



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, 2 February 2026 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. 2 to be held on Monday, 2 February 2026 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, 27 January 2026

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GUIDELINES FOR PUBLIC QUESTIONS

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

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.

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

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 2 February 2026 at 5.30pm

WELCOME

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.

AUDIO RECORDING

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.

1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

2 ATTENDEES**Councillors:**

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

3 APOLOGIES

Councillor A Midgley

4 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the open session of the Council Meeting No. 1 held on 19 January 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail
27 January	AFL High Performance Centre	Discussion on governance model and project update

6 DECLARATIONS OF INTEREST

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.

7 TRANSFER OF AGENDA ITEMS

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

8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

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

9.1 Algona Road Shared Path

At the Council meeting on 19 January 2026, **Mr Mark Donnellon** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

The Algona Road shared path feasibility study has \$50,000 budgeted and unspent. What external work is remaining on this and why is it not completed yet?

Officer's Response:

In 2025 consultants developed an Algona Road shared path feasibility study and route options analysis, which identifies a preferred alignment for a future pathway. The remaining budget for the Algona Road shared path project will be spent preparing concept designs and undertaking further preliminary site investigations. The concept design phase of this project has been programmed for the second half of the 25-26 Financial Year.

Craig Mackey, Director Engineering Services

9.2 Street Lights and Power

At the Council meeting on 19 January 2026, **Mr Mark Donnellon** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

There's an item for street lights and power of \$130,000. Don't private developers and TasNetworks cover the cost of streetlights? How did this become an expense for Council?

Officer's Response:

The \$130,000 expended against the Street Light & Power budget item is expenditure year-to-date on powering streetlights and public lighting assets across the municipality. Council is responsible for paying for the electricity that powers Council owned streetlights and other Council owned public lighting.

Craig Mackey, Director Engineering Services

9.3 Outcome of 2023 AGM Motion by Georgina Kirkpatrick

At the Council meeting on 19 January 2026, **Ms Tamioka Adkins** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

At the 2023 AGM, Miss Georgina Kirkpatrick moved a motion intended to discourage Council from rejecting or disregarding consultancy reports that have been requested by Council and commissioned by landlords, solely because Council did not agree with the consultants recommendations. What action did Council take in response to this AGM motion and what was the final outcome?

Officer's Response:

In accordance with the *Local Government Act 1993* (Tas), a report on the AGM motion was brought back to Council at the next meeting following its lodgement; at that meeting, Council resolved to defer the item to allow for further consideration through a councillor workshop. A Council Workshop was subsequently held in October 2024 to examine the matter in detail.

The following information was presented at the workshop:

- The current assessment process for technical reports required under the planning scheme (e.g., natural values, bushfire, landslide, inundation, contaminated land), including internal expert review to ensure reports address Scheme requirements and align with application material.
- The reasons reports may be found unsatisfactory and returned for revision (e.g., incorrect scope/site, inconsistencies with plans, omissions against Scheme criteria, methodology errors, or external referral advice requiring updates).
- Circumstances in which peer review may be commissioned by Council (at Council's cost) where there is limited internal expertise or a professional difference of opinion about recommendations or methodology.
- Whether any change to current practices is warranted, and if so, what scope such change should have across all technical report types, and how governance and budget implications would be managed.

The outcome of the workshop was as follows:

- In accordance with current practice, planning officers may request amendments to submitted reports where there are factual inaccuracies, inconsistencies with plans or other application material, incorrect methodology, failure to address relevant Scheme or policy criteria, and/or

where another agency has requested amendments. The reasons for any requested revisions are to be clearly outlined in the Request for Further Information (RFI).

- If Council staff have concerns about the recommendations or methodology in a submitted report, the issue should be escalated to the appropriate Executive member. Where necessary, Council may arrange for an independent peer review.
- Planning assessment processes will continue to be reviewed as part of Council's continuous improvement program.

Council acknowledges the delay and that a further report should have been brought back to Council following the workshop. This was an inadvertent omission during 2024, noting competing priorities, particularly the significant work associated with the draft Kingborough Local Provisions Schedule. Council apologises for this oversight, and a subsequent report will be brought to Council for decision in March 2026.

Council will review its internal processes to ensure that all actions arising from Council meetings are captured and scheduled. It is also noted that four of the ten motions from the 2025 AGM have already been brought to Council, with the remaining motions scheduled for February and March, which provides assurance that this particular situation is an anomaly.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.4 Motions Moved at Annual General Meetings

At the Council meeting on 19 January 2026, **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:

Why did Council not engage with Georgina Kirkpatrick at any time during the 10 months between the December 2023 AGM and the October 2024 workshop to clarify the intent of the motion from the floor and to assist with any rewording that may follow?

Officer's Response:

Council does not have the ability to amend a motion after it is passed; the wording of the motion remains as adopted.

From January 2024, Council had ongoing engagement with Mrs Kirkpatrick in relation to another matter.

It was not a deliberate omission that the Notice of Motion was not discussed directly with Mrs Kirkpatrick, as the earlier engagement had highlighted the concerns in relation to environmental reports. Council appreciates that this may have created some confusion and will continue review processes to ensure that concerns are appropriately acknowledged and responded to.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.5 Zoning

At the Council meeting on 19 January 2026, **Mr Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I have a question on notice from 20 October last year that hasn't been answered regarding performance criteria within the LPS regarding building access to roads across a number of zones. Following on from that, I contacted property services at Parks and Wildlife Service, who are responsible for Crown roads. They informed me there is a work around, but it involves an owner

purchasing the road effectively rather than a leasehold as is currently acceptable. But I'm not sure what Council's position on this is? The information I got from property services was that a number of other councils have decided to just ignore that performance criteria and I'm not sure how that's possible in a legislative document, and I'm not sure what this Council's opinion or what you're planning on doing regarding this?

Officer's Response:

Council notes the question regarding the interpretation and application of the performance criteria within the Local Provisions Schedule relating to building access via Crown roads.

At this time, Council is not yet operating under the Tasmanian Planning Scheme (TPS), and therefore has not had to determine an application where this specific matter arises. This makes it difficult for Council to provide definitive advice on how the provisions will apply in practice once the TPS commences.

Council has a statutory obligation to assess all applications against the requirements of the relevant planning scheme, including any provisions relating to lawful and permanent access. Council is also actively discussing this issue with other Tasmanian councils, many of whom have raised similar concerns about the interpretation and workability of these requirements.

If, through further guidance or clarification, a compliant mechanism is or becomes available, including one that allows Council to determine that Crown roads provide permanent legal access for the purpose of assessment, then Council will utilise such a mechanism when assessing applications.

Given that the requirements in question are set by the State Planning Office (SPO), it is best placed to provide authoritative advice on the correct interpretation of these provisions. Council has formally raised this matter with the SPO and understands that a number of other councils have also done so. In addition, it is noted that Crown roads in Tasmania are managed by the Tasmanian Government through Natural Resources and Environment Tasmania (NRE Tas). Accordingly, the ultimate outcome in relation to access arrangements involving Crown roads will depend on how the relevant State authority determines those roads are to be managed and administered.

Council has sought advice from the Crown regarding its procedures and the potential implications for landowners, and future updates will be provided when received.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.6 Percentage of Community For and Against LCZ

At the Council meeting on 19 January 2026, **Mr Marcus Redeker** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

It's been mentioned previously at meetings here and most recently on the no compulsory landscape conservation zoning Facebook page that some suggestion of a percentage either for or against the LCZ zoning. I was hoping that Council would be able to advise formally of the correct percentages to clarify these comments, preferably without taking into account that people did not make representations due to more than likely not knowing about the problem?

Officer's Response:

Among representations that clearly stated a position on the Landscape Conservation Zone (LCZ), approximately 96.6% opposed the application of the LCZ and approximately 3.4% supported it. Representations that were neutral, unclear, or addressed the LCZ only indirectly have been excluded from this calculation.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.7 Silverwater Park

At the Council meeting on 19 January 2026, **Mr Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

The Silverwater Park redevelopment at Woodbridge has been really, really well received by the public and it's great. Part of the old structure there, the old picnic structure, had a windbreak I guess and the new structure doesn't and it gets super windy there. Is there any possibility Council can potentially install either a vegetation screen or something to assist with stopping the wind, along with a couple of bench seats up in the playground?

Officer's Response:

A wind wall was discussed during the design and consultation phase with community representatives. However, the benefits of a clear view and good passive surveillance through the site outweighed the benefits of wind protection. In addition, the gravel access pathway adjacent to the picnic shelter prevents the installation of an effective wind wall structure. Council will be installing some additional seating in the park shortly.

Roy Langman, Urban Design Officer

9.8 Bushfire Mitigation

At the Council meeting on 19 January 2026, **Ms Alison Rogers** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I've just come back from holidaying through Victoria and South Australia and saw first hand some devastating situations and also the trepidation of people in surrounding areas that were on watch during the most recent Victorian fires. I think it's well documented now that we are at a risk here in Kingborough and indeed in other municipalities in Tasmania and I think there's a little bit of confusion out there still. The reason why I'm asking it here is to have it on record in the meeting rather than people having to individually turn up at the Council to ask the question in relation to what people can actually do on their own property at the moment to reduce fuel loads and hazards and to mitigate their risk? Obviously, in the planning scheme, there are some exemptions in relation to what people can and can't do on their property in relation to the removal of vegetation to protect their home from any bush fire scenarios. The reality is right now that if something was to start within the region, that it could be quite devastating. Is there something that the Council can produce, whether it's on your website or in some other thing, that can maybe clarify what people can actually do and the reason why I'm asking that is that when we did attend a cool burning workshop recently with Jason Smith, the people in the workshop realised that there's a lot of work that needs to be done to reduce their hazard on their property at the moment. There are a lot of sticks, dead, bark, everything on the ground and one of the comments that we made is that people need to pick up sticks for the next probably 10 or 20 years to actually reduce that risk. But then someone came back at me and said, but we can't pick up sticks because we can't interrupt any habitat. So I wanted to get clarity around that, because I think there's a little bit of misinformation out there in relation to what people can and can't do and I think it would actually help people to be a little bit more proactive in that area to protect everybody if we could get some clarity around what can and can't be picked up and removed in order to protect people's homes from bushfires?

