 rooms), assisted living apartments (60), hairdresser, meeting room, cafe, offices and associated works at 67 Village Drive, 41 Alfreds Garden, Kingston and adjoining Village Drive road reserve for Christian Homes Tasmania Ltd be approved subject to the following conditions:

1. Before the approved development and/or use commences, amended plans to the satisfaction and approval of the Manager Development Services must be submitted to and approved. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans dated 31 January 2025 and prepared by Circa Morris-Nunn Chua Architects but modified to show:
 - (a) Reduction of the carparking area in the Open Space Zone to only include the provision of 27 carparking spaces associated with the café, meeting room and hairdresser.
 - (b) Location of all external lighting including security lighting. This must be located to ensure all car parking, pathways and potential entrapment spaces are adequately illuminated.
 - (c) Landscaping as required by Condition 3 of this permit. This must include any compatible embellishments to the passive recreation area to enhance the area for leisure and recreation activities such as seating, pathways and shade structures; and
 - (d) Bicycle parking facilities and end of trip facilities in accordance with Condition 11.

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

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

2. Prior to approval of an 'Application for Approval of Planning Start of Works Notice', to offset the loss of moderate and high priority biodiversity values, the following offset package must be secured and implemented:
 - (a) The protection of a minimum of 1.495 hectares as 'secure conservation land' under Part 5 of the Land Use Planning and Approvals Act 1993 for the loss of 0.157 hectares of *Eucalyptus amygdalina* forest and woodland on sandstone and 0.1228 hectares of Chaostola skipper habitat. This Part 5 Agreement must:

- (i) Verify the location and extent of the 1.495 hectare conservation zone, which must:
 - a. be located at the southern end of 67 Village Drive Kingston
 - b. encompass all remaining *Eucalyptus amygdalina* forest and woodland on sandstone as shown in Figure 4 of the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025); and
 - c. include remaining *Chaostola* skipper habitat and individual trees of high and very high conservation value and their associated tree protection zones to the extent practicable.
- (ii) Provide for the protection for all native vegetation and habitat values within the conservation zone in perpetuity.
- (iii) Include a baseline vegetation condition assessment of the DAS.
- (iv) Include a 5-year Conservation Management, Rehabilitation and Weed Management Plan for the conservation zone, to ensure that environmental values are managed for their long term survival while providing for and enhancing passive recreation outcomes outside the conservation zone. The plan must be prepared by a suitably qualified person and include:
 - a. detailed management prescriptions to ensure that environmental values are managed for their long term survival, including but not limited to: retention, protection and improvement of native vegetation communities and threatened species habitat; weed management; rehabilitation and revegetation, including provision of *Chaostola* skipper habitat and maintenance of ground cover within the Waterway and Coastal Protection Area; removal of any fill material from within the conservation zone; prohibiting development within or impacting on the conservation zone; providing for compatible recreational uses; limiting vehicular access and track construction; fire management and monitoring and reporting;
 - b. delineation of and signage identifying the conservation zone on the ground; and
 - c. a schedule of works with timeframes, details for each action and costings for a minimum of five years;
- (v) be drafted using Council's template Part 5 Agreement; and,
- (vi) be executed and registered on the title prior to commencement of works and issue of building approval and commencement on any on-site works.

All costs associated with drafting and registering this Part 5 Agreement on the title must be borne by the developer.

Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

- (b) Payment of a financial contribution totaling \$16,715 for the loss of 0.15 hectares of *Eucalyptus ovata* dry forest and woodland, eight (8) trees of high conservation value

and three (3) trees of very high conservation value. This offset must be paid to Council's Environmental Fund and used solely for the protection and management of *Eucalyptus ovata* dry forest and woodland, swift parrot breeding and foraging habitat and blue-winged parrot habitat in the vicinity of Kingston or an area that supports equivalent biodiversity values within the municipality.

3. Before the approved development and/or use commences, landscaping plans for the whole site must be submitted for approval by Council's Manager Development Services.

