

# Kingborough



## COUNCIL MEETING MINUTES

1 December 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, 1 December 2025 at 5.30pm**

**WELCOME**

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The Chairperson declared the meeting open and welcomed all in attendance. The Chairperson made a statement in terms of Section 8 of the *Local Government (Meeting Procedures) Regulations 2025* and advised that audio recordings of Council meetings are made publicly available on Council's website and are live streamed on YouTube.

**1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**

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

**2 ATTENDEES**

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**Councillors:**

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

**Staff:**

Chief Executive Officer	Mr Dave Stewart
Director People & Finance	Mr David Spinks
Director Governance, Recreation & Property Services	Mr Daniel Smee
Director Engineering Services	Mr Craig Mackey
Director Environment, Development & Community Services	Ms Deleeze Chetcuti
Manager Environmental Services	Ms Liz Quinn
Climate Change Advisor	Mr Pdraig Pearce
Consultant Planner	Ms Kate Heckleman
Communications Lead	Ms Sam Adams
Executive Assistant	Mrs Amanda Morton

**C334/21-2025**

**3 APOLOGIES**

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Mayor Councillor P Wriedt

**C335/21-2025****4 CONFIRMATION OF MINUTES**

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Moved: Cr Flora Fox  
Seconded: Cr Gideon Cordover

That the Minutes of the open session of the Council Meeting No. 20 held on 17 November 2025 be confirmed as a true record.

**CARRIED**

**5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

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No workshops had been held.

**C336/21-2025****6 DECLARATIONS OF INTEREST**

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**Cr Deane** declared an interest in items 12.1 and 12.2 of this agenda.

**7 TRANSFER OF AGENDA ITEMS**

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There were no agenda items transferred.

**C337/21-2025****8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC**

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**Ms Tamieka Adkins** asked the following questions without notice:

**8.1 Housing**

*Kingborough Council has not been the primary cause of Tasmania's housing delays, but its rezoning choices, SAPs, restrictive overlays and shift towards lower density zoning have nonetheless added to complexity and uncertainty in the community. How does the Council justify these planning decisions in the context of a statewide housing shortage when other councils are zoning up to increase the supply?*

**Chief Executive Officer responds:**

It's a wicked problem that we've got around housing in the state. We know there are significant shortfalls of housing around the place. In fact, as one of the priorities within the Greater Hobart partnership, working with the other councils that we have within the Greater Hobart region, we are looking at how we manage and advocate for acceleration and greater density housing to be able to achieve greater housing supply and appropriate urban design that maximises that. The question comes in that not everywhere is going to be the place for greater levels of density and looking at how we balance housing across our municipal area and making sure that the appropriate development is done in the right place as well is a really critical element. So that's probably answered the question at a more strategic level, but Ms Chetcuti might have an addition around the planning process.

**Director Environment, Development & Community Services:**

In terms of the application of zones in the draft LPS, our officers have been following the guidance and guidelines issued by the State Planning Office and the Commission, as well as STRLUS, the Southern Land Use Strategy, which we have been working very closely with the State Government on having input into that. As our CEO said, about where densification is appropriate in our municipality and then planning for the correct zones to be applied in those areas identified.

**8.2 Requests for Information (RFIs)**

*Kingborough Council consistently issue RFIs, often pushing applications into lengthy discretionary process. While RFIs are a legitimate planning tool, their frequency in Kingborough has raised concerns. Is this just another tactic employed by Council because it simply does not have the resources to deal with its statutory planning requirements?*

**Director Environment, Development & Community Services responds:**

No, I don't believe so. While I don't undertake statutory assessments myself, I do review a lot and I also review when we receive feedback or complaints in relation to particular applications. What I generally find is that when a request for information is sent, it is because information submitted is incomplete and therefore has to have a reissuing of the RFI to request that information. Often some items are not provided at all in responses, which can reflect at times the time it takes for an applicant to gather that information, particularly if technical reports etc, are required. It's quite complex and it varies by application. In saying that, it is an area we would like to focus on and we will be looking at to see if we can be more efficient and ensure that we're not unnecessarily delaying the process.

**Ms Adkins:**

In the interest of transparency and accountability around approvals to better understand the impacts of RFIs on development timelines and to ensure sound governance and evidence-based decision-making in the planning process, can the Council provide statistics on the number of RFIs issued over the past three years, including the average time added to application process as a result? What portion of permitted applications will move to discretionary so that the community can assess whether this practice is generally necessary for compliance or whether it functions as an administrative delay that slows housing delivery?

**Director Environment, Development & Community Services:**

I will have to take that on notice, the reason being is that would be an incredibly complex task to do, so I would have to go and review what would be involved to provide an answer.

**Mr Jason Andrew-Smith** asked the following questions without notice:

**8.3 Cultural Burning**

*When are we as a Council going to start prioritising cultural burning and focusing on land management around Indigenous knowledge to do with fire? When are we going to get that support from Council?*

**Chief Executive Officer responds:**

I acknowledge the material benefit that comes with appropriate cultural or cool burning on land. I also acknowledge that the time is now that we should be moving towards that more appropriate land management practice, both on council land, but also supporting it to happen on non-council land as well. So, I acknowledge your point, but one of my colleagues might like to add in specifically where we are in this process.

**Manager Environmental Services:**

I can add to that with some more detail around what we have achieved and what we are wanting to do. You might be familiar that Council has an ongoing partnership with SETAC and we have a trainee land management officer relationship with SETAC and that's been absolutely fantastic to build our relationship with that particular organisation. There's, of course, other things we do with a range of first nations organisations in Tasmania, but SETAC is the one that we do have that partnership with. In terms of cultural burning, we are in the middle of negotiating a contract with SETAC to carry out cultural burning for us. You are probably aware that Council owns 3% of the land in this municipality. We do absolutely want to move to cultural burning and have attended lots of training and understanding of that practice. But more importantly, I think to make much more impact would be to encourage others to be able to access cultural burning for their properties. We could do that through advocacy as well as what we do on our own land.