Officer's Response:

Council acknowledges the community's ongoing concerns regarding bushfire risk and the need for clear guidance on what actions property owners may take to reduce fuel loads around their homes.

Council is currently preparing updated bushfire-related fact sheets, which will provide clear, practical information. These updated resources will be published on Council's website once finalised.

In the interim, if community members have any questions, they are encouraged to contact Council directly, and staff will provide advice tailored to their situation.

For immediate clarity, Council can confirm that no approval is required to collect and remove sticks, leaf litter or bark that have fallen on the ground on your property for the purpose of reducing bushfire risk. This type of routine property maintenance does not interfere with natural values in a way that requires a permit, and it is recognised as an appropriate and proactive bushfire risk-reduction activity. To achieve the most effective reduction in bushfire risk, these efforts should be focused around the home, other buildings and the property access.

Council appreciates the community's ongoing commitment to managing bushfire hazards and will continue to support residents with accessible information and guidance.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.9 Road Reserves

At the Council meeting on 19 January 2026, **Mr Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

Since Crown Road reserves are not roads maintained by a road authority, and as the State Planning Office has confirmed, cannot give right of carriageway, regardless of whether a property owner has a current licence, a lease over that Crown Road Reserve, can Council give a total figure of properties that currently have the ability to build under the Interim Planning Scheme, but will lose that ability based on sections 20.4.3, 21.4.3 and 22.4.3 of the State Planning Provisions?

Officer's Response:

Council acknowledges the question regarding the number of properties that may currently have the ability to construct a dwelling under the Interim Planning Scheme through relying on a Crown licence over a reserved road, but which may lose that ability under sections 20.4.3, 21.4.3 and 22.4.3 of the State Planning Provisions (standard state wide access requirements of the Tasmanian Planning Scheme) due to reliance on the requirements for Crown Road reserved roads for access are different and a licence can no longer be relied upon.

Whether a right of way can or will be granted is a matter for the Crown, noting Council is aware of situations where a right of way has been given by the Crown over a reserved road for the purposes of access to a dwelling.

In reviewing both Council's available data and the publicly available information in LISTmap, it is not feasible for Council to provide a definitive total. Determining this figure would require a property-by-property assessment across all areas proposed to transition to the relevant zones. For each individual property, officers would need to examine:

- whether the land has potential for a new dwelling under the Interim Planning Scheme (i.e. is the land vacant),
- whether any associated access to a road maintained by a road authority reserve exists and, if so, whether it is a Council-maintained road, a Crown maintained Road reserve, or an asset of another authority,
- where there is no associated access to a road maintained by a road authority, the nature and legal attributes of existing or potential access arrangements, including existing rights of way and reliance on a Crown reserve road.

To Council's knowledge, this information is not presented as a consolidated dataset and cannot be extracted through spatial analysis or automated reporting. Each property would require manual

investigation to verify tenure, status, and relevant approvals, which would involve a substantial use of officer time and is not considered an effective or reasonable use of Council's resources.

Council also understands that similar issues are arising in other municipalities, particularly those with a higher proportion of rural or regional areas where historical access arrangements frequently involve Crown reserved roads.

Council has sought advice from the Crown regarding its procedures and the potential implications for landowners, and future updates will be provided when received.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.10 Wildlife

Ms Jill Winter submitted the following question on notice:

Other than the 'Sharing our roads with Wildlife' section of the KC website, could Council please explain what steps are being taken or researched to mitigate the horrendous loss of native animal life on roads that they manage eg are we investigating different lighting patterns or solar noise emitting fences or on larger roads, road bridges/underpasses for animals or even what can be purchased by drivers to help distract wildlife from "jumping out" in front of cars? Signage is helpful but probably needs to be of the "light up, in your face" variety to be noticed.

Officer's Response:

Council recognises that wildlife-vehicle collisions are a concern affecting both native animal populations and road safety. While our "Sharing our roads with Wildlife" messages provide general guidance, we acknowledge that more proactive mitigation strategies would be needed to reduce the impact on wildlife.

Reducing roadkill relies heavily on community driving behaviour. Both driver awareness and driving to conditions are known to affect the greatest reduction in roadkill numbers. Education and advocacy, such as the work undertaken by local groups and Council, plays a critical role in this space and is the most influential pathway to achieving meaningful reductions.

Council continues to use temporary signage on roadsides to identify roadkill hotspots for drivers and to remove dead wildlife from Council roads to minimise further wildlife loss.

Whilst a range of technical solutions have been researched and trialled nationally, Council is not aware of any results that have been effective at reducing vehicle-wildlife collisions. Council is not currently investing in any technical solutions. Regarding devices that drivers can purchase, ultrasonic animal deterrents (whistles) have been widely studied but generally show limited effectiveness for Australian wildlife.

Wildlife crossing structures, including underpasses and overpasses, have shown success in other jurisdictions. These structures, combined with exclusion fencing that guides animals toward safe crossing points, have demonstrated significant reductions in wildlife-vehicle collisions in some locations including at the Neck on Bruny Island. Incorporating these crossings into new road design or upgrades would need to be prioritised according to collision hotspots and budget constraints. Council is not currently investing in wildlife crossings.

Council's biodiversity program is focussed on reducing key threats to threatened species and maintaining and restoring wildlife habitat.

Liz Quinn, Manager Environmental Services

10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11 QUESTIONS ON NOTICE FROM COUNCILLORS

At the time the Agenda was compiled there were no Questions on Notice from Councillors.

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

12.1 PSA-2025-1 PROPOSED AMENDMENT TO THE KINGBOROUGH INTERIM PLANNING SCHEME 2015 - SITE SPECIFIC QUALIFICATION (ADDITIONAL DISCRETIONARY USES) AND DA-2025-164 DEVELOPMENT APPLICATION FOR A MEDICAL CENTRE AT 124 CHANNEL HIGHWAY, TAROONA

File Number: PSA-2025-1 and DA-2025-164

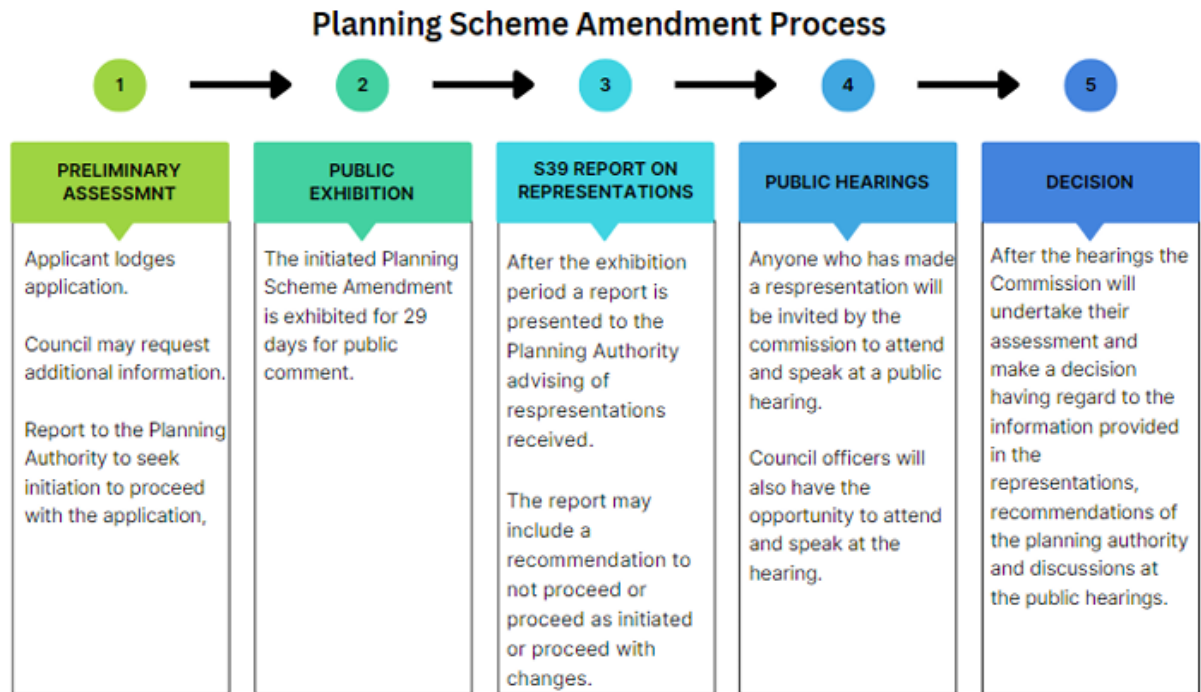
Author: Adriaan Stander, Lead Strategic Planner

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

1. EXECUTIVE SUMMARY

- 1.1 At its [meeting of 1 December 2025](#), Council initiated a Section 43A¹ combined application for a:
 - a) Planning Scheme Amendment (PSA2025-1) for a Site Specific Qualification at 124 Channel Highway, Taroona (CT 152556/2) to modify the Low Density Residential Zone use table for site. Key elements in the amendment includes the addition of *Business and Professional Services (medical centre, consulting rooms, veterinary centre, child health clinic, residential support services)*, *Food Services (excluding drive-through takeaway)* and *General Retail and Hire (local shop or associated with medical centre)* as well as *Educational and Occasional Care (excluding tertiary institutions)* as Discretionary Uses in the zone.
 - b) Development Application (DA-2025-164) for a medical centre on the site, subject to conditions.
- 1.2 The proposal was exhibited between 6 December 2025 and 19 January 2026. During the exhibition period, seven (7) representations were received.
- 1.3 The purpose of this report is to consider the representations as per the requirements of s39 of the former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA).
- 1.4 The Act allows the Planning Authority to include recommendations to the Tasmanian Planning Commission (TPC) to be considered as part of their public hearing process before a decision is made on the scheme amendment and planning permit.
- 1.5 An overview of the statutory process is provided below. The application is currently at Stage 3, with the next stage being a public hearing hosted by the TPC before a final decision is made.

¹ Section 43A of the former provisions of Land Use Planning and Approval Act 1993 provides a mechanism for the planning authority to consider an application for a combined permit for a use or development that cannot be approved unless the planning scheme is amended.