The landscape plan must be generally consistent with the Landscape Concept Plan prepared by Playstreet Landscape Architects, prepared by a suitably qualified person and be at a suitable scale, and indicate the following:

- (a) outline of the proposed buildings;
- (b) the location and extent of the offset area required under Condition 2;
- (c) proposed planting by quantity, genus, species, common name, expected mature height and plant size;
- (d) existing native vegetation to be retained, including the extent of *Eucalyptus amygdalina* forest and woodland on sandstone and Chaostola skipper habitat consistent with Figures 4 and 6 of the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025);
- (e) existing individual trees to be retained are their tree protection zones, consistent with Council Plan Reference No. P4 submitted on 5 February 2025;
- (f) the location of the existing watercourse and associated 10m Waterway and Coastal Protection Area;
- (g) use of predominantly native species local to the area within the Open Space Zone;
- (h) exclusion of weeds listed under the *Tasmanian Biosecurity Act 2019* and/or identified as non-declared priority weeds in the Kingborough Weed Management Strategy;
- (i) weed management;
- (j) earth shaping proposals, including retaining wall(s);
- (k) fencing, paths and paving (indicating materials and surface finish);
- (l) permanent barriers to delineate and protect tree protection zones of retained trees, *Eucalyptus amygdalina* forest and woodland on sandstone, Chaostola skipper habitat adjacent to buildings, parking and access, such as large rocks or bollards;
- (m) any compatible embellishments to the passive recreation area to enhance the area for leisure and recreation activities such as seating, pathways and shade structures; and
- (n) proposed maintenance program.

The plan must demonstrate all landscaping works and embellishments are located outside tree protection zones of retained trees, *Eucalyptus amygdalina* forest and woodland on sandstone, Chaostola skipper habitat and the existing watercourse and associated 10m Waterway and Coastal Protection Area.

Once endorsed the plans will form part of the permit.

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

4. Prior to works commencing (including demolition and excavation), a Construction Management Plan (CMP) must be submitted to and endorsed by the Manager Development Services. The plan must include (but not limited to):
- (a) Hours for construction activity in accordance with any other condition of this Permit;
 - (b) Measures to control noise and dust;
 - (c) Storage locations for the stockpiling of fill on site including demonstration that the stockpiling of fill will not encroach into the Tree Root Protection Zones of trees identified for retention in Council Plan Reference No. P4 submitted on 5 February 2025;
 - (d) The location for the disposal of any excess fill off site and demonstration 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;
 - (e) The specifications and location of vegetation protection measures in accordance with Condition 7;
 - (f) Weed management measures in accordance with Condition 9, including the location of a vehicle washdown facility;
 - (g) Measures relating to removal of hazardous or dangerous material from the site, where applicable.
 - (h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises;
 - (i) A Traffic Management Plan showing truck routes to and from the site;
 - (j) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - (k) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - (l) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (m) Contact details of key construction site staff;
 - (n) Staging of works, including site establishment and mobilisation; and
 - (o) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves.

Once endorsed, the Plan will form part of the permit and must be implemented and maintained throughout construction of the development to the satisfaction of the Manager Development Services.

5. Prior to commencement of on-site works associated with the private infrastructure to service the approved development, engineering design drawings must be submitted to Council for approval. The engineering plans must be prepared and certified by a professional Civil Engineer. 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 Bushfire Hazard Management Plan (Castellan Consulting, 12 December 2024, Rev 02)

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) A maximum of 27 carparking spaces within the Open Space Zone.
 - (iv) A minimum of 120 carparking spaces across the site, inclusive of the 27 carparking spaces within the Open Space Zone.
 - (v) A minimum of 6 dedicated motorcycle parking spaces and located within 30m of the main entrance to the Aged Care Facility.
 - (vi) Three (3) accessible spaces must be incorporated into the parking layout (2 spaces for the Aged Care Facility and one space for the Assisted Living Units).
 - (vii) Wheel stops for open parking bays (as appropriate).
 - (viii) Lighting for parking and vehicle circulation roadways.
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
 - (i) Stormwater layout details to service the development.
 - (ii) A stormwater quality treatment system as required in Table E7.1 of the Kingborough Interim Planning Scheme 2015.
 - (iii) A stormwater detention system as required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 or a financial contribution to upgrade the downstream stormwater system as approved by Council.
 - (iv) Overland flowpaths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow.
- (c) A detailed Soil And Water Management Plan prepared in accordance with the document Erosion and Sediment Control, The fundamentals for development in Tasmania by the Derwent Estuary Program.
- (d) Include a cut and fill plan which:
 - (i) details the extent and volume of all cut and fill for all elements of the development;
 - (ii) demonstrates that fill and excavation >1m from natural ground level is appropriately designed and retained; and
 - (iii) specifies the location for the disposal of any excess fill and demonstrates 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.

