



# COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council  
will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on  
Monday, 6 October 2025 at 5.30pm

# Kingborough Councillors 2022 - 2026



**Mayor**  
**Councillor Paula Wriedt**



**Deputy Mayor**  
**Councillor Clare Glade-Wright**



**Councillor Aldo Antolli**



**Councillor David Bain**



**Councillor Gideon Cordover**



**Councillor Kaspar Deane**



**Councillor Flora Fox**



**Councillor Amanda Midgley**



**Councillor Mark Richardson**



**Councillor Christian Street**

# QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 17 to be held on Monday, 6 October 2025 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Dave Stewart  
CHIEF EXECUTIVE OFFICER  
being the General Manager as appointed by the  
Kingborough Council pursuant to section 61 of the  
*Local Government Act 1993* (TAS)

Tuesday, 30 September 2025

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## GUIDELINES FOR PUBLIC QUESTIONS

### Division 4 of the *Local Government (Meeting Procedures) Regulations 2025*

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This guide helps community members understand how to ask questions during Public Question Time at a Council meeting or sending in questions to be placed on the meeting Agenda, based on the [Local Government \(Meeting Procedures\) Regulations 2025](#), as well as any other determinations made by Council.

Please remember, this time is for asking questions only—there will be no discussion or debate about the questions or the answers.

<b>How to Ask a Question:</b>	<p>You can ask a question either:</p> <ul style="list-style-type: none"><li>• <b>In writing</b> (before the meeting) (see questions on notice below), or</li><li>• <b>In person</b> at a regular Council meeting (see questions without notice below).</li></ul> <p>Your question must be about <b>Council activities only</b>.</p>
<b>Purpose of Question Time:</b>	<ul style="list-style-type: none"><li>• This time is for asking questions, <b>not for debating</b> them.</li><li>• Answers will be given, but there won't be any discussion.</li></ul>
<b>Written Questions (Questions on Notice):</b>	<ul style="list-style-type: none"><li>• Must be sent <b>at least 7 days before</b> the meeting.</li><li>• The 7-day period includes weekends and public holidays, but <b>not</b> the day you submit the question or the day of the meeting.</li><li>• Title your submission clearly as <b>"Question/s on Notice."</b></li></ul>
<b>Verbal Questions (Questions Without Notice):</b>	<ul style="list-style-type: none"><li>• At least <b>15 minutes</b> will be set aside during the meeting for these.</li><li>• A <b>maximum of three (3) questions</b> will be allowed per person, per meeting.</li><li>• You <b>can't ask about topics already on the meeting agenda</b>.</li><li>• If your question can't be answered right away, it will be answered at the next meeting or as soon as possible.</li></ul>
<b>Rules for Asking Questions:</b>	<p>Your question should:</p> <ul style="list-style-type: none"><li>• Be <b>short and clear</b>;</li><li>• <b>Not be a statement</b>;</li><li>• Have <b>little or no introduction</b>.</li></ul> <p>The Chairperson may <b>reject your question</b> if it:</p> <ul style="list-style-type: none"><li>• Is offensive, defamatory, or illegal;</li><li>• Doesn't relate to Council business;</li><li>• Is unclear, repetitive, or about confidential matters.</li></ul>

AGENDA of an Ordinary Meeting of Council  
Kingborough Civic Centre, 15 Channel Highway, Kingston  
Monday, 6 October 2025 at 5.30pm

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**WELCOME**

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The Chairperson will declare the meeting open and welcome all in attendance. The Chairperson will advise all persons attending the meeting that they are to be respectful of, and considerate towards, other persons attending the meeting.

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**AUDIO RECORDING**

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The Chairperson will advise that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

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**1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**

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

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**2 ATTENDEES**

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**Councillors:**

Mayor Councillor P Wriedt  
Councillor A Antolli  
Councillor D Bain  
Councillor G Cordover  
Councillor K Deane  
Councillor F Fox  
Councillor M Richardson

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**3 APOLOGIES**

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Deputy Mayor C Glade-Wright  
Councillor A Midgley  
Councillor C Street

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**4 CONFIRMATION OF MINUTES**

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**RECOMMENDATION**

That the Minutes of the open session of the Council Meeting No. 16 held on 15 September 2025 be confirmed as a true record.

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**5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

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Date	Topic	Detail
22 September	Capital Project Overview	External reviews of capital projects

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**6 DECLARATIONS OF INTEREST**

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In accordance with Regulation 10 of the *Local Government (Meeting Procedures) Regulations 2025* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have, a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

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**7 TRANSFER OF AGENDA ITEMS**

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Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2025*.

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**8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC**

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**9 QUESTIONS ON NOTICE FROM THE PUBLIC**

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

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**10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**

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**11 QUESTIONS ON NOTICE FROM COUNCILLORS**

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*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.*

**11.1 Sealing of Roads**

**Cr Cordover** submitted the following question on notice:

*Please can Council explain how Council decides which unsealed roads are sealed, for example, why Harvey Road in Alonnah was sealed while roads like Wyburton Place in Margate or sections of Van Morey Road remain unsealed.*

**Officer's Response:**

When deciding if an unsealed road should be sealed Council looks at how the road is used, any safety risks, the balance between sealing costs and ongoing maintenance, and factors such as the number of houses, links to schools and pedestrian routes, community requests, funding opportunities, and the road's role in the wider network.

Harvey Street, Alonnah, was sealed following a 2013 petition through the Bruny Island Advisory Committee. Although it did not meet the usual warrants the road serves 39 lots within a short built-up length, provides a through connection, and was subsequently listed as a discretionary project in Council's 5-year Capital Works Program. The works were completed in 2023 with partial grant funding.

By contrast, Wyburton Place and Clare Street have experienced significant infill development over the past 20 years. Council has taken developer contributions for their upgrade to an urban standard which will include kerb and channel, a footpath, and an underground stormwater system. These streets are also key pedestrian routes to Margate Primary School and Channel Christian School. The upgrade is scheduled to commence construction this financial year.