2. PUBLIC EXHIBITION AND REPRESENTATIONS RECEIVED

- 2.1 Section 38 of the former provisions of LUPAA requires the public exhibition of a planning scheme amendment for a minimum of 28 days. In light of the Christmas and New Year public holiday period, the Planning Authority obtained approval from the TPC to extend the exhibition period. The amendment was exhibited between 6 December 2025 and 19 January 2026, as follows:
- on the [Kingborough Council website](#);
 - in the Mercury, with one notice on a Saturday;
 - site notices on the subject land during the public exhibition period; and
 - in writing to the applicant, owners of the property, adjoining properties and TasWater.
- 2.2 The exhibition material was available for viewing on the Kingborough Council website and at Customer Service at the Civic Centre in Kingston.
- 2.3 A total of seven (7) representations were received during the exhibition period. A summary of the representations with Council officers' comments, is provided in the table below.

Representation 1 Taroona Community Association	Officer's comment
<u>Site Specific Qualification</u> Objects to the Planning Scheme Amendment and draft planning permit for a medical clinic at 124 Channel Highway, arguing it inappropriately extends business activity into the Low Density Residential Zone and effectively operates as a Local	The LUPAA provides for the use of site-specific qualifications as a legitimate statutory mechanism to achieve a tailored land-use outcome. This approach is not uncommon and is particularly useful where a site has historically been used in a manner different from the surrounding area, or where a more nuanced planning response is required than would be achieved through rezoning to another zone, such as the Local Business Zone. In this case, the proposed

Representation 1 Taroona Community Association	Officer's comment
<p>Business Zone “in disguise,” despite a previous rezoning attempt being rejected.</p>	<p>site-specific qualification enables a controlled and limited extension of non-residential use on the site, while avoiding unintended outcomes associated with allowing the broader range of commercial uses allowed in the Local Business Zone as originally proposed by the applicant.</p> <p>The planning justification for the amendment, and its consistency with statutory requirements and policy directions, is set out in detail in the Council initiation report dated 1 December 2025.</p> <p>The amendment as initiated and as exhibited differs from that what was proposed by the applicant; this distinction is intentional and reflects the Planning Authority's role in ensuring the amendment is achieving the desired statutory, strategic and land-use planning outcomes.</p> <p>It is also noted that at the Council meeting of 1 December 2025, it was resolved to include <i>General Retail and Hire use, limited to a local shop or a use ancillary to the medical centre</i> as an additional listed discretionary item in the Site-Specific Qualification. This use has been deliberately included to address the absence of such local facilities within Taroona. Aside from this limited and targeted additional use, the site-specific qualification aligns with uses already contemplated within the Low Density Residential Zone of the Tasmanian Planning Scheme and is structured to maintain consistency with strategic planning objectives while enabling an appropriate, site-specific outcome.</p>
<p><u>Conflict with strategic planning</u></p> <p>While acknowledging that Council-recommended modifications improve alignment with the future Tasmanian Planning Scheme, the representation contends approval now could undermine the Kingborough Land Use Strategy, which directs business activities to the established Local Business Zone around the Taroona Shopping Centre only 500m away.</p>	<p>While the <i>Kingborough Land Use Strategy 2019</i> advocates for the consolidation of business uses, it does not preclude limited, carefully controlled non-residential uses within residential areas where it's justified through a discretionary assessment framework in a residential zone.</p> <p>The proposed site-specific qualification has been drafted to largely align with the non-residential uses already contemplated within the Low Density Residential Zone of the incoming Tasmanian Planning Scheme.</p>
<p><u>Residential amenity impacts</u></p> <p>The representation states that the proposal not compatible with the Low Density Residential Zone's purpose and performance standards, and asserts that, if approved,</p>	<p>The Planning Authority acknowledges that the proposed medical centre represents an intensification of the former church use of the site, particularly in relation to traffic generation, operational duration and daily activity levels. However, the site has a well-established history of non-residential use and is not reasonably suited to</p>

Representation 1 Taroona Community Association	Officer's comment
<p>substantially reduced operating hours would be necessary to protect residential amenity. The proposed operation hours (seven days a week from 8am–5pm), with multiple specialists, potential retail and pathology services, and up to 29 parking spaces would generate significantly higher levels of traffic, noise, lighting and activity than the site's former use as a church, resulting in ongoing disruption to nearby residents.</p> <p>The representation puts forward that the traffic and noise reports underestimate impacts such as frequent vehicle movements, door slamming and reversing beepers, and apply the incorrect noise regulatory framework.</p>	<p>reversion to a conventional residential use. In this context, some level of amenity impact is an inherent characteristic of the site, irrespective of the precise form of redevelopment.</p> <p>The Low Density Residential Zone under the Tasmanian Planning Scheme does not seek to prohibit such use where impacts can be appropriately managed; rather, it provides a performance-based framework to ensure that impacts on residential amenity are contained within reasonable and acceptable limits.</p> <p>Potential impacts on adjoining residential amenity, including noise, traffic movements, parking demand and artificial lighting, are comprehensively addressed through enforceable conditions within the draft planning permit. Conditions requiring development and use to occur generally in accordance with the endorsed plans and approved use description establish a binding framework for the scale, intensity and operation of the medical centre and ensure the development cannot lawfully operate beyond the parameters assessed.</p> <p>In relation to traffic and parking, the draft permit requires the provision and ongoing availability of on-site parking in accordance with the approved layout and requires vehicle access, circulation and servicing to operate in accordance with the endorsed traffic assessment. These conditions provide Council with ongoing regulatory control over traffic generation and parking impacts and enable remedial or operational changes to be imposed should impacts prove unreasonable in practice.</p> <p>With respect to noise, while it is acknowledged that the <i>Environmental Management and Pollution Control (Noise) Regulations 2016</i> is primarily directed at short-term or equipment-based neighbourhood noise, this does not undermine Council's ability to regulate operational noise through planning controls. The permit expressly requires the medical centre to operate in a manner that does not result in unreasonable interference with the use and enjoyment of adjoining residential properties. This condition provides Council with a clear and enforceable mechanism to require further mitigation measures or operational changes should noise impacts exceed acceptable levels.</p> <p>In relation to lighting, the draft permit includes conditions requiring all external lighting to be designed, installed and operated to minimise light spill and glare beyond the boundaries of the site, particularly toward adjoining residential properties. These requirements are standard, enforceable and</p>

Representation 1 Taroona Community Association	Officer's comment
	<p>sufficient to ensure that lighting associated with early morning or evening operation does not result in unreasonable off-site impacts.</p> <p>When assessed cumulatively, the permit conditions form an integrated control regime that addresses the combined effects of traffic, parking, noise and lighting on residential amenity, rather than addressing each matter in isolation. This approach accords with the intent of the Scheme and ensures that overall amenity impacts remain within acceptable bounds.</p> <p>Notwithstanding the above, the Planning Authority acknowledges the concerns raised by the representor and notes that there may be scope to further examine the appropriateness of operational hours. It is relevant to note that, under the Tasmanian Planning Scheme, operational hours refer to the hours during which a use is open to the public or actively conducting activities related to the use, and do not extend to routine opening and closing procedures or office-based administrative tasks. The public hearing process is therefore considered the appropriate forum to further test the suitability of the proposed operational parameters, including hours of operation, in consultation with the applicant and representors, to ensure that residential amenity is appropriately protected while avoiding unreasonable constraints on an otherwise supportable use.</p> <p><i>Note: The Planning Authority places appropriate weight on the technical material submitted in support of the application, which has been prepared by suitably qualified professionals and demonstrates, on the information available, that potential amenity impacts can be managed to an acceptable level through design responses, operational measures and enforceable permit conditions.</i></p> <p><i>In the absence of alternative expert evidence identifying non-compliance or unacceptable impacts, there is no reasonable planning basis to discount or depart from this material. To do so would be inconsistent with the performance-based intent of the Tasmanian Planning Scheme and would expose Council to unnecessary risk in the context of a hearing or review. Accordingly, reliance on the submitted technical material, and the implementation of its recommendations through enforceable permit conditions, represents a transparent, proportionate and legally robust planning response to be considered at the TPC hearing.</i></p>

Representation 2 and 3 G Haywood and E Bobenhausen	Officer's comment
<p><u>Residential amenity impacts</u></p> <p>While the representations do not oppose the medical centre in principle, they strongly object to the proposed seven-day-a-week operating hours, arguing that this level of activity is unreasonable in a quiet residential area and would significantly reduce neighbours' ability to enjoy their homes and gardens. They consider that such hours are more appropriate in a commercial zone and that residential-scale restrictions should apply.</p>	<p>The potential impacts of the proposal on residential amenity have been assessed, including consideration of the proposed days and hours of operation and the overall operational characteristics of the medical centre. While the site has an established history of non-residential use, it is acknowledged that the proposal would introduce a more regular and sustained pattern of daily activity, including operation on weekends. This intensification reinforces the need for operational controls to ensure that the use remains compatible with the surrounding residential area.</p> <p>To address these matters, the draft permit incorporates a suite of enforceable conditions specifically directed at mitigating potential amenity impacts. These conditions regulate operating hours, limit the scale and intensity of the use, and require that lighting, noise, servicing and general site operations be managed in accordance with relevant standards and acceptable residential amenity thresholds. Collectively, these controls provide Council with clear and ongoing regulatory mechanisms to respond should impacts exceed acceptable levels.</p> <p>Subject to the imposition and ongoing enforcement of these conditions, the proposal is considered capable of delivering a local community benefit while maintaining acceptable residential amenity outcomes for nearby properties. The Planning Authority considers that the public hearing process provides an appropriate forum to further test the suitability of the proposed permit conditions and associated operational parameters, in consultation with the applicant and representors, to ensure that amenity impacts are appropriately balanced and adequately managed in accordance with the Tasmanian Planning Scheme.</p>
<p><u>Noise impacts</u></p> <p>Concern is raised about noise impacts and the adequacy of the supporting noise assessment. The representations argue that vehicle movements and associated noises are underestimated, including reversing alarms, door slams, car alarms and activity on the raised access deck, which is said to amplify sound. The representations also raise concerns about the correct noise legislation used in the</p>	<p>The concerns raised in relation to potential noise impacts are acknowledged, particularly having regard to the site's interface with existing residential uses.</p> <p>Noise impacts have been considered having regard to the operational characteristics of the proposed use and the surrounding residential context. While an acoustic assessment has been submitted, the acceptability of the proposal is not dependent on that assessment in isolation. Rather, it is primarily achieved through the imposition of clear, precise and enforceable permit conditions that regulate the manner in which the use may operate on the site and ensure that it does not result in unreasonable interference with the use and enjoyment of adjoining</p>