- (e) A Vegetation Protection Plan which is consistent with Council Plan Reference No. P4 submitted on 5 February 2025 and the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025), including:
 - (i) The extent of native vegetation communities, Chaostola skipper habitat and the details of individual native trees with a diameter >25cm at 1.4m from natural ground level and their associated tree protection zones relative to all development and works;
 - (ii) Vegetation and trees to be removed and retained.
 - (iii) The extent of encroachment into tree protection zones, which must not exceed 10% unless accompanied by an arborist assessment which verifies the extent of encroachment is tolerable, confirms the trees are feasible for retention and details any recommended mitigation measures.
 - (iv) Tree protection measures consistent with Condition 7 and 5 (e)(iii) above.

Once endorsed the plans will form part of the permit.

6. Approved tree/vegetation removal and modification:

- (a) Is limited to:
 - (i) 53 trees identified for removal in Council Plan Reference P4 submitted on 5 February 2025 and in Appendix D, F and G of the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025); and
 - (ii) no more than 0.15 hectares of *Eucalyptus ovata* dry forest and woodland and 0.157 hectares of *Eucalyptus amygdalina* dry forest and woodland on sandstone within the footprint of the development as shown on the approved plans and the hazard management area as shown in the Bushfire Hazard Management Plan (Castellan Consulting, 12 December 2024, Rev 02), excluding individual trees identified for retention in Council Plan Reference P4 submitted on 5 February 2025 and in Appendix D, F and G of the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025).
- (b) Must not occur 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 approved as part of this planning permit.

7. All remaining native vegetation identified for retention in Council Plan Reference P4 (submitted on 5 February 2025) and the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025) must be appropriately protected during and after construction in accordance with all the recommendations in the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025) and arborist assessment (Tree Pioneers, 8 December 2024). This includes but is not limited to implementation of the following measures:

A. Prior to Construction:

Prior to the commencement of any on-site works (including but not limited to vegetation removal, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

- (a) Installing vegetation protection measures in accordance with Section 8 of the arborist assessment (Tree Pioneers, 8 December 2024), the Engineering Drawings endorsed under Condition 5 and Condition 8.

- (b) Providing evidence of satisfactory installation of this fencing to the Manager Development Services prior to the commencement of any on-site works.
- B. During Construction:
 - (a) Maintaining vegetation protection measures required above for the duration of the construction.
 - (b) Following completion of construction of the car parking within the Open Space Zone and prior to removal of temporary tree protection measures and the use of the car park, installing permanent barriers between retained vegetation and the development in accordance with the endorsed landscaping plans required under Condition 3.
- C. Post Construction:
 - (a) Maintaining the permanent barriers between retained vegetation and the development in accordance with the endorsed landscaping plans required under Condition 3.
 - (b) Adhering to the following tree management measures post 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 or otherwise in accordance with the law.
- 8. Vegetation protection fencing required under Condition 7 must:
 - (a) Be located to delineate the hazard management area and exclude the tree protection zones and all remaining *Gahnia radula* populations from the works zone, unless the outer edge of works as shown on the endorsed plan are closer, in which case this vegetation protection fencing may be reduced to the minimum amount necessary to allow the works to be completed.
 - (b) Exclude the following from the tree protection zones:
 - (i) Machine excavation including trenching.
 - (ii) Machinery movement.
 - (iii) Excavation of silt fencing.
 - (iv) Cultivation.
 - (v) Storage.
 - (vi) Preparation of chemicals, including preparation of cement products.
 - (vii) Parking of vehicles and plant.