**Mr Andrew-Smith:**

Why does it always have to be an Aboriginal organisation, why can't it be an individual? I'm the one that's been out there for the fire. I was the one that brought the fire down to the valley five years ago and engaged with respectful landholders and stakeholders that we use, but yet there's been no support for me. And it's as if, because I'm focused on non-Aboriginal or landholders, I've been left out of the conversation. I'm curious to know why it's been organisations and why no-one's reached out. We had a burn three years ago planned for Hawthorne Reserve up here on the top of the hill. Three hours before that burn was supposed to go ahead, I get a phone call to say that, because of insurance purposes, we've had to pull the pin. No-one's followed up with me in conversation to include me in that conversation since, and I find that a little bit disrespectful.

**Mayor:**

Thank you. I have heard your question in there, so we'll ask for the answer to be given.

**Manager Environmental Services:**

I don't have a direct answer as to why that was and what happened to the Hawthorne Reserve burn, and it's not appropriate in this forum to talk about our procurement, given that we're in negotiation at the moment, so I'm really happy to have a conversation with you outside of a Council meeting. What I would say is that Council seeks to work with a range of Palawa people and organisations and absolutely does not want to offend or disengage. That is not our intent. It will never be our intent. Our intent is to work across a range of organisations, and our intent is to absolutely respect the knowledge of the Palawa people of Tasmania in cultural burning, because our objective is to have healthy land and healthy country, and using and sharing Palawa knowledge is absolutely critical in that, and so happy to continue the conversation with you about procurement matters, as is appropriate outside of here, but I guess what I was saying around SETAC is that we have an ongoing relationship with them through our trainees. I'm sorry if you feel that we haven't engaged with you, but I'm absolutely happy to pick that up again and meet with you to discuss that.

**Mr Andrew-Smith:**

We talk about closing the gap and we talk about treaty and truth-telling and engaging your First Nations people and bringing them to the table, but yet all these groups and all these landholders are being dictated to that they can't do this on their land, they can't cut this down or can't cut this down, from people that have had a Western interpretation on reading country. When I get sent these emails with all this detailed stuff that the Council has put out to them and the reasons behind it, that's not what country's saying. So once again, the question there is, why isn't Indigenous people, people like myself, who's a local who's been busting my guts for the last five or six years in the community to do the right thing, being included in the conversation when it comes to decision-making? I should be sitting at this table.

**Director Environment, Development & Community Services:**

It's a really good question that you raise. As the planning authority and the Local Government, and I understand that the language around the planning scheme and the introduction is technical and clinical, our position that we are in is that we need to operate under the Act that applies to us in terms of introducing a new scheme. That process is set out and that is what we follow – drafting the local provisions and then putting it on exhibition. The exhibition was the point in the process where our whole community, landowners and community in general, could have a say and make a submission in relation to the proposed zoning. Further to that, those who did make those submissions are then invited to talk with the Tasmanian Planning Commission at the hearings which are underway at the moment. So while there wasn't a specific outreach to different communities, there was a general public consultation. But I acknowledge your point.

**Mr Charles Biggins** asked the following questions without notice:

**8.4 Cool Burning**

*I have some questions following on from Jason and following on from Professor Michael Rowan's questions on notice. Why is cultural burning given exemption under the prescribed burning clause of the Biodiversity Code overlay but mechanical management of the same vegetation prior to conducting a cool burn is not interpreted as being part of the same prescribed burning exemption?*

**Director Environment, Development & Community Services responds:**

I will have to take that on notice.

**Mr Biggins:**

Why didn't the Council officer also extend to Professor Rowan's question the provisions contained within the same Biodiversity Code exemptions for the clearing of previously cleared land by mechanical means?

**Director Environment, Development & Community Services:**

I'm unsure as to why the staff member did not extend their answer, I will have to take that on notice.

**Mr Biggins:**

We are seeing time and time again a deliberate application of professional bias in the implementation of the planning scheme. Why are our planning staff cherry-picking their way through discretionary interpretations of the biodiversity code exemptions to deliver an unworkable solution for landholders?

**Director Environment, Development & Community Services:**

I don't accept that our planning staff are cherry picking. I will have to go away and look at how that is being applied to determine the rationale and validity of that question. However, what I will say is our planning staff are professional experts in their field and apply the scheme and its various rules as intended.

**Ms Karen Groves** asked the following questions without notice:

**8.5 Consultant**

*In the media, at meetings and after postponing TPC hearings, you've said you've listened to the community and their concerns around the proposed compulsory placement of their private properties in the landscape conservation zone. Your recent community update on the 25<sup>th</sup> November stated that rather than an independent planning consultant, you had first appointed Jim Mulcay, a well-known*

*conservationist and advocate for the preservation of potential habitat. Don't you agree that this is a slap in the face to those families and shows you have neither listened to us nor stopped espousing environmental preservation values over those of land users against all directions of the TPC?*

**Chief Executive Officer responds:**

I think we might be getting a couple of things overlapped here. In that update that we sent out, we mentioned that we were in the process of appointing two different consultancies, one to oversee the process to re-evaluate the allocation of the potential use of landscape conservation zone through the municipal area. The second part of it was to look at the specific area plans associated with Bruny Island and the Bonnet Hill areas. Those pieces of work are being contracted at the moment and we should be able to announce the specific contractors that'll do those two independent pieces of work in the next day or so. The other consultant that you're referring to was in response to conversations we've had with the Planning Commission around expert opinion relating to things that relate to environmental issues. In conversations I've had with the Planning Commission, they suggested very strongly that we needed expert advice in that process. As part of the process that we went through with the Notice of Motion from Council that ultimately got passed to appoint independent consultants, it did talk about withdrawing staff from the process. In order to do that, we have been filling that expert input internally, and so we've withdrawn staff from that and got someone in the meantime to talk about those sort of issues. I think it's important to note that we don't conflate that independent advice that we need in the meantime with the ongoing review of the LCZ. They are quite a separate process, and this is a process to get us through the hearings and the intervening times. This individual that has been appointed had come to us well recommended by a number of people who have been through this process with the Planning Commission and from the Commission themselves as an independent expert that could be highly credible in this environment.

**Ms Groves:**

The community update was confusing because it said consultants where the motion that was moved earlier this year was around one consultant. That's the confusion.

As an environmental expert, Jim Mulcay is known for promoting the precautionary principle, which suggests we conserve flora that is not only confirmed habitat, but also hypothetically or potentially habitat. Considering that in 2021 the total terrestrial reserved area in Tasmania was already over 50%, what does this Council compel us to conserve more potential habitat rather than supporting us to house and keep our families together in Tasmania when we have ample room to do so?