Representation 2 and 3 G Haywood and E Bobenhausen	Officer's comment
noise assessment report.	<p>residential properties.</p> <p>The draft permit provides Council with ongoing regulatory control over operational noise impacts; however, it is acknowledged that there is scope to further refine or supplement these conditions. In particular, matters relating to days and hours of operation and the use and management of the deck area (raised in one of the representations) warrant further consideration. The public hearing process is therefore considered the appropriate forum to examine whether additional or amended permit conditions are necessary to ensure that residential amenity is adequately protected in accordance with the Tasmanian Planning Scheme.</p>
<p><u>Request for additional permit conditions</u></p> <p>Representation 2 requests retention and strengthening of permit conditions relating to operating hours, staffing limits, signage, lighting controls, acoustic treatments and deck use to better protect residential amenity.</p>	<p>As noted above, revised or additional permit conditions will be explored where they are reasonable, practicable, enforceable and capable of being applied under the Planning Scheme. The public hearing process will be used to further examine the appropriateness of the proposed permit conditions, in consultation with the applicant and representors, to ensure that residential amenity is adequately protected.</p>
<p><u>Food services</u></p> <p>The representors express concerns about the inclusion of food services in the amendment and considers the use to be unjustified.</p>	<p>The purpose of the planning scheme amendment is to align the range of permissible uses on the site with those applicable to the Low Density Residential Zone of the incoming Tasmanian Planning Scheme, which is anticipated to be implemented in Kingborough later this year.</p> <p>The associated development application does not seek approval for a food services use, and no such use is proposed, required or relied upon as part of the assessment of the current application.</p> <p>While the amendment would enable the future consideration of a food services use, any such proposal would be required to proceed through a separate development application and a discretionary assessment pathway. Any future application would be subject to a use-specific assessment against the applicable provisions of the Planning Scheme and statutory public advertising, ensuring appropriate scrutiny and opportunity for public input.</p>

Representation 4 M Robinson	Officer's comment
<p><u>Inappropriate land use</u></p> <p>The representor objects to the proposed planning scheme amendment and associated development application, arguing that it would further entrench ad hoc and poorly coordinated professional, commercial and retail development along the Channel Highway at Tarooma.</p> <p>Concern is raised that the application, while presented as a medical centre proposal, would enable a broad and largely unspecified range of currently prohibited uses including business services, food services and retail through a site-specific qualification, which is considered inconsistent with the surrounding residential context. The representor submits that this open-ended approach perpetuates poor planning outcomes and undermines the need for a cohesive, strategic approach to locating non-residential uses in appropriate, co-located centres.</p>	<p>The planning scheme amendment is intended to align the use framework applying to the site with that of the Low Density Residential Zone of the incoming Tasmanian Planning Scheme, which adopts a performance-based approach and allows a limited range of community-serving and non-residential uses where impacts can be appropriately managed.</p> <p>The associated development application seeks approval for a medical centre only and does not propose or justify food services, retail or other discretionary uses. Any future use outside the approved medical centre would be required to proceed through a separate discretionary development application, be assessed on its own merits against the Planning Scheme and be subject to statutory public advertising.</p> <p>The historical use of the site is a relevant consideration. The land has operated in a non-residential capacity for an extended period and does not reflect a conventional residential allotment in terms of its location, built form or functional characteristics. In this context, the site is unlikely to be reasonably converted back to a standard residential use.</p> <p>The proposal therefore represents a continuation and rationalisation of an established non-residential role within a managed planning framework, rather than the introduction of an incompatible new use. The Planning Authority is satisfied that the Tasmanian Planning Scheme provides appropriate mechanisms to ensure land use outcomes remain suitable over time and that residential amenity is protected through discretionary assessment and enforceable controls.</p>

Representation 5 R Hopcroft	Officer's comment
<p><u>Need for a medical centre</u></p> <p>The representor raises concern regarding the necessity and community benefit of the proposed site-specific qualification and associated development application for a medical centre at 124 Channel Highway, Tarooma.</p> <p>Reference is made to the recent establishment of medical services in the suburb, noting that while a previous family medical centre in Tarooma</p>	<p>The Planning Authority notes the representor's concern regarding the perceived need for an additional medical centre within Tarooma. However, the Tasmanian Planning Scheme does not require an applicant to demonstrate a quantitative need or market demand for a medical centre in order for such a use to be considered or approved. The planning assessment is instead concerned with whether the proposed use is allowable and whether it can operate in a manner that is compatible with its surroundings and consistent with the relevant planning provisions.</p> <p>The existence or recent establishment of other medical practices within the locality is not, of itself, a</p>

Representation 5 R Hopcroft	Officer's comment
<p>closed in December 2025, a new medical practice commenced shortly thereafter and currently operates five days a week.</p> <p>The representor submits that, given Taroona's small and predominantly residential character and the availability of existing medical services, an additional medical centre is not warranted.</p>	<p>planning ground to refuse the proposal. Medical centres are community-serving uses and may be established where they comply with the applicable standards and performance outcomes of the Planning Scheme. In this case, the proposal has been assessed on its site-specific merits, including potential impacts on residential amenity, traffic and operational characteristics, and is supported by permit conditions designed to manage those impacts.</p> <p>Accordingly, the question of whether additional medical services are warranted in the area is considered to be a matter of commercial viability rather than a determinative planning consideration. The Planning Authority is satisfied that the proposal can be assessed and regulated appropriately under the Tasmanian Planning Scheme framework and that the absence or presence of alternative providers does not provide a sound basis to refuse the application.</p>

Representation 6 Era Advisory (applicant)	Officer's comment
<p><u>Modifications to application</u></p> <p>The applicant objects to the Planning Authority's proposed modifications to the site-specific qualification, which limit the range of permissible non-residential uses on the site.</p> <p>The representation contends that these restrictions do not adequately reflect the characteristics or capacity of the site and unnecessarily constrain its development potential. It is argued that the site can accommodate a broader range of discretionary non-residential uses within the existing built form without adverse impacts on residential amenity or the activity centre hierarchy.</p> <p>The applicant seeks the removal of qualifications on certain use classes, including business and professional services, general retail and hire, and community meeting and entertainment, submitting that the amendment remains compatible with the</p>	<p>The Planning Authority has considered the applicant's objection to the modified site-specific qualification and the request to remove qualifications from certain discretionary use classes.</p> <p>The Planning Authority is satisfied that the qualifications applied are appropriate, proportionate, and consistent with the purpose of the Low Density Residential Zone of the Tasmanian Planning Scheme, which anticipates a predominantly residential environment supported by a limited and clearly defined range of complementary non-residential uses that serve local community needs and do not undermine residential amenity or the established activity centre hierarchy.</p> <p>The use classes included in the site-specific qualification reflect those anticipated within the zone and are subject to purpose-based constraints to ensure compatibility. Business and professional services are limited to consulting-type uses such as medical and allied health services; general retail and hire is confined to local-scale shops; and community meeting and entertainment uses are restricted to activities such as places of worship, art and craft centres or public halls.</p> <p>These qualifications mirror the intent of the Tasmanian Planning Scheme and are not arbitrary constraints, but rather mechanisms to ensure that any discretionary use remains small-scale, local in</p>

Representation 6 Era Advisory (applicant)	Officer's comment
<p>zone purpose and that the site's long-standing history of non-residential use supports a broader suite of allowable uses.</p>	<p>function and residentially compatible, consistent with the zone purpose and acceptable outcomes.</p> <p>The Planning Authority has also had regard to the <i>Kingborough Land Use Strategy 2019</i>. The strategy supports the retention of residential character outside of designated centres and seeks to avoid the incremental dispersal of higher-intensity retail or commercial uses that would undermine strategic planning outcomes. In this context, the application of qualifications is necessary to clearly distinguish between community-serving uses that may be appropriate on this site and broader commercial uses that would be more appropriately located within established centres. While the long-standing non-residential history of the site is acknowledged, this factor does not justify the removal of all use-specific qualifications.</p> <p>The Planning Authority considers that the modified site-specific qualification strikes a reasonable balance between recognising the site's established non-residential role and ensuring that future use of the land does not exceed what is reasonably contemplated within a Low Density Residential Zone. This approach also responds directly to concerns raised in representations regarding the potential for open-ended or unqualified non-residential use to result in ad hoc development outcomes.</p> <p>Accordingly, the Planning Authority is satisfied that retaining the use-specific qualifications is consistent with the Tasmanian Planning Scheme, reflects the strategic intent of the Land Use Strategy, responds to community concerns, and provides an appropriate and defensible planning framework. The requested removal of qualifications is not supported, as it would introduce an unnecessarily broad and unconstrained range of discretionary uses that is not strategic, not required to facilitate the proposed medical centre, and not justified in a predominantly residential context.</p>

Representation 7 TasWater	Officer's comment
<p>The representation raises no concerns in relation to the proposal and does not require notification of, or attendance at, any future hearings.</p>	<p>The Planning Authority acknowledges the representation and will refer the request to the TPC.</p>

3. STATUTORY REQUIREMENTS

- 3.1 This report is prepared in accordance with section 39 of the former provisions of the LUPAA and relates to a combined planning scheme amendment and development application assessed pursuant to section 43A of the Act.
- 3.2 In accordance with section 39(1), the Planning Authority is required to consider all representations received during the statutory exhibition period and provide a report addressing those representations to the TPC. This report fulfils that statutory obligation.
- 3.3 Pursuant to section 39(2)(b)(i) of the former provisions of the LUPAA, the Planning Authority is required to advise the Tasmanian Planning Commission of any recommended modifications. While no modifications to the initiated and certified amendment or to permit conditions are proposed as part of this report, the Planning Authority supports the public hearing process as the appropriate forum to consider any potential refinements to permit conditions and other operational matters, particularly where they relate to the management of residential amenity impacts.
- 3.4 Under section 39(2)(a), the Planning Authority is required to forward this report, together with copies of all representations received, to the Tasmanian Planning Commission for consideration as part of its public hearing process.
- 3.5 In accordance with section 40 of the former provisions of the LUPAA, the TPC is responsible for conducting a public hearing and determining whether to approve, modify or refuse the amendment, having regard to this report, the representations received, any evidence presented at the hearing and all other relevant statutory and regulatory considerations.