Sections of Van Morey Road remain unsealed as the road extends 5.4 km, serves fewer than 60 dwellings, carries low traffic volumes, and does not have a significant crash history or high maintenance demand.

*Renai Clark, Senior Roads Engineer*

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**12 PETITIONS STILL BEING ACTIONED**

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There are no petitions still being actioned.

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**13 PETITIONS RECEIVED IN LAST PERIOD**

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**13.1 INSTALLATION OF FOOTPATHS AND UPGRADES ON CLEBURNE STREET, KINGSTON**

A petition containing **56** signatures has been received by Council petitioning Council to:

*Install new footpaths such that both sides of the entire street have footpaths. We also request that Council re-seal and repair/replace the kerb and gutter in the section of Cleburne Street from 24 Cleburne Street to the junction of Maranoa Road.*

**RECOMMENDATION**

That the petition containing **56** signatures be received and referred to the appropriate Department for a report to Council.



## 14 OFFICERS REPORTS TO COUNCIL

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### 14.1 FIRE RISK ABATEMENT POLICY 4.7

**File Number:** 12.172

**Author:** Scott Basham, Manager Legal & Property

**Authoriser:** Daniel Smee, Director Governance, Recreation & Property Services

#### Strategic Plan Reference

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

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

#### 1. PURPOSE

- 1.1 The purpose of this report is to review Council's Fire Risk Abatement Policy 4.7 (the Policy).

#### 2. BACKGROUND

- 2.1 Council has a function to provide for the health, safety and welfare of the community, this includes, but is not limited to, abating nuisances which incorporates anything that is or is likely to be a fire risk.
- 2.2 The Policy outlines circumstances under which Abatement Notices may be issued and enforcement action taken against property owners for non-compliance. It also provides a framework to ensure Council meets its statutory obligations and community expectations regarding fire risk abatement.
- 2.3 The Policy is now due for review.

#### 3. STATUTORY REQUIREMENTS

- 3.1 Council is required by s.20(1) of the *Local Government Act 1993* (the Act) to *provide for the health, safety and welfare of the community*.
- 3.2 S.199-204A of the Act relates to statutory nuisances and empowers Council to abate such nuisances. S.199 defines a nuisance as to include anything that *is, or is likely to be, a fire risk*.

#### 4. DISCUSSION

- 4.1 Council recognises that wildfire is a natural hazard in our environment, and that it is the responsibility of all landowners to help minimise that on-going risk.
- 4.2 The Policy has proven effective across the municipality, resulting in a robust and well-managed fire abatement procedure.
- 4.3 The Policy has undergone review, with only minor administrative amendments made. It is now presented for Council's endorsement.

#### 5. FINANCE

- 5.1 There are no financial implications associated to the review.

**6. ENVIRONMENT**

- 6.1 There are no direct environmental implications associated with the review of the Policy. However, the Policy does note that additional permits or approvals may be required for vegetation clearing.

**7. COMMUNICATION AND CONSULTATION**

- 7.1 The Policy will be published on Council's website.

**8. RISK**

- 8.1 There is no risk in reviewing the Policy.

**9. CONCLUSION**

- 9.1 Council's Fire Risk Abatement Policy is now due for review. Following this review, only minor administrative amendments have been made.

**10. RECOMMENDATION**

That Council endorse the Fire Risk Abatement Policy as attached to this report.

**ATTACHMENTS**

1. Fire Risk Abatement Policy (track changed)
2. Fire Risk Abatement Policy (for approval)

## EXISTING POLICY WITH TRACK CHANGES



## Fire Risk Abatement Policy

<b>Policy No:</b>	4.7
<b>Approved by Council:</b>	<del>September 2020</del> <a href="#">October 2025</a>
<b>New Review Date:</b>	<del>September 2025</del> <a href="#">October 2030</a>
<b>Minute No:</b>	<del>C557/18-2020</del> <a href="#">TBA</a>
<b>ECM File No:</b>	12.172
<b>Version:</b>	<del>4.05.0</del>
<b>Responsible Officer:</b>	Director Governance, Recreation & Property Services
<b>Strategic Plan Reference:</b>	1.1 A Council that engages with and enables its community

## 1. POLICY STATEMENTS

- 1.1 The *Local Government Act 1993* (the Act) indicates that one of Council's functions is to provide for the health, safety and welfare of the community. Council is also required by the Act to take action to abate nuisances, which includes anything that is or is likely to be a fire risk.
- 1.2 Council recognises that wildfire is a natural hazard in our environment, and that it is the responsibility of all landowners to help minimise that on-going risk to their own and other property. Council has two roles to play in meeting this objective: that of a significant property owner within Kingborough; and that of an organisation with the capacity to ensure that members of the community meet their statutory obligations regarding fire risk.

## 2. DEFINITIONS

- 2.1 **"Fire Risk"** means anything that an Authorised Council Officer is satisfied may pose, or is likely to pose, a risk of causing or exacerbating the effects of a fire. This may include (but is not limited to) overgrown grass, vegetation, weeds or scrub, the presence of rubbish or flammable material on a property or the proximity of a property to bushland.
- 2.2 Matters considered in assessing fire risk may include:
  - 2.2.1 the extent and type of vegetation, and whether or not it has been maintained;
  - 2.2.2 the extent and type of other materials stored on the property, which may serve as fuel for a fire;
  - 2.2.3 the location of the property and the characteristics of surrounding properties;
  - 2.2.4 past weather conditions or future weather predictions;
  - 2.2.5 accessibility of the property by fire-fighting vehicles which may be used to extinguish or manage a fire; ~~and~~
  - 2.2.6 [access to a property \(for example a property may be in an area which is accessed by only one road and may be cut off as an exit in the event of a fire\); ~~and~~](#)
  - 2.2.7 [Any assessment tool or methodology result undertaken by a qualified person concerning fire risk.](#)
- 2.3 **"Abatement Notice"** means an Abatement Notice issued under section 200 of the *Local Government Act 1993*.