- (viii) Refuelling.
 - (ix) Dumping waste.
 - (x) Placement of fill.
 - (xi) Lighting of fires.
 - (xii) Soil level changes.
 - (xiii) Temporary or permanent installation of utilities and signs.
 - (xiv) Physical damage to the trees.
- (c) Be constructed in accordance with the following requirements:
- (i) Utilise barrier mesh and star pickets fencing unless otherwise approved in writing.
 - (ii) Form a visual and physical barrier.
 - (iii) Be a minimum height of 1.5 metres above ground level.
 - (iv) Include signage clearly marked "Tree Protection Zone - No Entry" on all sides.
9. Declared weeds under the *Tasmanian Biosecurity Act 2019* are present on the site, including blackberry, boneseed, Montpelier broom, Spanish heath and willow. Environmental weeds are also present on the site.
- Prior to commencement of works, primary treatment must be undertaken of all weeds within the area to be traversed and disturbed during construction. This treatment must be undertaken in a targeted way to avoid residual impact on native species and current guidelines as to the appropriate methodology (see Department of Natural Resources and Environment website).
- During construction, to ensure these weeds are not spread from the site:
- (a) Declared weed plant material or soil containing their seed must not be removed from the site, unless undertaken in accordance with that weed's Statutory Weed Management Plan where such a plan exists.
 - (b) Weed plant material and topsoil containing their seed must not be stored or moved into areas containing weed-free native vegetation.
 - (c) Appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site as per the Weed and Disease Planning and Hygiene Guidelines 2015 produced by the Department of Primary Industries, Parks, Water and Environment.
 - (d) 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.
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. A copy of the application form is available on Council's website.

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. A minimum of 13 bicycle parking spaces for staff in a class 2 lockable compound must be incorporated in the development in accordance with clause E6.7.10 (Design of Bicycle Parking Facilities) of the Kingborough Interim Planning Scheme 2015. The compound must be located within 30m of the main entrance to the building. In addition, a total of 3 bicycle parking spaces for visitors with the provision of lockable hoops must be incorporated in the development.

End of trip facilities in accordance with the requirements of clause E6.7.11 must also be provided in the form of shower and change room facilities.

For Advice: Documentation submitted for building approval must demonstrate consistency with these measures.

12. The use and development must be undertaken in accordance with the recommendations of the Noise Impact Assessment Report prepared by Noise Vibration Consulting (9 January 2025) including:

- a) Construct a barrier in the locations shown in Figure 6.1 of the report. The barrier must consist of the following construction:
 - i. A minimum surface mass of 15 kg/m². Examples of appropriate construction include 20mm thick ship-lapped timber, 12 mm fixed cement sheet, or commercial noise barrier products.
 - ii. The barrier on the RAC Building B is to extend 1 m above the top of the tallest piece of mechanical plant equipment.
 - iii. The barrier on the Assisted Living Support building is to extend to no less than 100 mm beneath the top of the tallest piece of mechanical plant equipment.
 - iv. No gaps, including between the barrier and the rooftop deck.
 - v. All associated piping and ducting must not extend beyond the barriers' extents.
 - vi. If an 'open' plant deck floor is proposed (grid mesh or equivalent), the barriers are to extend beneath the plant deck down to the roof

These recommendations must be adopted prior to the commencement of the use and maintained for the life of the development to the satisfaction of the Manager Development Services.

For Advice: Documentation submitted for building approval must demonstrate compliance with these measures.

13. Ongoing use and development must be in accordance with the certified Bushfire Hazard Report and the associated Bushfire Hazard Management Plan (Castellan Consulting, 12 December 2024, Rev 02) and Emergency Management Strategy (10 October 2024, Revision 01), including any detailed emergency management plan.

For Advice: Documentation submitted for building approval must demonstrate consistency with these measures.

14. Bird strike mitigation measures identified for the north west elevations in Council Plan Reference P4 submitted on 5 February 2025 and the collision risk analysis (ECOtas,

6 December 2024) must be implemented and maintained to the satisfaction of the Manager Development Services for the life of the development.

For Advice: Plans submitted for building approval must incorporate and demonstrate consistency with these measures.

15. Exterior building surfaces (including roofing) must be coloured using colours with a light reflectance value not greater than 40 percent.
16. Prior to the occupation of any of the new buildings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
 - (a) The parking areas (including signage and access);
 - (b) The garden and landscape areas; and
 - (c) Drainage works undertaken and completed.
17. Storage of goods associated with the non-residential uses is not permitted outside of the buildings without prior approval of Council.
18. The uses must only operate between the following hours:
 - Offices: 9.00am – 5.00pm Monday to Friday.
 - Café: 10.00am – 4.00pm 7 days a week (including public holidays).
 - Hairdresser: 9.00am – 5.00pm Monday to Saturday.
 - Meeting room: 9.00am – 5.00pm Monday to Friday plus by request 5.00pm – 10.00pm Monday to Friday.