4. CRITICAL DATES / TIME FRAMES

- 4.1 Council has 35 days from the close of the notification period (i.e. 19 January 2026) to forward its s39 report (the report on the representations) to the TPC.
- 4.2 The TPC must complete its consideration and decision process within three months of receiving Council's report on the representations, unless an extension of time has been agreed by the Minister.
- 4.3 If the TPC approves the amendment, the amendment takes effect seven days after being signed by the Commission, unless a date is specified.
- 4.4 It is likely that the planning scheme amendment will be finalised before the implementation of the Tasmanian Planning Scheme in Kingborough. The Transitional Provisions under Schedule 6 of LUPAA will be utilised to carry the proposed amendment over to the Kingborough Draft LPS / Tasmanian Planning Scheme if it is approved by the TPC.

5. SUMMARY / CONCLUSION

- 5.1 This report considers the representations received in relation to Planning Scheme Amendment PSA-2025-1 and Development Application DA-2025-164, noting that the primary issues raised relate to residential amenity impacts, the suitability of non-residential uses within a Low Density Residential Zone, and the scope of the proposed site-specific qualification.
- 5.2 These matters have been assessed having regard to the site's longstanding non-residential use, the performance-based framework of the Planning Scheme, relevant strategic policy and the technical material submitted in support of the proposal.
- 5.3 While no changes to the initiated and certified amendment are recommended, the Planning Authority considers it appropriate for the Tasmanian Planning Commission hearing to further examine permit conditions and operational matters, particularly where

they relate to the management of residential amenity impacts, to assist in achieving an appropriate and balanced planning outcome.

6. RECOMMENDATION

That Council resolves to:

- (a) Note the representations received in relation to Planning Scheme Amendment, PSA-2025-1 and DA-2025-164, pursuant to s39(1) of the former provisions of the *Land Use Planning and Approvals Act 1993*;
- (b) Indicate to the Tasmanian Planning Commission that the Planning Authority does not recommend any changes to the initiated and certified amendment as part of this report, but would like to reserve the opportunity to explore, at the hearing, potential modifications to permit conditions and other operational matters with the applicant and the representors, particularly in relation to addressing residential amenity impacts, pursuant to s39(2)(b)(i) of the former provisions of the *Land Use Planning and Approvals Act 1993*; and
- (c) Forward a copy of this report, and representations received to the Tasmanian Planning Commission, pursuant to s39(2)(a) of the former provisions of the *Land Use Planning and Approvals Act 1993*.

ATTACHMENTS

Nil

12.2 DEVELOPMENT APPLICATION FOR EIGHT (8) MULTIPLE DWELLINGS (ONE EXISTING) AT 16 ADELONG DRIVE, KINGSTON

File Number: DA-2025-380
Author: Brian Huang, Senior Planner
Authoriser: Sarah Silva, Senior Statutory Planner

Applicant:	Jodal Property Pty Ltd
Owner:	Jodal Property Pty Ltd
Subject Site:	16 Adelong Drive, Kingston (CT 137367/1)
Proposal:	Eight (8) multiple dwellings (one existing)
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	General Residential
Codes:	E5.0 Road and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management E15.0 Inundation Prone Areas Code
Use Class/Category:	Residential
Discretions:	10.4.1 – Residential density for multiple dwellings 10.4.3 – Site coverage and private open space for all dwellings 10.4.8 – Waste storage for multiple dwellings E5.5.1 – Existing road accesses and junctions E5.6.4 – Sight distances at accesses, junctions and level crossings E6.7.13 – Facilities for commercial vehicles
Public Notification:	Public advertising was undertaken between 13 December 2025 and 7 January 2026 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Section 52(1B) Owner consent requirements:	The development is wholly contained within land in private ownership, no further consents required.
Representations:	Seven
Recommendation:	Approval subject to conditions

1. PROPOSAL

1.1 Description of Proposal

The application which was lodged on 28 October 2025 seeks a planning permit for the use and development of the site for eight single level multiple dwellings, comprising the existing four-bedroom dwelling (Unit 5) and seven new dwellings that include four three-bedroom dwellings (Units 1-3, 6), two two-bedroom dwellings (Units 4 and 8) and one single-bedroom dwelling (Unit 7).

All seven new units are to be finished with weatherboard cladding and metal roof sheeting, with Units 1, 2, 4 and 6 having a hipped roof and Units 3 and 8 having a skillion roof. All units will be detached except for Unit 7 which is to be attached the existing dwelling (Unit 5) with which it will share a hipped roof.

Access to the eight units will be by means of a new driveway extending for the length of the access strip from Adelong Drive. Units 1 and 2 each include two-car garages, Unit 3 has a single car garage and an open car space, Units 4, 5, 6 and 8 each have two open car spaces, and Unit 7 has a single open car space. Three visitor parking spaces are to be provided adjoining the driveway within the access strip.

All eight units are to be provided with an area of private open space. Waste bins will be stored adjacent to each of the units and placed in a dedicated area adjacent to the entrance to the site for collection. Landscaping and internal privacy fencing is proposed together with bollard lighting to illuminate the driveway and associated vehicle manoeuvring and parking areas.

Stormwater from the roofs of Units 1, 2, 3, 4, 5 and 7 and the driveway and vehicle parking and manoeuvring areas is to be drained to the underground stormwater main in Adelong Drive. Stormwater from the roofs of Units 6 and 8 is to be drained to the stormwater main located adjacent to the southeastern corner of the site.

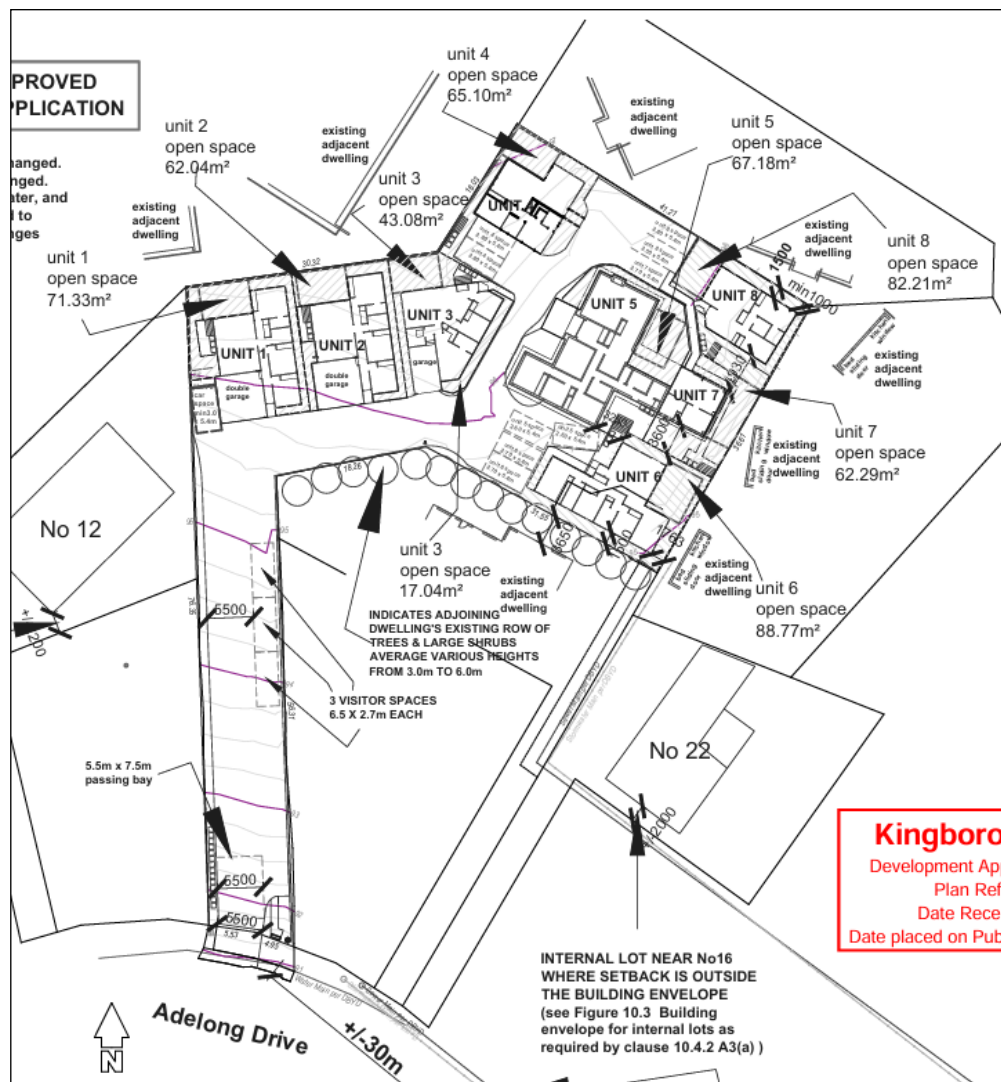


Figure 1: Proposed multiple dwelling development (Skizze Building Design)