## 3. OBJECTIVE

- 3.1 To provide a framework in which Council will meet its statutory obligations and community expectations in relation to fire risk abatement.
- 3.2 This policy provides direction as to the circumstances under which Council may issue Abatement Notices and take enforcement action against property owners for non-compliance.
- 3.3 This policy recognises that it is not possible to rely solely on the enforcement provision of legislation and it is important that the community is encouraged to adopt appropriate fire management practices.

## 4. SCOPE

- 4.1 This policy applies to private property within the Kingborough municipality on which something has been identified which is, or likely to be a fire risk.
- 4.2 Matters relating to Crown Land or land managed by Sustainable Timbers Tasmania will be directed in the first instance to the relevant Agency for investigation.

## 5. PROCEDURE (POLICY DETAIL)

- 5.1 Proactive Process

5.1.1 Written Notification of Fire Risk . At its discretion Council will issue correspondence to land managers/landowners where Council has conducted abatement practices previously. The purpose of this correspondence is to draw attention to potential fire risks and give opportunity to land managers/landowners to take action and abate the risk prior to the bush fire season.

5.1.2 Inspections. Council officers will conduct inspections where historic fire risks have been identified, professional advice has been provided regarding heightened risk, or proactive written notification has been sent.

## 5.2 Reactive Process

5.2.1 Public Notification and Response. Council officers will assess properties where a fire risk concern is raised by the community. Council does not provide a comprehensive property inspection service, but will respond to community concerns of potential fire risk in accordance with available resources. In addition it may provide guidance to landowners seeking advice as to measures they may implement to reduce fire risk on, or to, their property.

5.2.2 Abatement Notices. Council's authorised officers have the training and authority to inspect properties on which fire risks are thought to exist. Council may issue an Abatement Notice and require the land manager /landowner to abate an identified fire risk within a specified period of time and in some instances in a specified manner.

5.2.3 Enforcement Action. Where an Abatement Notice has been issued and not complied with, Council may arrange for a contractor to undertake the works at the owner's expense, and may issue an infringement notice or commence proceedings, for the failure to comply with the Notice.

## 5.3 Other Permits and Permissions

5.3.1 Clearing of vegetation for abatement purposes may require a permit from Council under By-Laws or the *Kingborough Interim Planning Scheme 2015* [\(or successor\)](#). Further information can be found on Council's website at [www.kingborough.tas.gov.au](http://www.kingborough.tas.gov.au).

5.3.2 Tasmania Fire Service (TFS) also has requirements regarding fire bans and permits. Further information can be found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

## 6. COMMUNICATION

6.1 Members of the public.

6.2 TFS.

6.3 Authorised officers.

6.4 Councillors and staff.

## 7. LEGISLATION

### 7.1 *Local Government Act 1993*

7.1.1 Council is required by section 20(1) of the *Local Government Act 1993*:

(a) *to provide for the health, safety and welfare of the community;*

7.1.2 Sections 199 – 204A of the *Local Government Act 1993* relate to statutory nuisances and empower Council to abate such nuisances. Section 199 defines a nuisance as to include anything that:

(d) *is, or is likely to be, a fire risk;*

UPDATED POLICY FOR APPROVAL



## Fire Risk Abatement Policy

<b>Policy No:</b>	4.7
<b>Approved by Council:</b>	October 2025
<b>New Review Date:</b>	October 2030
<b>Minute No:</b>	TBA
<b>ECM File No:</b>	12.172
<b>Version:</b>	5.0
<b>Responsible Officer:</b>	Director Governance, Recreation & Property Services
<b>Strategic Plan Reference:</b>	1.1 A Council that engages with and enables its community

## 1. POLICY STATEMENTS

- 1.1 The *Local Government Act 1993* (the Act) indicates that one of Council's functions is to provide for the health, safety and welfare of the community. Council is also required by the Act to take action to abate nuisances, which includes anything that is or is likely to be a fire risk.
- 1.2 Council recognises that wildfire is a natural hazard in our environment, and that it is the responsibility of all landowners to help minimise that on-going risk to their own and other property. Council has two roles to play in meeting this objective: that of a significant property owner within Kingborough; and that of an organisation with the capacity to ensure that members of the community meet their statutory obligations regarding fire risk.

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  - 2.2.3 the location of the property and the characteristics of surrounding properties;
  - 2.2.4 past weather conditions or future weather predictions;
  - 2.2.5 accessibility of the property by fire-fighting vehicles which may be used to extinguish or manage a fire;
  - 2.2.6 access to a property (for example a property may be in an area which is accessed by only one road and may be cut off as an exit in the event of a fire); and
  - 2.2.7 Any assessment tool or methodology result undertaken by a qualified person concerning fire risk.
- 2.3 **"Abatement Notice"** means an Abatement Notice issued under section 200 of the *Local Government Act 1993*.

## 3. OBJECTIVE

- 3.1 To provide a framework in which Council will meet its statutory obligations and community expectations in relation to fire risk abatement.
- 3.2 This policy provides direction as to the circumstances under which Council may issue Abatement Notices and take enforcement action against property owners for non-compliance.
- 3.3 This policy recognises that it is not possible to rely solely on the enforcement provision of legislation and it is important that the community is encouraged to adopt appropriate fire management practices.

## 4. SCOPE

- 4.1 This policy applies to private property within the Kingborough municipality on which something has been identified which is, or likely to be a fire risk.
- 4.2 Matters relating to Crown Land or land managed by Sustainable Timbers Tasmania will be directed in the first instance to the relevant Agency for investigation.