The above hours do not include routine activities normally associated with opening and closing or office and administrative tasks.

19. The administration offices for the facility totalling a floor area of 328sqm must be directly associated with and subservient to the use of the land for an Aged Care Facility and Retirement Village.
20. External lighting associated with non-residential uses must comply with all of the following:
 - (a) be turned off between 10:00 pm and 6:00 am, except for security lighting;
 - (a) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.
21. Commercial vehicle movements associated with non-residential uses, (including loading and unloading and garbage removal) to or from a site must be limited to within the hours of:
 - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
 - (b) 8.00 am to 5.00 pm Saturdays;
 - (c) 9.00 am to 12 noon Sundays and Public Holidays.
22. Landscaping must be provided in accordance with the endorsed landscaping plan prior to the 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, including that any dead, diseased or damaged plants are to be replaced.

23. 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.
24. Delivery vehicles must park within the site boundaries and must not under any circumstances block vehicular access along any road or adjoining property access.
25. The 27 carparking spaces approved in the Open Space Zone are not permitted to be used for carparking associated with the Residential uses approved under this permit. These spaces must be kept available for the Café, Hairdresser and Meeting Room uses.
26. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. 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.
- B. No signage has been approved as part of this permit. Separate approval may be required prior to erecting any signs.
- C. 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.
- D. 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.

CARRIED



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA-2024-286
Council notice date	30/08/2024
TasWater Reference No.	TWDA 2024/01051-KIN
Date of response	20/02/2025
TasWater Contact	Al Cole
Phone No.	0439 605 108
Trade Waste Contac	Scott James
Phone No.	0417 240 264

Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	kc@kingborough.tas.gov.au

Development details

Address	67 VILLAGE DR, KINGSTON
Property ID (PID)	9548905
Description of development	Residential aged care facility, cafe and associated works

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Gandy And Roberts	Overall Site Plan 01 – C010 & C011	F	30/01/2025
Gandy And Roberts	Sewer Plan – C500	F	30/01/2025
Gandy And Roberts	Water Plan – Village Drive Services Plan –C600	F	30/01/2025
AllUrbanPlanning	Planning Report	-	23/08/2024
Gandy And Roberts	Concept Services Report	-	14/08/2024

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

**CONNECTIONS, METERING & BACKFLOW**

1. A suitably sized water supply with metered connection(s) and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

NOTE: TasWater will not accept direct fire boosting from the network. To this end break tanks will be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction/use of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

TRADE WASTE

4. Prior use of the development the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

ASSET CREATION & INFRASTRUCTURE WORKS

7. Prior to applying for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
8. Prior to applying for Engineering Design Approval/a Certificate(s) for Certifiable Work (Building and/or Plumbing) the applicant must provide to TasWater their defined water demands for review, accompanied by a recent hydrant test that can be used to calibrate any modelling used for the design.
Reason for condition: to ensure that all parties understand the water servicing requirements for this project. Modelling was undertaken and identified there are capacity constraints in the existing network at 67 Village Drive, Kingston (pipe A423819) that will impact supply this proposed development.
9. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
10. Prior to applying for a Permit to Construct/the issue Permit to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
11. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.



12. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
13. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
14. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
15. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
16. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

17. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
18. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
19. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
20. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new



TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

21. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement requirements.
22. Prior to the issue of a Certificate of Practical Completion from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover existing/proposed TasWater infrastructure as required by condition 20. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

56W CONSENT

23. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

DEVELOPER CHARGES

24. 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 \$143,926.41 to TasWater for water infrastructure for 81.916 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.
25. 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 \$214,173.03 to TasWater for sewerage infrastructure for 121.897 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.

DEVELOPMENT ASSESSMENT FEES

26. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,307.93, 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.