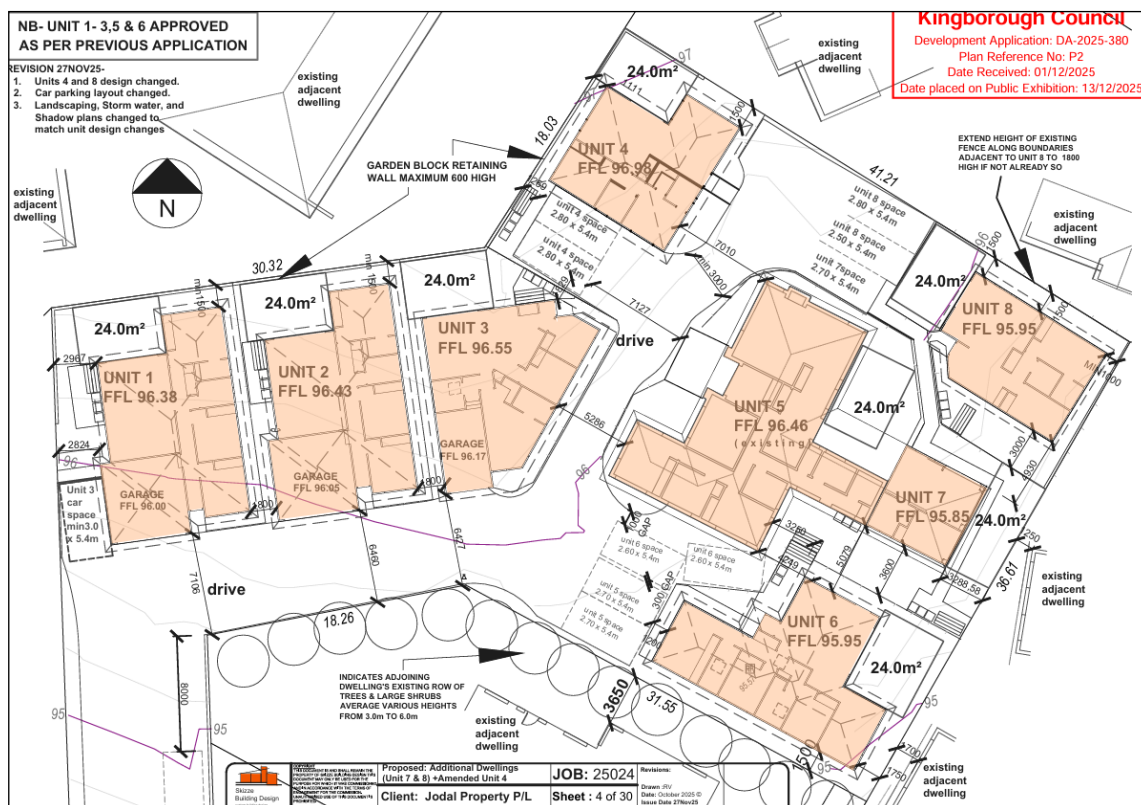


Figure 2: Proposed multiple dwelling development (Skizze Building Design) coloured to more clearly show locations of the dwellings

1.2 Description of Site

The site comprises a 2702m² internal lot that includes a 10m wide access strip with a length of 56.3m that provides access to Adelong Drive. The site is not subject to any easements.

The site currently contains a single level dwelling, three outbuildings and a gravel driveway. It has a fall of approximately 6m from north (rear) to south (Adelong Drive), which results in a slope of between 1 in 12 and 1 in 20.

All adjoining land is developed for residential purposes with a 52-unit development to the northwest, a two-unit development to the northeast, a three-unit development to the southeast, and four single dwellings to the south and adjoining the access strip.

The site is provided with all urban services including water, sewer, stormwater and underground power. A reticulated water supply is provided in Adelong Drive and there is a sewer main at the boundary adjacent to the southeastern corner of the site. A stormwater main is located within a drainage easement on an adjoining property (CT169308/3) adjacent to the southeastern corner of the site. Underground power is available in Adelong Drive.

The site and all adjoining land are included in the General Residential Zone. Land to the north that accommodates a TasWater reservoir is included in the Utilities Zone. The site is not subject to any overlays; however, flood modelling indicates several isolated small areas across the site as being potentially subject to inundation.

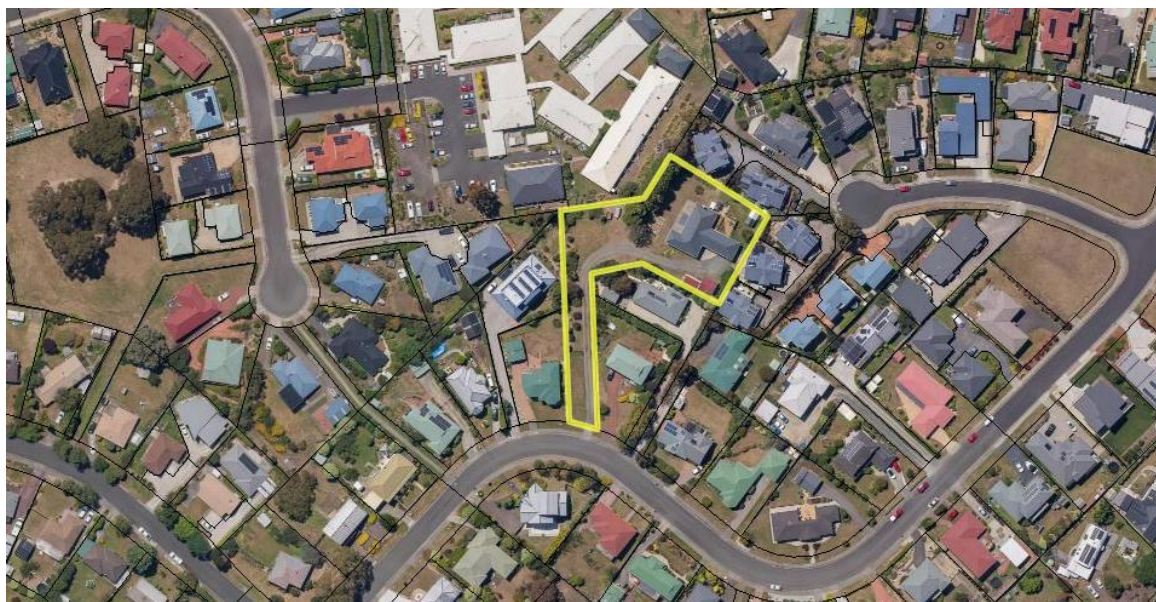


Figure 3: The subject site (highlighted in yellow) and surrounding land (LISTmaps).

1.3 Background

The residential subdivision in which the site is located was developed in the mid-late 1990s. The lot subject of the application was created on 19 April 2002 by its subdivision from a 2.507ha lot, the balance of which was subsequently subdivided into 21 residential lots in Adelong Drive and Tonic Hill Court.

A Right of Way and Pipeline Easement were removed from the access strip and the westernmost part of the site by the Recorder of Titles on 9 June 2022.

A planning permit (DA-2022-101) was granted on 5 October 2022 for six multiple dwellings on the site, comprising an existing four-bedroom dwelling and five new dwellings. This permit was extended on 7 November 2024 so that it now expires on 5 October 2026. While the current application includes elements of development approved by DA-2022-101 it is assessed as a new application for eight units and not and does not rely on the previous approval.

2. ASSESSMENT

2.1 State Policies and Act Objectives

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

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

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the General Residential zone

The relevant zone purpose statements of the General Residential zone are:

- 10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

- 10.1.1.3 To provide for the efficient utilisation of services.
- 10.1.1.4 To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.
- 10.1.1.5 To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.
- 10.1.1.6 To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

Clause 10.1.2 – Local Area Objectives and Desired Future Character Statements

The Scheme details separate Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area. The following Local Area Objectives and Desired Future Character Statements are relevant to the assessment of this application.

Local Area Objectives	Implementation Strategy
(a) Kingston will be primarily maintained as a residential area, with opportunities taken to protect natural features, improve local infrastructure and services when appropriate	(a) New development should ensure that residential amenity is optimised by maintaining the existing character of the area and providing quality infrastructure where appropriate.
Desired Future Character Statements	Implementation Strategy
(a) Kingston is to include a mix of housing types that provide for a range of choices and affordability options.	(a) While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts.
(b) The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services.	(b) Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.
(c) The Kingston area is characterised by vegetated corridors and backdrops and this visual appearance should be protected.	(c) The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.

The proposal complies with the above-mentioned statements and objectives as follows:

- The development will result in seven additional dwellings being provided within an established residential area in Kingston, and there will be no adverse impacts on natural features as a result of the development.
- The development is of a form and density that will be consistent with the maintenance of residential amenity and will be compatible with the existing character of the area within which it is located.
- The mix of one four-bedroom, four three-bedroom, two two-bedroom and a single-bedroom dwelling will add to the mix of housing types in Kingston.
- While not specifically being provided for the ageing population, the mix of dwelling sizes and the single level design of the dwellings will be suitable for residents of a wide range of ages.

- The development will not have an impact on the vegetated corridors, backdrops and visual appearance of the area where it is located.
- The location of an additional seven dwellings on the already serviced site will result in more efficient use of existing infrastructure services and networks.

2.3 Statutory Planning

The use is categorised as Residential (Multiple Dwelling) under the Scheme, which is a use that requires Permitted assessment in the General Residential Zone. Whilst the application is classified as a Permitted use, it relies on Performance Criteria to comply with the Scheme provisions and is therefore discretionary.

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

2.4 Use and Development Standards

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

General Residential Zone

Clause 10.4.1 – Residential density for multiple dwellings

Acceptable Solution
A1 - Multiple dwellings must have a site area per dwelling of not less than 325m ² .
Performance Criteria
<p>P1 - Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <p>(a) is compatible with the density of existing development on established properties in the area; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed-Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.</p>
Proposal
The residential density for the proposed development is 269.75m ² .

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

- While the broader area bounded by the Huon Highway, the Southern Outlet and Summerleas Road is characterised by a predominance of single detached dwellings, and multiple dwelling developments with a density of more than one dwelling per 325m², there is a focus of higher density residential development in closer proximity to the site.
- Higher density development near the site includes 1 Tonic Hill Court, (3 dwellings at a density of 1 dwelling per 321m², reference #1 in Figure 4 below), 3 Tonic Hill Court (4 dwellings at a density of 1 dwelling per 316m², reference #2 in Figure 4 below) and 26A Freesia Court (52 dwellings at a density of 1 dwelling per 178m²). For this reason, the density is considered compatible with the density of existing development on established properties in the area and can satisfy P1(a).

- The proposed development will not exceed the capacity of infrastructure services including the road network. The supporting information includes a TIA, which has concluded the road network can support the additional dwellings. This report has been reviewed by Council's development engineers and was accepted. TasWater have advised that the application is acceptable subject of conditions of approval.
- The presence of eight multiple dwellings on the site will not be visually apparent from the Adelong Drive frontage or other roads because of the shape of the internal lot.
- While the 544m² area of the access strip is required by the Scheme to be deducted from the 2702m² site area for the purpose of calculating density, the access strip is 10m wide and will, in addition to be used for vehicular and pedestrian access, be used to accommodate the three required visitor parking spaces.