## 5. PROCEDURE (POLICY DETAIL)

- 5.1 Proactive Process

5.1.1 Written Notification of Fire Risk . At its discretion Council will issue correspondence to land managers/landowners where Council has conducted abatement practices previously. The purpose of this correspondence is to draw attention to potential fire risks and give opportunity to land managers/landowners to take action and abate the risk prior to the bush fire season.

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## 5.2 Reactive Process

5.2.1 Public Notification and Response. Council officers will assess properties where a fire risk concern is raised by the community. Council does not provide a comprehensive property inspection service, but will respond to community concerns of potential fire risk in accordance with available resources. In addition it may provide guidance to landowners seeking advice as to measures they may implement to reduce fire risk on, or to, their property.

5.2.2 Abatement Notices. Council's authorised officers have the training and authority to inspect properties on which fire risks are thought to exist. Council may issue an Abatement Notice and require the land manager /landowner to abate an identified fire risk within a specified period of time and in some instances in a specified manner.

5.2.3 Enforcement Action. Where an Abatement Notice has been issued and not complied with, Council may arrange for a contractor to undertake the works at the owner's expense, and may issue an infringement notice or commence proceedings, for the failure to comply with the Notice.

## 5.3 Other Permits and Permissions

5.3.1 Clearing of vegetation for abatement purposes may require a permit from Council under By-Laws or the *Kingborough Interim Planning Scheme 2015* (or successor). Further information can be found on Council's website at [www.kingborough.tas.gov.au](http://www.kingborough.tas.gov.au).

5.3.2 Tasmania Fire Service (TFS) also has requirements regarding fire bans and permits. Further information can be found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

## 6. COMMUNICATION

6.1 Members of the public.

6.2 TFS.

6.3 Authorised officers.

6.4 Councillors and staff.

## 7. LEGISLATION

### 7.1 *Local Government Act 1993*

7.1.1 Council is required by section 20(1) of the *Local Government Act 1993*:

(a) *to provide for the health, safety and welfare of the community;*

7.1.2 Sections 199 – 204A of the *Local Government Act 1993* relate to statutory nuisances and empower Council to abate such nuisances. Section 199 defines a nuisance as to include anything that:

(d) *is, or is likely to be, a fire risk;*



## 14.2 KINGSTON PARK

**File Number:** 41.10

**Author:** Daniel Smee, Director Governance, Recreation & Property Services

**Authoriser:** Dave Stewart, Chief Executive Officer

### Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.2 Infrastructure development and service delivery are underpinned by strategic planning to cater for the needs of a growing population.

## 1. PURPOSE

- 1.1 The purpose of this report is to provide an update in relation to the status of development at Kingston Park.

## 2. BACKGROUND

- 2.1 At its meeting of 7 July 2025, Council resolved to request the provision of a staff report that addresses the following:

1. *A summary of actions from the Kingston Park Master Plan, identifying which have been completed and which remain unmet.*
2. *An update on the current status of Kingston Park.*
3. *A plan or proposed approach to address the unmet actions in the Master Plan.*
4. *The current focus and intended use of Kingston Park and the associated vacant land.*
5. *An outline of the resources required to achieve the outstanding actions in the Master Plan.*
6. *An update on borrowings related to Kingston Park and the financial impact on the overall budget.*

## 3. STATUTORY REQUIREMENTS

- 3.1 Development of the remaining lots at Kingston Park is subject to planning controls, including a Specific Area Plan (SAP) for the site.

## 4. DISCUSSION

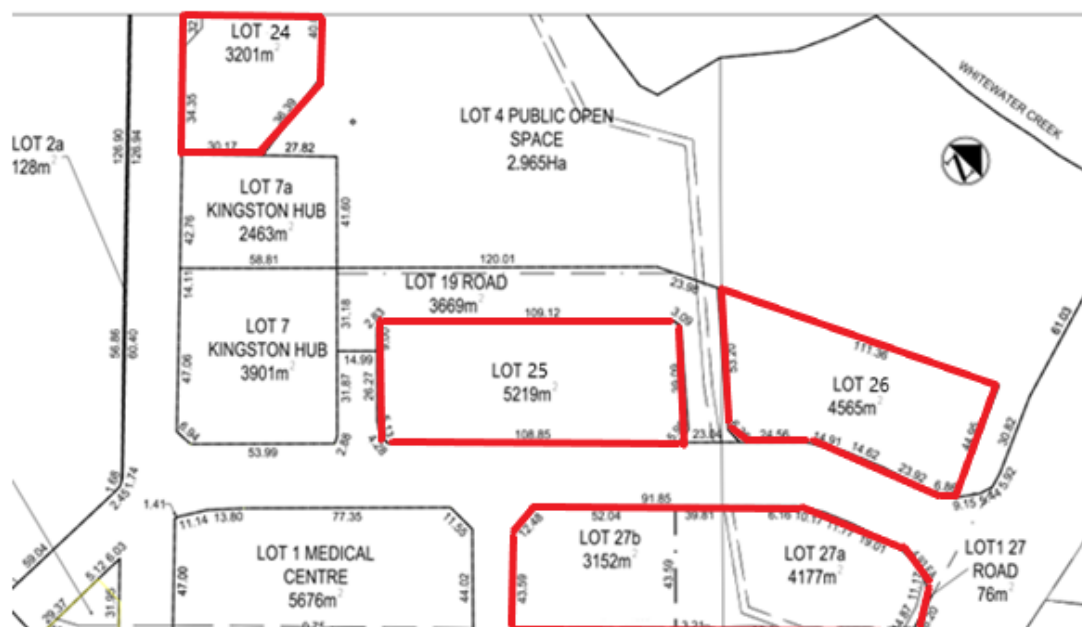
- 4.1 In 2011 the Kingston High School relocated to the Kingborough Sports Precinct and the State Government proposed sale of the site.
- 4.2 Following community concern as to how the 11.3ha site might be developed, agreement was reached to sell the site to Council (less an area of 5,676m<sup>2</sup> of land to be retained for the construction of the Kingston Community Health Centre).
- 4.3 In 2012, Council engaged consultants to engage with the community and develop a site development plan.
- 4.4 The plan was developed through a process of detailed technical investigations, community input and feedback, professional design processes, administrative and commercial factors.