**Chief Executive Officer:**

I'll just address the tail end of your previous question first. The reason that there are two consultants rather than a singular consultant, it was a matter of timing. To move through this process as quickly as possible, Council has chosen to appoint two consultants to separate the work so that they can occur in parallel to stop dragging out this process while still getting a really quality result.

To address the substantive part of your second question, the rationale for having a consultant that addresses the environmental issues relating to land is one of providing expert opinion within the hearings process. It's a component that we are requested to provide by the TPC, and it's not to attempt in any way to reserve land or anything of the sort. This is a statutory process that we're moving through and it's about exposing as quality information as we possibly can through the process. I can understand that having family members move away from home and seek employment and housing and all those sort of things in other areas is a real social challenge that we have in our communities and we need to be doing more to be providing quality and affordable housing, quality employment in our communities. They are all really important things, but they can't all be dealt with in singular, isolated conversations around specific issues like land use, zoning and planning. It is part of the equation, but it's not all of the equation. This is where Council needs to work with other layers of government, other agencies to make sure that we're addressing these wicked social challenges and making sure that we're providing a really livable environment for our communities to live in.

**Ms Adkins:**

Planning scheme clause 3.4.2 states that environmental overlays should be applied in accordance with contemporary scientific assessments, ensuring restrictions are only placed where significant confirmed environmental values exist. The STRLUS page 55 says that planning decisions that impact land use should balance conservation with community needs, avoiding restrictions based solely on hypothetical or potential environmental values. Your advisor's appointment does suggest that the Council will be speaking in direct contradiction to these guidelines. Don't you agree that this will potentially lead to further TPC directives, costing ratepayers more time and money?

**Director Environment, Development & Community Services:**

These matters are be put to the Commission for robust discussion of the technical information put forward. It is probably not something we can or should be of trying to answer in a Council meeting and I don't want to preempt what Mr Mulcay will be putting forward as his technical opinion in the hearings either. What I will say is that both Council and the Commission will be referring to the guidelines and STRLUS which you have just referenced in terms of decision making around how different overlays should or should not be applied.

**Mr Jamie King** asked the following questions without notice:

**8.6 LPS Process**

Does Council think with directions from the TPC, the amount of people that turn up all the time to Council meetings, that you guys have handled this process appropriately?

**Chief Executive Officer responds:**

We've acknowledged multiple times that with the ability of retrospect and looking back, there's a number of things that we might have done differently through the process. We fully acknowledge that and we will take these as learnings and a must do better situation for the Council. We are here to serve our community. That is why we exist. That's not always doing exactly what our community asks because there's always different perspectives that come from our community, but we are here to serve you and so, therefore, we need to make sure we're doing things as efficiently and as effectively as possible. Obviously when things are taking as long as this process is taking, it means that it's not as efficient as it could be. I acknowledge your point, and I think we have said in the past that we've acknowledged that we could have done better than this process.

**C338/21-2025**

**9 QUESTIONS ON NOTICE FROM THE PUBLIC**

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**9.1 Consultation Regarding the Bonnet Hill Specific Area Plan**

**Mr Brendan Charles** submitted the following question on notice:

*The 'LPS Consultant' update of Nov 7th on the council website advises that council will be writing to landowners affected by the LCZ. Could council please confirm that this notice, and (hopefully some further follow-up consultation) will also be extended to those properties included in the proposed Bonnet Hill and Bruny Island Specific Area Plans (SAPs) which, as per the motion past at the 20<sup>th</sup> October meeting, are also included in the scope of the LPS Consultant review?*

**Officer's Response:**

Council issued letters in early November to landowners who may be affected by the Landscape Conservation Zone (LCZ). At this stage, there is no intention to undertake the same notification process for landowners potentially impacted by the proposed Specific Area Plans (SAPs). It should be noted that the Tasmanian Planning Commission (TPC), as part of its assessment process, may choose to undertake further consultation; however, this is not a matter for Council to comment on. Council continues to provide advice on LPS related matters, and anyone seeking further information is welcome to visit the Council's website or meet with our planning team, who can explain the proposed changes in detail.

*Adriaan Stander, Lead Strategic Planner*

**9.2 Code of Conduct Complaint Against Former Mayor Dean Winter**

At the Council meeting on 17 November 2025, **Mr Charles Biggins** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*In 2018, former Mayor Dean Winter was the subject of a code of conduct complaint by a member of the public following his public criticism of Council's enforcement officers relating to dog control. The former Mayor was also disciplined by the Labor Party as a direct result of his criticism of Council staff actions. Was the Australian Services Union involved in either the Code of Conduct complaint or the disciplinary action taken by the Tasmanian Labor Party?*

**Officer's Response:**

A review of the Code of Conduct complaint against former Mayor Dean Winter does not indicate any involvement of the Australian Services Union. Additionally, the matter was unrelated to comments about staff.

Council has no involvement in any processes of the Tasmanian Labor Party.

*Dave Stewart, Chief Executive Officer*

**9.3 Cultural Cool Burns**

**Professor Michael Rowan** submitted the following question on notice:

*If Council asserts that planning approval is not required for a cultural cool burn but is required for 'the physical removal of native vegetation' what is Council's understanding of the physical effects of a cultural cool burn other than the physical removal by combustion of leaf litter, dry grasses etc which constitute fine fuels? Or does Council consider that 'fine fuels' do not constitute 'native vegetation'?*

**Officer's Response:**

Physical removal of native vegetation in the context of this response is referring to the direct physical removal of native vegetation by a person (by hand or mechanical means), rather than via the process of the cool burn. For example, if in preparing for a cool burn or following a cool burn, a landowner cuts down small shrubs or removes a tree, these actions would not benefit from the exemption.