Figure 4: surrounding sites with comparable densities. The subject site is outlined in yellow. Proximate sites highlighted in green.

General Residential Zone

Clause 10.4.3 – Site coverage and private open space for all dwellings

Acceptable Solution

A2 - A dwelling must have private open space that:

- (a) is in one location and is not less than:
 - (i) 24m²; or
 - (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (b) has a minimum horizontal dimension of not less than:
 - (i) 4m; or
 - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;
- (d) has a gradient not steeper than 1 in 10; and
- (e) is not used for vehicle access or parking.

Performance Criteria
<p>P2 - A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
Proposal
The minimum horizontal dimension of the private open space for Unit 7, which is a dwelling with a finished floor level less than 1.8m above the natural ground level, is 3.29m.

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

- The private open space for Unit 7 is directly accessible from the living area of the unit and is located where it will receive sunlight during most of the morning.
- This private open space area is capable of being used as an outdoor extension of the dwelling for the purposes of outdoor relaxation, dining, entertaining and children's play, having regard to Unit 7 being a single-bedroom dwelling.

General Residential Zone

Clause 10.4.8 – Waste storage for multiple dwellings

Acceptable Solution
<p>A1 - A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.
Performance Criteria
<p>P1 - A multiple dwelling must have storage for waste and recycling bins that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) screened from the frontage and any dwellings; and</p> <p>(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.</p>
Proposal
The waste storage area for Unit 6 is located in front of the dwelling.

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

- The waste storage area for Unit 6 will be screened from other areas of the development by a 2.1m screen fence.
- While the waste storage area is in front of Unit 6, it will not be visible from the windows of habitable rooms of that unit or any other unit within the development.

Road and Railway Assets Code**Clause E5.5.1 – Existing road accesses and junctions**

Acceptable Solution
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.
Performance Criteria
<p>P3 – Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to: any written advice received from the road authority.</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature and efficiency of the access or the junction;</p> <p>(d) the nature and category of the road;</p> <p>(e) the speed limit and traffic flow of the road;</p> <p>(f) any alternative access to a road;</p> <p>(g) the need for the use;</p> <p>(h) any traffic impact assessment; and</p> <p>(i) any written advice from the road authority.</p>
Proposal
The site has access to a road a speed limit of 60km/h or less and the vehicle movements to and from the site will increase by an estimated 49 vehicle movements per day.

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

- The Traffic Impact Assessment (TIA) submitted with the application estimates the 8 units will generate 49 vehicle trips per day. The TIA indicates Adelong Drive and Nolan Crescent operates with fewer than 150 two-way vehicles during peak flow periods.
- The traffic flow is free flowing with sufficient gaps to enable vehicles to enter and leave the access safely and efficiently.

Road and Railway Assets Code**Clause E5.6.4 - Sight distance at accesses, junctions and level crossings**

Acceptable Solution
<p>A1 – Sight distances at:</p> <p>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>
Performance Criteria
P1 – The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:

<ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.
Proposal
The Safe Intersection Sight Distance is not in accordance with Table E5.1 for an intersection.

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

- For an access driveway in an urban area the applicable standard used to assess sight distance is AS2890.1:2004 Off-street parking, specifically Figure 3.2.
- For a road speed of 50km/h the minimum sight distance required is 45m or 69m with a 5 second gap in traffic flow. The TIA report indicates the sight distance available at the access is 70m to the left and 90m to the right along Adelong Drive.

Parking and Access Code

Clause E6.7.13 – Facilities for commercial vehicles

Acceptable Solution
A1 – Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2: Commercial. Vehicle Facilities AS 2890.2:2002, unless: <ul style="list-style-type: none"> (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.
Performance Criteria
P1 – Commercial vehicle arrangements for loading, unloading or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road users.
Proposal
The proposed development will be serviced with private waste collection facilities for loading, unloading or manoeuvring which is not in accordance with Australian Standard for Off-street Parking, Part 2: Commercial. Vehicle Facilities AS 2890.2:2002.

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

- The Traffic Impact Assessment indicates the design service vehicle (8.8m for private waste collection) can safely reverse into the access crossover and lower part of the driveway for waste collection.
- A collection day bin storage location is indicated on the plans adjacent the visitor parking bays at the lower part of the internal driveway. Due to the bin collection frequency occurring twice per week on collection day, there are minimal safety issues.

2.5 Public Consultation and Representations

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 13 December 2025 to 7 January 2026). Seven representations were received during the public exhibition period. The following issues were raised by the representors:

2.5.1 *Reduced sunlight at adjoining properties*

Units 6, 7, and 8 are located along the fenceline and have a setback of 0.9m which will block afternoon sunlight to existing residences to the east of the site.

Response

Units 6, 7 and 8 are respectively setback 1.75m, 3.29m and 1.0m-1.6m from the eastern side boundary. The intrusion of Unit 8 into the 1.5m side boundary setback satisfies Acceptable Solution A3(b) of the Scheme as the length of the wall of Unit 8 is 7.73m and the requirements are the lesser of a maximum length of 9m and one-third (33.3%) of the length of the side boundary. The proposal is as a result not required to be assessed against Performance Criteria P3 which would include consideration of impact of overshadowing of adjoining properties.

2.5.2 *Loss of vegetation*

The clearing of native trees on the site will impact on possums, birdlife and insect populations and also reduce the amount of shade in summer.

Response

There are no trees of high conservation significance on the property. The vegetation on the property that will be removed to facilitate the development comprises the domestic garden of the existing dwelling on the site.

2.5.3 *Increase in noise levels*

There will be more noise generated by the eight units, including noise from vehicles using the driveway that is adjacent to existing residences.

Response

The proposed development is for a residential use. The Scheme does not require noise from vehicles using a driveway for residential purposes to be considered when assessing a planning permit application for a residential use.

2.5.4 *Increase in traffic levels*

There will be an increase in traffic on Adelong Drive as a result of the eight units. Concern that the traffic report submitted with the application is based on outdated information.

Response

The Traffic Impact Assessment (TIA) that was submitted with the planning permit application estimates the 8 units will generate 49 vehicle trips per day. The TIA also indicates Adelong Drive operates with fewer than 150 two-way vehicles during peak flow periods. The traffic flow in Adelong Drive is free flowing with sufficient gaps to enable vehicles to enter and leave the access safely and efficiently. The TIA was updated in November 2025 to address the eight-unit proposal.

2.5.5 Traffic issues in Adelong Drive due to on-street parking

There are only 16 allocated parking spaces and three visitor spaces so vehicles will have to park on Adelong Drive, which is narrow, winding and a bus route. On-street parking will impact on visibility of vehicles exiting the property and travelling on Adelong Drive. The driveway for the property is on a blind corner, and vehicles are commonly parked on the street.

Response

The provision of 18 on-site parking spaces satisfies the requirements of Acceptable Solution A1 of Clause E6.6.1 of the Scheme which regulates the number of parking spaces for the proposed development. A multiple dwelling development comprising seven units with two or more bedrooms and one unit with one bedroom requires 15 allocated spaces and 3 visitor spaces. The access to the development satisfies Performance Criteria P1 of Clause E5.6.4 - Sight distance at accesses, junctions and level crossings.

2.5.6 Use of parking spaces for storage

The proposed parking will be inadequate, particularly if garages are used for storage and not for parking of vehicles.

Response

The provision of 15 allocated parking spaces satisfies the requirements of the Scheme. If garages are used in the future for other than vehicle parking this will be a compliance matter to be addressed at that time.

2.5.7 Loss of privacy for adjoining properties

The proximity of Units 6, 7, and 8 to the fenceline will reduce the level of privacy at the existing residences to the east of the site.

Response

Of Units 6, 7 and 8, only Unit 8 with a setback of 1.0-1.6m intrudes into the 1.5m side boundary setback. As the length of the intrusion is 7.73m it satisfies Acceptable Solution A3(b) of the Scheme which requires that the length cannot exceed the lesser of 9m or more than one third of the length of the boundary. It is noted that the proposal includes a 1.8m high boundary fence adjacent to Unit 8 and landscaping along the eastern side boundary adjacent to Units 7 and 8.

2.5.8 Loss of enjoyment of adjoining properties

Enjoyment of adjoining properties will be impacted if eight units are developed on the site.

Response

The single level nature of the proposed development and its compliance with the Scheme provisions that regulate development in proximity to site boundaries, means that the proposed development would not be expected to impact on the enjoyment of adjoining properties.

2.5.9 Reduced value of property

The value of existing residences will be reduced as a result of the noise, loss of privacy and reduction in sunlight.

Response

The potential impact on the value of properties is not a matter that can be considered as part of the assessment of a planning application.

2.5.10 Opportunity to review and respond to proposal limited

The public exhibition of the application over the Christmas New Year period made it stressful to respond to the proposal.

Response

The advertising of the application over the Christmas New Year period resulted from the requirement to comply with statutory assessment times set by State legislation. The period for review of the application and lodging representations extended from 13 December 2025 to 7 January 2026.

2.5.11 No expectation property would be developed for eight units

At the time of the purchase of adjoining and nearby properties residents had no expectation that the site would be developed for eight multiple dwellings.

Response

The ability to develop the site for multiple dwellings arises from the Kingborough Interim Planning Scheme which came into effect in 2015.

2.5.12 The development of eight units is excessive

The development of eight multiple dwellings on the site is excessive and could only be considered high density. Most multiple dwelling developments in the area have three to four units. Eight units would be in conflict with the current low density residential zoning of the area and be out of keeping with the character of the area.

Response

The development of eight units on the site is considered to satisfy Performance Criteria P1 of Clause 10.4.1 which addresses the density of multiple dwelling developments. The site has an area larger than that of most other properties in the immediate area and adjoins a higher density multiple dwelling development with 52 units. The location of the development on an internal lot where most units will not be visible from the street will ensure that the character of the area is maintained.

2.5.13 Covenants on the site restrict development

Covenants on the title restrict development to one private dwelling and associated outbuildings. Properties in the area are subject of pipeline easements. Concern that a land containing a pipeline was transferred to the site without due process.