- 4.5 The plan was underpinned by five frameworks, each with their own objectives and outcomes.
- 4.6 These frameworks were identified as follows:
1. Land Use and Built Form Framework focussing on the arrangement of activities and the appearance of development and built form.
  2. Open Space and the Public Realm which addressing the public spaces and places that will host public activity throughout the site.
  3. Community Facilities Plan which addressing the facilities at the core of generating spaces for events, meetings, socialising, gathering and performing
  4. A Transport and Movement Plan identifying the transport network considerations and infrastructure required to support vehicle and pedestrian movement through the site and into the surrounding streets.
  5. An Infrastructure Delivery Plan identifying the services required to support the land uses activities and how their implementation must be aligned with the delivery of each precinct within the Plan.
- 4.7 The resultant masterplan proposed a mix of commercial and residential uses, together with public open space and community and cultural facilities as shown below.



- 4.8 The uses identified within the masterplan were formalised through the creation of a Specific Area Plan for the site.
- 4.9 In the 10 years from 2013 - 2023, Council completed the civic elements identified within the plan, including road infrastructure, the community hub, playground, open space, shared use paths and carparking.
- 4.10 To support the treatment of stormwater from the site, Council undertook an upgrade of the Kingston Wetlands that was completed in 2023.

- 4.11 The only elements of the plan that Council is responsible for delivering that have not been achieved are the town promenade (Fantail Parade) that connects John Street with Goshawk Way and the path from the Southern Outlet underpass to the Channel Highway roundabout (with work on this project currently underway).
- 4.12 The café/commercial space at the Community Hub is currently vacant, with an expression of interest process underway to secure a tenant for this facility.
- 4.13 Development of the residential, commercial and mixed use components of the plan was always intended to be undertaken by private developers and to this end, Council sought expressions of interest in 2018 for a development partner to deliver these elements.
- 4.14 Traders in Purple (TiP) was subsequently appointed by Council in November 2018 as the primary developer for the lots identified for residential and commercial development.
- 4.15 Development of these lots by TiP was guided by a Project Delivery Agreement (PDA) that contained both milestone and sunset dates to achieve planning approval for the proposed works and to satisfy all conditions precedent for the land sale contract.
- 4.16 These dates were modified twice by agreement, firstly due a delay in Council receiving title to the land and secondly due to the impact of COVID-19. Council also agreed to vary the PDA to allow residential development on Lot 24 rather than aged care as originally proposed.
- 4.17 TiP commenced implementation of Stages 1 and 2 of the delivery plan in 2019, with a development application lodged for 80 medium density residences, plus a residents' clubhouse.
- 4.18 All 80 residences were subsequently constructed and sold by 2024, with Council paid in full for the land and a percentage share of gross revenue from sales.
- 4.19 The remaining lots to be developed are shown in red in the plan below:



- 4.20 It is worth noting that the approved subdivision plan shows Lot 27 as a single lot, with the notation of this being split into two an option if Council was to consider retention of the Skipper Lane carpark.
- 4.21 This carpark is currently Council's primary all day parking option within the Kingston CBD and its provision is required to meet planning permit requirements for the Community Hub.

- 4.22 If whole of Lot 27 was to be sold for commercial development, an alternate parking facility would need to be provided both to meet public demand and to maintain compliance with permit conditions.
- 4.23 In January 2023, TiP obtained planning approval for Stage 3 (Lot 24), being a five-storey apartment building located above the playground. However, development was paused following unfavourable cost estimates for construction.
- 4.24 In March 2023, Council approved a development application for a mixed use commercial office building (offices, retail and café) on the Lot below the Skipper Lane carpark. Construction of this development was contingent on TiP securing a tenant, with attempts to secure the Department of Justice, Services Australia and a private hospital all proving to be unsuccessful.
- 4.25 In June 2023, TiP lodged a request for a three-year pause on the milestones and sunset dates contained within the amended PDA. The basis of this request related to the increased cost of construction post COVID-19, combined with a downturn in the property market.
- 4.26 Advice from Council's land disposal consultant (KPMG), confirmed that construction costs for most building types were proving prohibitive across Australia, but particularly so for high density residential developments.
- 4.27 In April 2025, Council terminated by mutual agreement, the PDA with TiP due to the ongoing market pressures for higher density residential development.
- 4.28 The current status of the remaining lots is shown in the table below:

Lot Number	Status
Lot 24	Vacant (planning permit for 50 apartments valid to January 2027)
Lot 25	Vacant
Lot 26	Vacant
Lot 27a	Vacant (planning permit for Commercial Office Building valid until March 2027)
Lot 27b	Currently used by Council as a carpark

- 4.29 Since ending the agreement with TiP, Council has received enquiries for use of the remaining lots for childcare, health care, retail and government services.
- 4.30 To date, none of these proposals have progressed beyond a preliminary discussion - in part because they do not align with the vision for the site contained within the masterplan and in part because the return to Council would be far less than what was anticipated through high density residential development.
- 4.31 Construction of this building type remains cost prohibitive, as evidenced by the recent decision to abandon the proposed 56-apartment Macquarie Place development in Hobart, with proponents citing construction costs 30% higher than where they needed to be to make the project viable.
- 4.32 If Council is to stick with the vision for those lots earmarked for high density residential development, a longer term focus will be required. This includes an acceptance that revenue from the sale of the lots won't be achieved for some time and a preparedness to carry the debt associated with loan borrowings for the project.
- 4.33 Given the impact of servicing the loan repayments on Council's annual operating expenditure, sitting tight and hoping for market conditions to change is not a desirable option.