*Nikki den Exter, Environmental Planner*

## 9.4 LCZ Applications

**Professor Michael Rowan** submitted the following question on notice:

1. *If it is the case that Council's policy on delegations requires that every application for residential development in LCZ which the delegated officer determines should be refused but:
  - a. *Complies with the Planning Scheme in being a permitted development*
  - b. *Has been submitted and progressed by the applicant such as to provide Council sufficient time to determine the application within the statutory timeframe*will be referred to the councillors acting as Planning Authority for decision, what training or other guidance will be provided to councillors on the application of the criteria on which the application was rejected?*
2. *What process does Council administration have in place to monitor and report to the elected Council on the number and nature of applications which have been refused as not being compliant with the Planning Scheme either in virtue of the nature of the application or Council's ability to determine its approval within the statutory timeframe?*
3. *In the absence of such a process, how does the elected Council satisfy itself that the delegated authority in relation to the Planning Scheme is appropriately exercised by Council administration?*

### **Officer's Response:**

1. The question appears to relate to the response provided under Item 9.2 of Council's Agenda dated 17 November 2025. Where officers do not hold delegated authority to determine a development application, the matter is referred to the Planning Authority (the elected Council). In these circumstances, a report is prepared to support the decision-making process by outlining the relevant provisions of the planning scheme and associated considerations. The Local Government Learning and Development Framework includes a module on land use planning, including statutory planning. Councils are required to report on learning activities completed by Councils – this information can be found in Kingborough's most recent Annual Report.  
  
As previously noted, each application is assessed on its individual merits. Applications within the Landscape Conservation Zone are evaluated in their specific context, recognising that landscape values vary across the municipality.
2. Council has processes in place to monitor and report on development applications refused due to non-compliance with the Planning Scheme. All refusals are recorded in Council's development application system, including reasons and relevant statutory references, and summary reports are periodically provided to the elected Council. Applicants retain the right to appeal any refusal under the *Land Use Planning and Approvals Act 1993* (LUPAA), ensuring decisions remain subject to independent review. Development application data is also reported to the Office of Local Government as part of the state's Councils Consolidated Data Collection reporting framework. This data can be accessed via the open data portal on the Land Information System Tasmania (LIST).
3. Refer to the above response.

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

**C339/21-2025****10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**

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**Cr Antolli** asked the following question without notice:

**10.1 Glensyn Units**

*A couple of residents have contacted me to say that the lawns around those units are, in their opinion, excessively high, and I'm wondering if we could get a comment from an officer as to looking into that or an opinion on that?*

**Director Engineering Services** responds:

Thanks for bringing that to our attention. I will get one of my staff to go and have a look at the lawns and if they need attending to, we will get it done.

**Cr Midgley** asked the following question without notice:

**10.2 Feedback at Events**

*As a councillor, we attend lots of different community events, and over the weekend I went to the art launch on Friday at Gordon. Often when I'm at these events, I have community members telling me great things they enjoy about Council activities and who can they send an e-mail to. So I often direct them to the kc@kingborough e-mail. But I'm just wondering, when we're out and about at community events, if we can have some QR code feedback thing that I could perhaps scan and provide some feedback directly that way? We had some really great feedback about the walks that we do and the art events and the activities and claiming they're so much better than other councils and how friendly they are and how friendly the staff are. I thought it would be great to pass that on to staff as well.*

**Chief Executive Officer** responds:

We can look into how we can capture that feedback for effectively and make sure it's more accessible. It's always great to get positive feedback as well. Our teams do some amazing work out there.

**C340/21-2025****11 QUESTIONS ON NOTICE FROM COUNCILLORS**

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**11.1 Feral Cat Management**

At the Council meeting held on 17 November 2025, **Cr Cordover** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*Is Council in a position to increase the scale and scope of our feral cat trapping operations to the extent necessary to make a meaningful impact in reducing the feral cat population in Kingborough? Anecdotally, there's just so many more sightings of feral cats now, particularly in our rural and regional areas. If members of the community are willing to have their private property used for cat trapping purposes, is there an online form on our website or is that something that we're doing call*

*outs to the community to ask them to offer their land for cat trapping? Or are we at a point in terms of capacity where if a thousand people say, you can come and trap on my private land, are we in a position to accommodate those requests?*

**Officer's Response:**

Council is aware and appreciative of the increased community concern about feral and roaming cats; however, this increase is most likely due to improved community awareness rather than increased cat populations. Community reported sightings do provide valuable insights and improved data sets, and alongside those from cat management centres and trapping programs, create more meaningful and detailed data over time.

As Council is not resourced to undertake broad scale trapping, this data informs prioritisation and targeted cat management in those locations where they have the greatest ecological impact. In some high-priority areas, and where capacity allows, Council does undertake trapping on private land, in partnership with landowners, and as part of a broader strategic approach. Council also provides support for private landowners wanting to undertake trapping, including provision of advice, guidance on legislative requirements, and the loan of trapping equipment.

It is important to recognise that trapping alone will not reduce long-term cat impacts. Due to the lack of a legislated containment requirements in Tasmania, a substantial number of cats roaming in suburban and peri-urban areas are domestic pets. As a result, education on responsible cat ownership is a critical component of Council's approach, helping to reduce roaming behaviour and improving the effectiveness of targeted trapping in high value conservation areas.

Council remains committed to working with the community to improve cat management outcomes while ensuring limited resources are directed where they are most effective.

*Rene Raichert, NAB Coordinator*

**OPEN SESSION ADJOURNS**

## PLANNING AUTHORITY IN SESSION

Planning Authority commenced at 6.05pm

### 12 OFFICERS REPORTS TO PLANNING AUTHORITY

#### C341/21-2025

#### 12.1 PSA-2025-1 PROPOSED AMENDMENT TO THE KINGBOROUGH INTERIM PLANNING SCHEME 2015 - SITE SPECIFIC QUALIFICATION (ADDITIONAL DISCRETIONARY USES) AT 124 CHANNEL HIGHWAY, TAROONA

Moved: Cr Gideon Cordover

Seconded: Cr Flora Fox

That Council resolves that:

- (a) Pursuant to section 34(1) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council initiates Amendment PSA-2025-1, as modified to the *Kingborough Interim Planning Scheme 2015* (KIPS2015) as per Attachment 1.
- (b) Pursuant to section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council certifies that Amendment PSA-2025-1, as modified to the KIPS2015 meets the requirements of section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorises the Chief Executive Officer to sign the Instrument of Certification provided in Attachment 2.
- (c) Pursuant to section 35(4) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council will forward a copy of the draft amendment and the Instrument of Certification to the Tasmanian Planning Commissions within 7 days of certification;
- (d) Pursuant to section 56S of the Water and Sewer Industry Act 2008, Council will refer Amendment PSA-2025-1 to TasWater; and
- (e) Pursuant to section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council will place Amendment PSA-2025-1 to the KIPS2015 on public exhibition for a period of at least 28 days following certification.