Water Servicing

Total boundary heads (HGL), and pressures, at the proposed connection point(s) with the reservoir set to 1/3rd full are:

Location	Street	H.G.L. Peak hour	Pressure kPa Peak Hour	H.G.L Peak day + 35 l/s fire flow	Pressure Peak day +35 l/s Fire
A423819	Redwood Road	135	255	134	245
Scenario undertaken with a new DN150 Pipe	Village Dr	135	392	129	333

From the DN250 pipe (A423819), we have allocated a DN150 connection. Modelling shows that this site is unable to achieve the required 500kPa pressure during fire flow, and it is not reaching that level on peak demand days. To meet the desired 500kPa pressure, the developer will need to install on-site fire tanks and pumps.

The reservoir is at an elevation of 137 meters, while the site is at 95 meters, resulting in a difference of 42 meters. Achieving 500kPa pressure is not feasible, even during peak hours.

Note: The site is supplied by two reservoirs: Baynton St and Boronia. Baynton St is already fully committed, even without this development, but Boronia has available capacity.

These are heads within the Taswater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions on the field and those who use this

Trade Waste



Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices (i.e Grease Arrestor/Dry Basket Arrestors)

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design.

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.
- (a) how the pipe location and depth were ascertained.
- (b) The location of the property service connection and sewer inspection opening (IO).

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (c) Existing pipe depth and proposed finished surface levels over the pipe;
- (d) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (e) A note on the plan indicating how the pipe location and depth were ascertained.
- (f) The location of the property service connection and sewer inspection opening (IO).

Declaration

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

OPEN SESSION RESUMES

Open session resumed at 6.21pm

14 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

15 PETITIONS RECEIVED IN LAST PERIOD

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

16 OFFICERS REPORTS TO COUNCIL

C91/6-2025

16.1 COUNCILLOR GIFTS AND BENEFITS POLICY

Moved: Cr Amanda Midgley
Seconded: Cr Flora Fox

That the amended Councillors' Gifts and Benefits Policy 1.16 as attached to this report be approved.

CARRIED

C92/6-2025

16.2 REVIEW OF UNAUTHORISED VEGETATION DAMAGE SIGNAGE POLICY

Moved: Cr Flora Fox
Seconded: Cr Gideon Cordover

That Council:

- (a) Amend clause 5.5 of the policy to read "The wording for signage may be as follows";
- (b) Endorse the revised Unauthorised Vegetation Damage Signage Policy as attached to this report.

CARRIED

C93/6-2025

16.3 APPENDICES

Moved: Cr Clare Glade-Wright
Seconded: Cr Amanda Midgley

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

CARRIED

17 NOTICES OF MOTION

C94/6-2025**17.1 FOGO SERVICE**

Moved: Cr Amanda Midgley
Seconded: Cr Clare Glade-Wright

That a report is provided that considers a change in the current FOGO service to an opt out service for Kingborough to start as soon as practical.

CARRIED

C95/6-2025**17.2 DEVELOPMENT ASSESSMENT PANELS**

Moved: Cr Flora Fox
Seconded: Cr Amanda Midgley

That Kingborough Council undertake the following actions in relation to the revised draft *Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025* currently open for consultation.

1. Kingborough Council notes the feedback from residents and ratepayers regarding their position on the proposed changes to planning appeal rights.
2. Kingborough Council reject any removal of third-party planning appeal rights.
3. Kingborough Council opposes the draft *Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025*.

In Favour: Crs Paula Wriedt, Clare Glade-Wright, David Bain, Gideon Cordover, Flora Fox and Amanda Midgley

Against: Crs Kaspar Deane, Mark Richardson and Christian Street

CARRIED 6/3

C96/6-2025

18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

Moved: Cr Amanda Midgley
Seconded: Cr Flora Fox

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 - AB2427 Davies Road Reconstruction

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.*

Kingborough Waste Services Board Appointment

Regulation 15(2)(g) *information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.*

CARRIED

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

Open Session of Council adjourned at 7.23pm

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

Open Session of Council resumed at 7.33pm

C97/6-2025

Moved: Cr Clare Glade-Wright

Seconded: Cr Gideon Cordover

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

Item	Decision
Confirmation of Minutes	Confirmed
Applications for Leave of Absence	Nil
Tender Assessment - AB2427 Davies Road Reconstruction	Tender awarded to De Kleine Construction Pty Ltd for \$419,047.69 excl GST
Kingborough Waste Services Board Appointment	Approved

CARRIED

CLOSURE

There being no further business, the Chairperson declared the meeting closed at 7.34pm

.....
(Confirmed)

.....
(Date)