- 4.34 If Council wants to entertain alternate uses for the remaining lots, it will be necessary to review the Development Plan and associated SAP.
- 4.35 With Council's Strategic Planning staff currently at full capacity with the transition to the new Planning Scheme, it won't be possible to undertake this work until next year if it is to be done using in-house resources.
- 4.36 Alternatively, if Council wishes to commence action sooner, it will be necessary to bring in external resources (noting that there is no budget allocation for this).

## **5. FINANCE**

- 5.1 Development of the civic infrastructure at Kingston Park has been funded by Council through a combination of grants and loans.
- 5.2 Initially, these were interest free loans from the State Government, with the intention that they would be paid off using the revenue generated from the sale of the residential/commercial lots.
- 5.3 To date, Council has received \$3.04m in revenue from the sale of land associated with the development of Stages 1 and 2.
- 5.4 The remaining loan borrowings for the project total \$13.92m, upon which Council is now paying market interest rates. The annual (interest only) repayment on these loans is currently \$636,000.

## **6. ENVIRONMENT**

- 6.1 Environmental issues associated with the development of Kingston Park have been addressed through the development application and assessment process.

## **7. COMMUNICATION AND CONSULTATION**

- 7.1 The initial development plan for Kingston Park was prepared with extensive community input and progress on implementation was regularly communicated.
- 7.2 As part of any review of the Development Plan, Council will need to determine the extent and process for re-engagement with the community.

## **8. RISK**

- 8.1 There is a risk that the best long term option for the site will be compromised by the desire to reduce debt by selling the remaining lots as soon as possible.

## **9. CONCLUSION**

- 9.1 Council has completed nearly all the civic works proposed in the Kingston Park Development Plan. These works have been well received by community, with the hub, playground, open space and multi-use paths all well utilised.
- 9.2 The original intention to fund the cost of the civic infrastructure through sale of land for commercial and residential development has been hindered by the global Coronavirus disease and the associated post-pandemic impact on construction costs.
- 9.3 Given the impact on Council's finances associated with servicing the loan debt required to fund the civic infrastructure, investigation into alternate options to expedite revenue generation from the remaining lots is considered necessary.

## 10. RECOMMENDATION

That Council undertakes a review of the Kingston Park Development Plan, including investigation of options for the remaining undeveloped lots that integrate with the work already completed.

## ATTACHMENTS

Nil

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### 14.3 KINGBOROUGH COMMUNITY GRANTS

**File Number:** 10.243

**Author:** Carol Swards, Coordinator Community Services and Hub

**Authoriser:** Deleeze Chetcuti, Director Environment, Development & Community Services

#### Strategic Plan Reference

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

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

#### 1. PURPOSE

- 1.1 The purpose of this report is to provide Council with recommendations for funding allocations under the Community Grants Program 2025/26.

#### 2. BACKGROUND

- 2.1 Community grants provide financial assistance to not-for-profit community groups and organisations to develop and implement projects and activities which enhance the wellbeing of the community.
- 2.2 Community Grant applications opened on 11 July 2025 with a closing date of 29 August 2025.

#### 3. STATUTORY REQUIREMENTS

- 3.1 Grants provided are required to be listed in Council's Annual report in accordance with Section 77 of the *Local Government Act 1993*.

#### 4. DISCUSSION

- 4.1 Twenty-three applications were received under the 2025/2026 Community Grants Program and were assessed by the Grants Panel (comprising the Director Governance Recreation & Property Services, Director Environment, Development & Community and Coordinator Community Services & Hub) against the Council approved guidelines (see Attachment 1). Two additional applications were considered more appropriate for assessment under the Quick Response Grants program, as their expenditure decisions needed to be made before their respective event dates in October.
- 4.2 In accordance with the guidelines, the recommended grant for each recipient totals no more than 50% of the project cost with a maximum grant of \$3000.
- 4.3 Subject to Council approval, the successful grant recipients will be formally announced and notified after Council endorsement has been granted.

#### 5. FINANCE

- 5.1 In the 2025/2026 Budget, Council allocated \$30,000 to the 2025/2026 Community Grants Program.
- 5.2 The unallocated Community Grants funds (\$12,227.32) will remain available for Quick Response grants throughout the year (up to \$1,000 per grant).

**6. ENVIRONMENT**

6.1 There are no environmental implications associated with this report.

**7. COMMUNICATION AND CONSULTATION**

7.1 The Community Grants program is widely advertised in the local print media, on social media and information is sent to an extensive database of community organisations.

**8. RISK**

8.1 No risks to Council are identified in relation to this matter.

**9. CONCLUSION**

9.1 A total of twenty-three applications were received in this round seeking a total of \$54,347.23. Following assessment against the criteria, it is recommended that \$17,772.68 is allocated towards thirteen projects.

**10. RECOMMENDATION**

That Council approve the allocation of \$17,772.68 in grant funding under the Community Grants Program, as outlined in Attachment 2.

**ATTACHMENTS**

1. Community Grants Guidelines 2025/26
2. Community Grants table 2025/2026





## Community Grants Program

### Guidelines for applicants

Kingborough Council will consider applications from eligible community organisations for grants of **up to \$3,000**.

The applications must meet the objectives of the Program. The application should:

- Complement Council's strategic aims.  
Strategic Plan available here: [Kingborough Council Strategic Plan](#)
- Provide financial assistance to not-for-profit community groups and organisations to develop and implement projects and activities which enhance the well-being of the community;
- Strengthen community capacity and cohesion through capitalising on the strengths and abilities of the community itself to effectively identify its own needs and to plan, develop and implement innovative local solutions;
- Facilitate an equitable distribution of community resources and programs throughout Kingborough;
- Increase participation in and accessibility to a range of quality and innovative programs and activities for the residents of Kingborough.