Moved Cr Cordover

Seconded Cr Fox

That the meeting adjourns for 10 minutes.

**CARRIED**

*Meeting adjourned at 6.22pm*

*Meeting resumed at 6.37pm*

#### **Amendment:**

Moved Cr Antolli

Seconded Cr Cordover

To add a further clause to the recommendation as follows:

- (f) Amend the qualification under Use Table 12.2 in Attachment 1 Draft Amendment PSA-2025-1 of the use class 'General retail and hire' to be 'Only if for a local shop or a general retail and hire use associated with a medical centre where on land at 124 Channel Highway Taroona (CT 152556/2)'.

**CARRIED**

**The substantive motion was then put.**

That Council resolves that:

- (a) Pursuant to section 34(1) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council initiates Amendment PSA-2025-1, as modified to the *Kingborough Interim Planning Scheme 2015* (KIPS2015) as per Attachment 1.
- (b) Pursuant to section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council certifies that Amendment PSA-2025-1, as modified to the KIPS2015 meets the requirements of section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorises the Chief Executive Officer to sign the Instrument of Certification provided in Attachment 2.
- (c) Pursuant to section 35(4) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council will forward a copy of the draft amendment and the Instrument of Certification to the Tasmanian Planning Commissions within 7 days of certification;
- (d) Pursuant to section 56S of the *Water and Sewer Industry Act 2008*, Council will refer Amendment PSA-2025-1 to TasWater; and
- (e) Pursuant to section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council will place Amendment PSA-2025-1 to the KIPS2015 on public exhibition for a period of at least 28 days following certification; and
- (f) Amend the qualification under Use Table 12.2 in Attachment 1 Draft Amendment PSA-2025-1 of the use class 'General retail and hire' to be 'Only if for a local shop or a general retail and hire use associated with a medical centre where on land at 124 Channel Highway Tarooma (CT 152556/2)'.

**CARRIED**

**C342/21-2025****12.2 DA-2025-164 - S34A DEVELOPMENT APPLICATION FOR CHANGE OF USE (VACANT BUILDING TO MEDICAL CENTRE) ASSOCIATED WITH PLANNING SCHEME AMENDMENT (PSA-2025-1) FOR SITE SPECIFIC QUALIFICATION (ADDITIONAL DISCRETIONARY USES)**

Moved: Cr Gideon Cordover

Seconded: Cr Amanda Midgley

That If the Planning Authority resolves that the resolves to initiate Amendment PSA-2025-1 to the *Kingborough Interim Planning Scheme 2015*, that the change in use and associated works for a Medical Centre at 124 Channel Highway, Tarooma (CT 152556/2), be approved subject to the following conditions.

That the Planning Authority resolves to initiate Amendment PSA-2025-1 to the *Kingborough Interim Planning Scheme 2015*, that the change in use and associated works for a Medical Centre at 124 Channel Highway, Tarooma (CT 152556/2), be approved subject to the following conditions.

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA2025-164 and Council Plan Reference No. P1. submitted on 19 May 2025 and Council Plan Reference No. P2. submitted on 13 August 2025.

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. The use of the medical centre must be limited to no more than six (6) persons providing health services on the site at any one time.
3. The hours of operation are limited to 8:00 a.m. and 5:00 p.m., seven (7) days per week.
4. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site are limited to 20 vehicle movements per day and occur only within the following hours:
  - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
  - (b) 9.00 am to 12 noon Saturdays;
  - (c) nil on Sundays and Public Holidays.
5. Noise emissions measured at the boundary of the site must not exceed the following:
  - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;
  - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;
  - (c) 65dB(A) (LAm<sub>ax</sub>) at any time.
6. The use requires a minimum of two (2) on-site bicycle spaces. These spaces must be installed prior to the commencement of the use and maintained to the satisfaction of the Director Development Services.
7. External lighting must be turned off between 6:00 pm and 8:00 am, except for security lighting.
8. A minimum of 29 car parking spaces must be provided on site, including two (2) parking spaces provided for people with a disability. The layout of parking areas must be provided in accordance with Council Plan Reference No. P2. submitted on 13 August 2025 to the satisfaction of the Director- Engineering Services.
10. Landscaping must be provided in accordance with Council Plan Reference No. P2. submitted on 13 August 2025. Landscaping must be installed prior to the commencement of the use and maintained to the satisfaction of the Manager Development Services.
11. Lighting must be provided in accordance with Council Plan Reference No. P2. submitted on 13 August 2025., and AS/NZS 1158.3.1(2020). All lighting must be installed prior to the commencement of the use and maintained to the satisfaction of the Manager - Development Services.
12. Signage must be provided in accordance with Council Plan Reference No. P1. submitted on 19 May 2025, and the wall sign (1) must:
  - a) Directly relate to the use of the building which it is affixed
  - b) not contain flashing lights, moving parts or moving or changing messages or graphics
  - c) not be illuminated
  - d) not project the face of the wall no more than 450mm
  - e) not extend laterally beyond the wall or above the top of the wall to which it is attached
  - f) be no greater than 2m<sup>2</sup> in area.
  - g) Only include messages on the front face of the sign

- 13 The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

### ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

- C. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- D. Section 7 of the *Environmental Management and Pollution Control (Noise) Regulations 2016* below is relevant to the development:

- (1) A person must not operate fixed equipment on any premises –
- (a) from 7.00 a.m. until 10.00 p.m., if the fixed equipment, when so operated, emits noise that is greater than 45dB(A); or
  - (b) from 10.00 p.m. until 7.00 a.m., if the fixed equipment, when so operated, emits noise that is greater than 40dB(A).
- (2) A measurement of noise, emitted by fixed equipment on any premises, that is to be measured at residential premises –
- (a) is to be taken one metre from the external wall, of the residential premises, that is closest to the fixed equipment emitting the noise; or
  - (b) if the distance between the external wall of the residential premises closest to the fixed equipment and the property boundary of the residential premises is less than one metre, is to be taken at that property boundary.