### Eligibility Criteria

The proposed project must:

- Be delivered in the Kingborough municipality;
- Clearly identify and address a community need;
- Show how the community will be involved, both directly and indirectly, in the project; not duplicate existing programs, services or activities in the locality.

The applicant organisation must:

- Be an incorporated not-for-profit organisation, or be auspiced by an incorporated organisation;
- Be Kingborough based and should operate within the municipality. Applications for projects from state or national bodies should be submitted by, and be administered by and for the direct benefit of the local branch;
- Be financially viable and able to demonstrate the capacity to successfully manage and administer their proposed project on time and within budget;
- Demonstrate that other support and funding has also been obtained, or is being sought, to support the proposed project. Council will not fund more than 50% of the cost of any project. Other contributions may be financial or in-kind, including voluntary labour and materials; Have appropriate public liability insurance cover.
- Council will not generally fund the same or similar project more than once.

**Note:** Council will not fund more than 50% of the cost of any project. Other contributions may be financial or in-kind, including voluntary labour and materials and have appropriate public liability insurance cover.

### What may be funded

Examples of what may be funded include:

- Purchase of equipment to support a project or activity;
- Projects and events which contribute to the quality of community life in Kingborough;
- Minor capital works projects (subject to obtaining the relevant approvals and permits);
- Community workshops and seminars or skill development for members of voluntary management committees;
- Newsletters and flyers which promote and encourage involvement in community - based activities.

### What will not be funded

- More than one project from any community group per year.
- Any project retrospectively.
- Individuals.
- Ongoing administration and running costs.
- Activities or events which have a fund-raising outcome.
- Trophies or prize money.
- Projects which have the potential to make significant profit, or where other funding sources are considered to be more appropriate.
- Projects which will commit Council to ongoing support.

### Assessment and criteria process

Projects deemed eligible for funding will be assessed against the following criteria:

- The organisation being able to demonstrate its capacity to successfully manage and administer its proposed project on time and within budget.
- That there is a sufficient budget and/or resources to deliver the project.
- That the project does not duplicate or overlap with existing activities.
- That the organisation can appropriately evaluate the project outcomes.
- That the project responds to a clearly identified need in the community.
- That the project provides quality and innovative outcomes for the residents.
- That the project involves the community, both directly and indirectly, in its development and implementation.
- That the project facilitates greater access and participation by a wide range of Kingborough residents.
- That the project makes sure there is adequate recognition of Council's support.
- That the project complements Council's strategic aims (see Council's Strategic Plan at [www.kingborough.tas.gov.au/strategic-plan](http://www.kingborough.tas.gov.au/strategic-plan))

It is essential that you obtain any necessary building or other permits which are applicable prior to submitting your application. Copies of these should be attached to your application. Where applicable, written quotes must also accompany your application.

Relevant managers will be responsible for determining eligible projects against the assessment criteria. These will then be recommended to the Council for the final decision on which projects will be funded.

## The Grants Program and GST

Organisations registered for GST will need to supply Council with a tax invoice.

Funding Agreement Grants made to community organisations will be made on the following conditions:

- Funds must be expended on the project as described in the successful application. Any significant changes to the project must be approved by Council.
- All projects must be completed within 12 months of receiving the funds unless otherwise agreed to by the Council.
- Formal advice of unexpended funds is required and funds not expended for the purpose outline in the application should be returned to Kingborough Council unless agreement has been reached to use these funds for other approved purposes.
- Council is not responsible for any shortfall should the project run over budget.
- Organisations and groups who receive funding must submit a financial statement and completed evaluation report to Council within three months of the completion of the project.
- Wherever possible, acknowledgement should be given to the support provided by Kingborough Council on promotional material for the projects. Copies of such promotional material should be forwarded with the completed evaluation report. Approvals must be sought by the Council's Communications Lead to the use of Council's logo to make sure it adheres to brand guidelines.

## Applying for a Community Grant

Applications must be made on the Community Grants Application Form.

Completed applications must be saved and either emailed to [commgrants@kingborough.tas.gov.au](mailto:commgrants@kingborough.tas.gov.au) or mailed or delivered to: Community Grants Program Kingborough Council 15 Channel Highway Kingston 7050

**Applications are due by 5pm on Friday 29 August 2025.**

We strongly advise that you discuss your proposal with appropriate Council officers prior to completing and submitting your application to make sure you are meeting all the criteria required.

For further information and assistance please contact:

Community Development Officer

T: 6211 8200

E: [commgrants@kingborough.tas.gov.au](mailto:commgrants@kingborough.tas.gov.au)

## Community Grants 2025 - 2026

	Organisation	Amount	Project	Recommendation
1	Kingston Beach Sailing Club	\$2,631	Replacement of 6 launching trolleys and upgrading of remaining trolleys	Not supported.  Limited benefit to broader community.
2	Kingston Neighbourhood House	\$3,000	Sustainable Living project – facilitation and materials (beeswax wraps, waste planning, sewing bees making bags), DIY and upcycle workshops	Not supported.  Not eligible as ongoing running costs cannot be funded.
3	Meals on Wheels	\$1,617.18	Heat pump installation at Kingborough Branch	\$1,617.18
4	Neighbourhood Watch Kingston and Surrounds	\$2,500	Neighbourhood watch signage x 50	\$1,000
5	Kingston Reconciliation Action Group (KRAG)	\$1,000	Funding for public meetings, bi-monthly presentation evenings at the hub (hub hire)	Not supported  Duplicates/ overlaps with existing activities of Council and other organisations.
6	Woodbridge Hall Management Committee	\$2,350	Installation of carpets in support room and replacement in meeting room	Not supported.  Funding for floor covering provided in the past and limited benefit to the community.
7	Tassie Mums	\$1,500	Funding of baby bottles and feeding packs	\$1,500
8	Taroona Neighbourhood Garden	\$2,949.05	Taroona Garden Trail – signage for host gardens	\$1,000 (for signage and supplies only)
9	Volunteer Marine Rescue Kingborough	\$605	Portable fire fighting pump, hoses and fitting	\$605
10	Salsita Events	\$3,000	Venue, equipment and marketing for community events for a series of Latin Markets	\$1,500 (market fees)
11	Huntingfield pony and adult riders club	\$3,000	Construction of obstacle course including safe and durable jumps, bridges etc.	Not supported  Limited benefit to the broader community.
12	Kingborough Community Missions	\$1,616.50	2 new freezers to replace some of the 5 older freezers + one food processor	\$1,616.50
13	Kuno Foundation LTD ATF Kuno Foundation Trust	\$3,000	Filming, interviews, editing & admin for Bruny Island Nature & Health Page	Not supported  Duplication of Council's natural areas community awareness programming.
14	Tasminé	\$3,000	Tasminé Nature Festival	\$1,000 (Hub hire)

	Organisation	Amount	Project	Recommendation
15	Howden Progress Association Inc	\$3,000	Roof repairs	\$3,000
16	Phil and Ned's Ride for Nature	\$3,000	Filming retrospective documentary about charity ride from Neika to Darwin	Not supported  No direct benefit to the Kingborough Community
17	North West Bay Golf Club	\$2,500	Training equipment	Not supported  Limited benefit to the broader community.
18	Rotary Club of Kingston	\$3,000	Storage facility for BBQ trailer - concreting incl materials, labour & plant	Not supported  Council project for completion in 25/26.
19	Philippines-Australia Community in Tasmania INC	\$3,000	Pashkuhan Fiesta 2025 (Christmas Festival 2025)	\$1,500
20	Association of Colombians in Tasmania	\$3,000	Colombian Independence Day Event	\$1,500
21	Woodbridge Cricket Club	\$685.50	Kitting our club: provide safety gear for the club members (batting pads, helmets, bats, balls, gloves, boxes etc.	\$500 for helmets (safety)
22	Taroona Bowls Club	\$1,434	Rookie Rollers Kit	\$1,434
23	Fusion Australia Ltd	\$2,959	Veggie Garden equipment	Not supported  Application incomplete – no quotes provided.
	<b>Total</b>	<b>\$54,347.23</b>		<b>\$17,772.68</b>

## 14.4 APPENDICES

### RECOMMENDATION

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

## 15 NOTICES OF MOTION

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At the time the Agenda was compiled there were no Notices of Motion received.

## 16 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

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### RECOMMENDATION

That in accordance with the *Local Government (Meeting Procedures) Regulations 2025* Council, by absolute majority, move into closed session to consider the following items:

#### Confirmation of Minutes

Regulation 40(6) *At the next closed meeting, the minutes of the previous closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.*

#### Applications for Leave of Absence

Regulation 17(2)(i) *applications by councillors for a leave of absence*

#### AB2515 Replacement of Three (3) Medium Trucks for the Parks and Reserves Crew

Regulation 17(2)(e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.*

#### Tender Assessment - AB2514 Sandfly Road Shoulder Sealing

Regulation 17(2)(e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.*

#### Kingston Beach Surf Life Saving - Proposed development

Regulation 17(2)(h)(ii) *information that is provided to the council on the condition that it be kept confidential.*

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

Open Session of Council adjourned at

**OPEN SESSION ADJOURNS**

## OPEN SESSION RESUMES

### RECOMMENDATION

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

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	
AB2515 Replacement of Three (3) Medium Trucks for the Parks and Reserves Crew	
Tender Assessment - AB2514 Sandfly Road Shoulder Sealing	
Kingston Beach Surf Life Saving - Proposed Development	

### CLOSURE

## APPENDICES

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- A Chief Executive Officer's Activities 25 August 2025 to 26 September 2025

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**A CHIEF EXECUTIVE OFFICER'S ACTIVITIES 25 AUGUST 2025 TO 26 SEPTEMBER 2025**

Date	Description
25 August	Attended Councillor Workshop
26 August	Participated in Metropolitan Council GM's/CEO's weekly meeting
	Met with representatives of Huon Valley Council re: shared services
27 August	Attended Southern Waste Solutions Board and GM/CEO meeting
	In company with the Mayor, met with Ms Annie Weatherburn
	In company with the Mayor, met with representatives of FLAG (Friends of Longley Area Group)
28 August	Met with various representatives regarding government services locations in Kingston
	Attended a session of the Tasmanian Planning Commission hearings regarding the draft LPS
29 August	Attended weekly Kingborough Sports Precinct Oversight group meeting
	In company with the Mayor, met with Inspector Colin Riley
1 September	Attended Council meeting
	Met with representatives of Christian Homes Tasmania
2 September	Participated in Metropolitan Council GM's/CEO's weekly meeting
3 – 4 September	Attended the LGAT General Manager's workshop
5 September	Presented on a panel at the Planning Institute of Australia TAS conference
	In company with the Mayor, met with the Honourable Julie Collins
8 – 19 September	Annual Leave

**Acting CEO's activities for the period 9 September 2025 to 19 September 2025**

8 September	Met with representatives of the North West Bay Golf Club
	Attended Councillor workshop
12 September	Attended weekly Kingborough Sports Precinct Oversight group meeting
15 September	Attended Council meeting
16 September	Met with Dr Jess Manuela
17 September	Attended the AFL HPC Kingborough Steering Committee meeting
	Attended the Kingborough Community Forum meeting

**CEO's activities for the period 22 September 2025 to 26 September 2025**

22 September	Attended Councillor Workshop
23 September	Participated in Metropolitan Council GM's/CEO's weekly meeting
	Attended the River Derwent Ferry Steering Committee
24 September	Attended the Greater Hobart Mayor's forum

Date	Description
25 September	Attended the Southern Waste Services Joint Authority workshop
26 September	Met with Mr Leigh Burgess and his solicitor

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