Fixed equipment includes domestic heating equipment, systems for the production of hot water, air conditioners, evaporative coolers, pumps, generators or wind turbines, that are affixed at the location at which they are in use.

**CARRIED**

**C343/21-2025**

**12.3 DA-2025-277 - DEVELOPMENT APPLICATION FOR AFL HIGH PERFORMANCE TRAINING CENTRE AT 10 KINGSTON VIEW DRIVE (CT 164078/2), 7 ARILUNG PLACE (CT 141468/65) AND GORMLEY DRIVE (CT 27296/2), KINGSTON**

Moved: Cr Christian Street

Seconded: Cr Kaspar Deane

*Cr Richardson left the room at 7.13pm*

*Cr Richardson returned at 7.14pm*

*Cr Antolli left the room at 7.30pm*

*Cr Antolli returned at 7.31pm*

That the AFL High Performance Training Centre at and subdivision to create one new lot to accommodate the training centre and a new road lot 10 Kingston View Drive, 7 Arilung Place and Gormley Drive (CT 27296/2), Kingston be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2025-277 and Council Plan Reference No. P2 submitted on 18 September 2025 and 2 October 2025, and P3 submitted on 19 November 2025.

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. The merchandise shop, auditorium and administration offices must be directly associated with and subservient to the use of the land for Sports and Recreation.
3. With the exception of player and support staff access to recovery spaces, gym amenities, and educational spaces, and administrative functions to support team travel and performance monitoring, which can occur 24 hours per day 7 days per week, the use must only operate as follows:

<b>Activity</b>	<b>Typical Operating Hours</b>
Office, administration & security	8am-5pm, 7 days/week.
Other indoor facilities (e.g., gymnasium, indoor training facility, recovery team meetings, medical and rehabilitation areas)	5am-midnight, 7 days/week.
Outdoor activities (training and oval use)	6am-10pm, 7 days/week.
Education programs – Training Academy of Leadership and Sport	8am-4pm, weekdays with occasional weekend use.
Cafe	8am-5pm, 7 days/week.
Merchandise store	8am-5pm, 7 days/week.
Community use – multipurpose room and auditorium	6am-11pm, 7 days/week, when these spaces are not used for Tasmania Devils operations.
Club social events and functions (Cafe, multipurpose room, auditorium)	6am-11pm, 7 days/week, these activities will be scheduled around the day to day Club administrative and training needs.
Occasional use of indoor training space for club functions such as awards nights or fundraisers.	8am-midnight, estimated to be an average of 1 per month.

4. The signs must be constructed and maintained to the satisfaction of the Manager Development Services.
5. Landscaping in accordance with the set of Landscaping Plans prepared by Urban Initiatives (dated 11 June 2025) must be provided prior to the occupation of the new building and maintained at all times to the satisfaction of the Manager Development Services.
6. Prior to the Permit coming into effect, a revised Bushfire Hazard Report, Bushfire Hazard Management Plan and s51 certificate must be submitted to Council for endorsement. This documentation must:
  - (a) be in accordance with the Bushfire Hazard Report, Bushfire Hazard Management Plan and s51 certificate (Roger Fenwick, 2 October 2025) but modified to demonstrate and certify that the balance lot meets the requirements of Clauses E1.6.1 A1 (a), E1.6.2 A1 (a) and E1.6.3 A1 (a) or (c); and
  - (b) be to the satisfaction of the Manager Development Services.

When endorsed, this plan forms part of the permit.

7. 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 revised Bushfire Hazard Report and Bushfire Hazard Management Plan endorsed under condition 6.

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 access road.
  - (ii) Contours, finish levels and gradients of the access road and parking modules.
  - (iii) Pavement construction.
  - (iv) Provision of 8 motorcycle parking facilities to be provided within the parking modules.
  - (v) Provision of 25 appropriately designed and located bicycle parking facilities to be provided within the site.
  - (vi) Provision of compliant turning areas and designated hardstands in accordance with the revised Bushfire Hazard Report and Bushfire Hazard Management Plan endorsed under condition 6.
- (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.

- (iv) Overland flowpaths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow.
  - (v) Details of the new stormwater discharge point consistent with the approved plans and demonstrating that all works and associated soil and water management measures are located entirely outside the Waterway and Coastal Protection Area.
- (c) A soil and water management plan.
- (d) Location of fire hydrants consistent with the revised Bushfire Hazard Report and Bushfire Hazard Management Plan endorsed under condition 6.
- (e) A tree protection plan which:
- (i) shows the location and ID number of individual trees and their associated tree protection zones relative to all buildings and works;
  - (ii) includes an accompanying table of trees with the ID number, species, dbh, tpz and confirmation of removal and retention;
  - (iii) demonstrates the extent of any encroachment from all works and associated soil and water management measures is no greater than the approved plans; and
  - (iv) identifies tree protection measures to be implemented before, during and after construction in accordance with Australian Standard 4970-20259 and conditions 9 and 10.

Once endorsed the plans will form part of the permit.

8. No more than 64 trees as shown in Council Plan Reference No. P3 (submitted on 19 November 2025) are approved for removal for the purposes of this development.

This vegetation must not be removed prior to approval of an 'Application for Approval of Planning Start of Works Notice'.

No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council.

9. All remaining native vegetation, including but not limited to individual trees identified for retention in Council Plan Reference No. P3 (submitted on 19 November 2025) and the Arboricultural Impact Assessment (Tree Pioneers, 29 September 2025) must be appropriately protected during and after construction in accordance with all the recommendations in the Arboricultural Impact Assessment and AS 4970-2025. 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, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

- (a) Appointing a Project Arborist.
- (b) Installing tree protection fencing in accordance with the Arboricultural Impact Assessment (Tree Pioneers, 29 September 2025) and condition 10 for Trees 16-19 and 48-50;
- (c) Installing tree protection fencing in accordance with condition 10 to exclude the tree protection zones of all other remaining trees from the works zone.
- (d) Providing certification by the Project Arborist of satisfactory implementation of these tree protection measures to the Manager Development Services prior to the commencement of any on-site works.

- B. During Construction:  
Maintaining tree protection measures required above for the duration of the construction.
- C. Post Construction:
- (a) Within one (1) month from the completion of works within tree protection zones of Trees 48-50, undertaking an assessment by the Project Arborist to determine the health and condition of the trees, providing a copy to the Manager Development Services and undertaking measures recommended by the Arborist.
  - (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.
10. Tree protection fencing required under condition 9 must:
- (a) For Trees 16-19 and 48-50, be located on the edge of the tree protection zone, unless the outer edge of works as shown on the endorsed plan are closer, in which case this tree/vegetation protection fencing may be reduced to the minimum amount necessary to allow the works to be completed.
  - (b) For all other remaining trees, be located to exclude the tree protection zones from the works zone.
  - (c) 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.

- (d) 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.

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

This application must be lodged a minimum of 14 days prior to commencement of on-site works and works must not commence until this notice has been approved by the Manager Development Services.

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

Please note a Planning Start of Works Notice approval may be applied for both the subdivision and development together or separately. If the Planning Start of Works Notice only relates to one component, then only the conditions relevant to that component must be satisfied prior to the issuing of the approval of the notice.

12. External colours and finishes must be substantially in accordance with the endorsed plans and must have a light reflectance value no greater than 40%. Changes to external finishes must not be made without the written approval of the Manager Development Services. Post-construction, any required re-finishing, or maintenance and repair of external finishes must be like for like, unless otherwise approved in writing by the Manager Development Services.
13. Bushfire hazard management measures for the use and development must be implemented consistent with Council Plan Reference No. P2 (submitted on 18 September and 2 October 2025) and the bushfire hazard management plan endorsed under condition 6, including construction to BAL-19, with the unenclosed subfloor to BAL-29, the extent and location of the hazard management area, intermediate protection area and outer protection area, water supply requirements and access arrangements.

Once implemented, all bushfire hazard management measures must be maintained for the life of the approved use and development in accordance with the bushfire hazard management plan endorsed under condition 6.

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

14. To reduce the spread of weeds or pathogens, all machinery must take appropriate hygiene measures prior to entering and leaving the site as per the Weed and Disease Planning and Hygiene Guidelines 2015 produced by the Department of Primary Industries, Parks, Water and Environment.

Any imported materials must be from a weed and pathogen free source to prevent introduction of new weeds and pathogens to the area.

15. Prior to commencement of on-site works associated with the provision of infrastructure to service the approved lots, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer, in consultation with a suitably qualified arborist. Plans must be to satisfaction of the Director Engineering Services and comply with:

- Tasmanian Standard Drawings
- Australian Rainfall and Runoff Guidelines

The Plans must include, but are not limited to, design (including supporting documentation and hydraulic calculations) of the proposed infrastructure including:

- (a) Vehicle road access to proposed Lot 1.
- (b) Utility services conduits to proposed Lot 1.
- (c) Stormwater main extension and connection to service proposed Lot 1.

Once endorsed the plans will form part of the permit.

16. A Council fee of 2% of the estimated value of the subdivision services extensions construction works (including GST, provisional items and contingencies) for the development or the current minimum fee, whichever is the greater, must be paid at the time of submission of the engineering design plans required under condition 15 for approval. The actual amounts payable shall be based on the rates adopted by Council and prevailing at the time of payment.
17. Construction works must be undertaken in accordance with the approved drawings. Works must be to the satisfaction and approval of the Director Engineering Services and include the following:
  - (a) Stormwater lot connection point must be provided to Lot 1 as approved. All works must be inspected by Council during the relevant times to ensure works comply with Tasmanian Standard Drawings (TSD) and relevant Standards.
  - (b) The vehicular road access for Lot 1 must be constructed in accordance with the approved engineering drawings.
  - (c) A permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation.
18. Existing underground power and telecommunication services must be upgraded or provided to Lot 1 on the endorsed plan of subdivision in accordance with the requirements of TasNetworks and the telecommunications authority requirements. Services conduits must be provided to the lot proper at the developer's cost. Services conduits must be provided to the service authority requirements.
19. At practical completion and the satisfactory completion of all mandatory audit inspections for each approved stage of the subdivision works the supervising engineer must:
  - (a) Request a joint on-site practical completion inspection with the Council's authorised representative.
  - (b) Provide a copy of documentation that all requirements have been carried out as applicable by the following:
    - (i) TasNetworks
    - (ii) TasWater
  - (c) Provide a signed checklist for 'As Constructed' drawings.
  - (d) Submit 'As Constructed' drawings in accordance with Council's Survey Brief, certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions, developments and capital works projects.
20. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

21. A total of seven (7) motorcycle parking spaces must be provided in a location that provides for safe, obvious and easy access to the facility and in accordance with AS/NZS 2890.1:2024 Parking Facilities Part 1: Off-street parking.
22. A total of twenty-five (25) bicycle parking spaces must be provided in a location which provides for safe, obvious and easy access to the facility and in accordance with AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.
23. Bicycle end of trip facilities shall be provided at a level adequate to cater for the reasonable needs of the cyclists using the twenty-five (25) bicycle spaces that are required to be provided.
24. Prior to the commencement of building works or on-site works amended plans must be submitted for the approval of the Manager Development Services showing the following:
  - (a) The location and design of the motorcycle parking spaces required by Condition 21;
  - (b) The location and design of the bicycle parking spaces required by Condition 22; and
  - (c) The location of the bicycle end-of-trip facilities required by Condition 23.
25. Prior to the commencement of the use, the sealing of the Final Plan of Survey must be completed and the documents lodged with the Land Titles Office for registration.
26. Prior to the commencement of the use, adequate provision must be made for the storage and collection of garbage and other solid wastes within the curtilage of the site. This area must be properly graded, drained, and screened from public view to the satisfaction of the Manager Development Services.

#### ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

- C. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- D. 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.
- E. The proposed development includes construction of a new food business. In accordance with the *Building Act 2016*, a Form 42 request from a Building Surveyor for an environmental health officer assessment of the food business must be submitted prior to any approvals being granted under the *Building Act 2016*.

**CARRIED**



## Amended Submission to Planning Authority Notice

### Application details

Council Planning Permit No.	DA-2025-277
Council notice date	25/08/2025
TasWater Reference No.	TWDA 2025/01009-KIN
Date of response	16/10/2025
Date amended	25/11/2025
TasWater Contact	AI Cole
Phone No.	0439605108

### Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	kc@kingborough.tas.gov.au
Development details	
Address	10 KINGSTON VIEW DRIVE, KINGSTON
Property ID (PID)	3202222
Description of development	AFL High Performance Training Centre and subdivision

### Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
PDA	Services Plan	F	25/09/2025
JMG	Overall Site Services 0001	DA2	09/09/2025
JMG	Overall Site Services 0002	DA5	11/11/2025
Populous	GA Plan	G	20/06/2025
Populous	GA Plan	H	03/07/2025

### 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:

#### CONNECTIONS, METERING & BACKFLOW

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

**Advice:** TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative



effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may 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 of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### **ASSET CREATION & INFRASTRUCTURE WORKS**

4. Prior to applying for a Certificate for Certifiable Works/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to applying for a 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. After testing, 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.
12. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, 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.

13. 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.
14. 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.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
16. 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.

#### **TRADE WASTE**

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

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

20. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*



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 conditions.
22. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.  
*Advice: See WSA 02–2014–3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point*
23. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
  - a. the exact location of the existing sewerage infrastructure,
  - b. the easement protecting that infrastructure.

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.

#### **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 \$41,034.74 to TasWater for water infrastructure for 23.355 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 \$60,957.36 to TasWater for sewerage infrastructure for 34.694 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 \$1,353.71 and a Consent to Register a Legal Document fee of \$265.98 to TasWater, as approved by the Economic Regulator and the fees 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>

##### **Important Notice Regarding Plumbing Plans and Associated Costs**



The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

#### **Developer Charges**

For information on Developer Charges please visit the following webpage -

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

#### **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/Lint Trap/Cooling Pit)

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

Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

At the time of submitting an application for Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.

If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed

The application forms are available at

[www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial](http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial)

#### **Service Locations**

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

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



**Declaration**

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

**PLANNING AUTHORITY SESSION ADJOURNS**

## OPEN SESSION RESUMES

Open session resumed at 7.35pm

### 13 PETITIONS STILL BEING ACTIONED

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There are no petitions still being actioned.

### 14 PETITIONS RECEIVED IN LAST PERIOD

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#### C344/21-2025

##### 14.1 KERBSIDE COLLECTION, LESLIE VALE

Moved: Cr Flora Fox  
Seconded: Cr Amanda Midgley

That the petition containing 52 signatures be received and referred to the appropriate Department for a report to Council.

**CARRIED**

### 15 OFFICERS REPORTS TO COUNCIL

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#### C345/21-2025

##### 15.1 2025-26 CAPITAL WORKS BUDGET REVIEW

Moved: Cr Aldo Antolli  
Seconded: Cr David Bain

That Council notes and endorses the individual project changes and budget adjustments to the 2025-2026 Capital Works Program.

*Cr Midgley left the room at 7.52pm*  
*Cr Midgley returned at 7.52pm*

**CARRIED**

#### C346/21-2025

##### 15.2 PETITION: INSTALLATION OF FOOTPATHS AND UPGRADES ON CLEBURNE STREET, KINGSTON

Moved: Cr Amanda Midgley  
Seconded: Cr David Bain

That the organiser of the petition requesting the installation of sealed footpath and the re-seal and repair of kerb and gutter on Cleburne Street be advised that Council is reviewing the road condition (incorporating pavement, kerb and channel and footpath) and any upgrade and maintenance works will be planned and prioritised accordingly in Council's capital works program.

**CARRIED**

**C347/21-2025****15.3 DOG MANAGEMENT POLICY**

Moved: Cr Kaspar Deane  
Seconded: Cr Amanda Midgley

That pursuant to the provisions of the *Dog Control Act 2000*, Council invite public submissions and consult with any appropriate body or organisation, regarding the establishment of a dog exercise area located at 34 Maddocks Road, Kingston and the establishment of a dog training area located at Dru Point, Margate.

**CARRIED****C348/21-2025****15.4 COASTAL HAZARDS POLICY**

Moved: Cr Gideon Cordover  
Seconded: Cr Amanda Midgley

That Council endorse the Coastal Hazards Policy (6.9) as attached to this report.

**CARRIED****C349/21-2025****15.5 CORPORATE CREDIT CARD POLICY REVIEW**

Moved: Cr David Bain  
Seconded: Cr Gideon Cordover

That Council Approves the Policy 1.15 Corporate Credit Card Policy, as attached to this report.

**CARRIED****C350/21-2025****15.6 KINGBOROUGH BICYCLE ADVISORY COMMITTEE MINUTES 7 NOVEMBER 2025**

Moved: Cr Amanda Midgley  
Seconded: Cr Flora Fox

That Council:

- (a) Notes the minutes of the Kingborough Bicycle Advisory Committee.
- (b) Writes to the Minister for Transport regarding the status of the State's *Walk, Wheel Ride Strategy* and ongoing Active Transport funding, noting the benefits previous State funding has provided to implement the Greater Hobart Cycling Plan.
- (c) Endorse Karen Camino as a community representative on the Committee to the completion of the 2025-2026 KBAC term.

**CARRIED****C351/21-2025****15.7 APPENDICES**

Moved: Cr Amanda Midgley  
Seconded: Cr David Bain

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

**CARRIED**

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**16 NOTICES OF MOTION**

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There were no Notices of Motion.

**C352/21-2025**

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**17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION**

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Moved: Cr Flora Fox  
Seconded: Cr David Bain

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*

**Tender for Replacement of Two Heavy Tip Trucks**

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

**Provision of Traffic Management Services**

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

**CARRIED UNANIMOUSLY AND BY ABSOLUTE MAJORITY**

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

Open Session of Council adjourned at 8.58pm

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**OPEN SESSION ADJOURNS**

**OPEN SESSION RESUMES**

Open Session of Council resumed at 9.09pm

**C353/21-2025**

Moved: Cr Flora Fox  
 Seconded: Cr Amanda Midgley

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 for Replacement of Two Heavy Tip Trucks	Tender awarded to Webster Trucks for \$288,000 each (excl GST)
Provision of Traffic Management Services	Tender awarded to State-Wide Earthworks Pty Ltd

**CARRIED**

**CLOSURE**

There being no further business, the Chairperson declared the meeting closed at 9.10pm

.....  
 (Confirmed)

.....  
 (Date)