Response

There are no covenants on the title that restrict development on the site to a single dwelling. An easement on the property was removed in 2022 as a result of a process that followed all relevant statutory requirements.

2.5.14 Waste collection arrangements

Waste bins are proposed to be collected from the western side of the driveway at the entrance to the property, which is in close proximity to the existing residence on the adjoining property. This will impact on amenity and results in an unsafe situation as waste

collection vehicles will need to reverse into the property and will also impact on the amenity of the adjacent residence.

Response

Council's Development Engineer has assessed the proposed waste collection arrangements and has determined these to satisfy Performance Criteria P1 of Clause E6.7.13 of the Scheme which regulates the manoeuvring of commercial vehicles including waste management vehicles. There is an existing boundary fence between the waste collection area and the existing residence.

2.5.15 Insufficient amenity provided for the units' residents

The area of open space provided for each unit is inadequate and will not allow for laundry drying or recreational space.

Response

All eight multiple dwellings have the required amount of private open space required by the Scheme, with the only departure being a minor departure from the minimum dimension of 4m for Unit 7, where the dimension will be 3.288m. All these areas have sufficient room for clothes lines and outdoor relaxation.

2.5.16 Poor state of boundary fencing

The boundary fencing of the site is in poor repair and requires replacement.

Response

There are no provisions in the Scheme that require the provision of boundary fencing. It is noted that it is proposed to provide 1.8m boundary fencing adjacent to Unit 8 which is located between 1.0m and 1.6m of the eastern side boundary.

2.6 Other Matters

2.6.1 Waste collection

It is acknowledged that the proposal will provide for waste bins stored within the private outdoor area of each dwelling. However, given the nature of the proposal and its layout Council will not provide dwelling based waste collection services and private waste collection will be required to service the proposed development. The requirement for the provision for a private waste service agreement has been included as a recommended condition of any approval.

2.6.2 Weed management

In accordance with Clause 8.11.3 a condition should be included requiring the implementation of best practice hygiene measures.

2.7 External Referrals

2.7.1 TasNetworks

TasNetworks were referred the application by Council on 6 November 2025. In their response on 13 November 2025, TasNetworks confirmed the proposed development is not likely to adversely affect Tas Networks operations.

2.7.2 TasWater

Council referred the application to TasWater on 6 November 2025 and TasWater on 14 November 2025 provided Council with its TasWater Submission to Planning Authority

Notice which outlines conditions to be applied to any planning permit given by Council, pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1).

3. CONCLUSION

The proposal involves development which is categorised as permitted under the planning scheme which relies on the performance criteria to comply with applicable standards.

The proposal is assessed as satisfying the performance criteria and complies with those standards.

The proposal is assessed as complying with all other relevant use and development standards in the General Residential Zone, as well as the applicable standards of the Road and Railway Assets code, Parking and Access code, and Stormwater Management code.

The application was publicly advertised for the statutory period, and seven representations were received during this period. The matters raised in the representations have been addressed in this report. It is concluded that the proposal is consistent with the planning scheme's zone purpose statements, and relevant code purpose statements and is satisfactory.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for eight (8) multiple dwellings (one existing) at 16 Adelong Drive, Kingston for Jodal Property Pty Ltd 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-2025-380 and Council Plan Reference No. P2 submitted on 1 December 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. Before the approved development commences, landscaping plans must be submitted for approval by Council's Manager Development Services.

The landscape plan must be prepared by a suitably qualified person and be at a suitable scale, and indicate the following:

- a) outline of the proposed buildings;
- b) proposed planting by quantity, genus, species, common name, expected mature height and plant size;
- c) existing trees to be retained and proposed measures to be carried out for their preparation and protection during construction;
- d) earth shaping proposals, including retaining wall(s);
- e) fencing, paths and paving (indicating materials and surface finish); and
- f) the proposed maintenance program.

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

Once endorsed the Landscaping Plan will form part of the permit.

3. Prior to commencement of on-site works associated with the private infrastructure to service the approved dwellings, 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. 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 Plans must include, but are not limited to:

- (a) Detailed internal vehicular and pedestrian access, carparking and manoeuvring areas including:
 - (i) Longitudinal and cross sections of the driveway/access road.
 - (ii) Contours, finish levels and gradients of the driveway/access road.
 - (iii) Provision of vehicle access (crossovers) with notation to be constructed in standard grey concrete.
 - (iv) Pavement construction.
 - (v) Wheel stops for open parking bays (as appropriate) and
 - (vi) Marking of residential and visitor parking bays.
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
 - (i) Stormwater layout details to service all dwellings.
 - (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) Soil and water management plan
- (c) A stormwater reticulation main upgrade and extension to service the proposed development connecting to the existing infrastructure in accordance with Council standards and as follows:
 - (i) Longitudinal section of the stormwater main extension.
 - (ii) Minimum 225mm class SN8 main from the existing stormwater roadside entry pit located at the front of 24 Adelong Drive, to the existing maintenance hole (18 Adelong Drive) and extension to the subject lot.
 - (iii) Provision of 'as-constructed' plans in Autocad format in accordance with Council Survey Requirements for Capital Works Projects Procedure 1.1.5.

Once endorsed the plans will form part of the permit.

4. A Council fee of 2% of the estimated value of the civil engineering construction works (future Council/public infrastructure only) 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 for approval. The actual amounts payable shall be based on the rates adopted by Council and prevailing at the time of payment.
5. Prior to the commencement of on-site works, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

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

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

6. 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) the vehicular access/driveway, car parking areas and vehicle manoeuvring areas must be of a sealed construction (concrete) with associated drainage provision and comply with Australian Standard AS2890.1:2004 (Off-street car parking).
 - (b) 'No Parking'/'Keep Clear' signage must be installed for the passing and turning bays
 - (c) visitor carparking sign must be installed for three (3) on-site visitor carparking spaces
 - (d) signage noting residential carparking for each unit must be installed for their respective on-site carparking spaces
 - (e) wheel stops (as appropriate) and line markings for open carparking spaces must be provided and installed in accordance with Australian Standard AS2890.1:2004 (Off-street car parking)
 - (f) parking and vehicle circulation roadways and pedestrian paths must be provided with bollard lighting or similar
 - (g) on-site stormwater detention and treatment systems must be installed
 - (h) Stormwater discharge from all new impervious surfaces must be disposed of by gravity to Council's stormwater infrastructure; and
 - (i) The stormwater main located on the Council road reserve must be upgraded and extended to service the development as per the engineering approved drawings. The Council road reserve including footpath and nature strip must be reinstated to Council satisfaction. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation.
7. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated

and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.

8. 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.

9. The construction works must be undertaken in accordance with the approved drawings. All works relating to Council's assets must be to the Council's standards and to the satisfaction and approval of the Director Engineering Services. These works must be inspected by Council prior to backfill. The supervising Engineer must request a joint onsite inspection with the Council's authorised representative.

On completion of works relating to Council's assets, a written certification from the developer's supervising professional engineer must be submitted to and approved by the Director Engineering Services that states:

- (a) works have been completed in accordance with the Council approved engineering design drawings, specifications and Council standards; and
- (b) the appropriate levels of quality and workmanship have been achieved

At the end of the project, acceptable "As Constructed" drawings certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions and developments must be submitted to Council along with CCTV evidence of the Council's stormwater infrastructure to confirm any damage to the stormwater pipe. If damage has occurred, the applicant/developer will be responsible to carry out repair or replacement works as per Council's standards and requirements and bear its cost.

10. The applicant/developer must lodge a maintenance bond or bank guarantee of 10% of the total cost of the civil engineering construction works (future Council/public infrastructure only) including GST to cover the satisfactory rectification of all defects and defective works during the statutory 52 weeks maintenance period prior to the issue of Certificate of Practical Completion for the civil works (future Council/public infrastructure only).
11. The satisfactory completion of all public infrastructure works will be considered achieved when:
 - (a) a Certificate of Practical Completion has been issued
 - (b) all defects and any defective works have been satisfactorily rectified at the completion of the 52 weeks maintenance period
 - (c) Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period
 - (d) at the end of the statutory 52 weeks maintenance period, the supervising Engineer must request a joint on-site inspection with the Council's authorised representative to confirm that all outstanding defects and defective works have been satisfactorily completed
 - (e) upon satisfactory completion of all outstanding defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and the public assets will be taken over by Council; and

- (f) after takeover of the works, it will be the responsibility of the supervising engineer or applicant/developer to request Council to release all Bond and Bank Guarantee monies.
12. At least three (3) visitor parking spaces must be provided for the proposed development. The visitor parking spaces must be appropriately signposted and kept available for visitor parking at all times. Any future application for strata title in respect of the property must ensure that the visitor parking space is included within the common property on the strata plan and be accessible through the common property from all units.
13. Landscaping must be provided prior to occupation of the new dwellings to the satisfaction of the Council's Manager Development Services.
- The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose.
14. Prior to the occupation of Units 1 through to 6, the permanently fixed screen fencing adjacent to any habitable windows / waste bin storage areas, as shown on the approved plans, must be installed to the satisfaction of the Manager Development Services. The screens must be maintained for the life of the development.
15. The applicant must make provision for a private waste service agreement to enable the development to be serviced with waste and recycling collection. This agreement is to ensure these services are provided on site adjacent to the proposed garbage bay facility as indicated on the submitted plans. Council waste services will not be provided to service the development.
16. 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. 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 Developer should not allocate any property address numbers for the proposed units.

New property addresses have been allocated as follows:

Lot/Unit No.	Allocated Property Address
1	Unit 1 / 16 Adelong Drive, Kingston
2	Unit 2 / 16 Adelong Drive, Kingston
3	Unit 3 / 16 Adelong Drive, Kingston
4	Unit 4 / 16 Adelong Drive, Kingston
5	Unit 5 / 16 Adelong Drive, Kingston (existing dwelling)
6	Unit 8 / 16 Adelong Drive, Kingston
7	Unit 7 / 16 Adelong Drive, Kingston
8	Unit 8 / 16 Adelong Drive, Kingston

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

ATTACHMENTS

- 1. Application Plans**
- 2. Assessment Checklist**
- 3. Traffic Impact Assessment**
- 4. TasWater Submission to Planning Authority Notice**

GENERAL NOTES

1. All work to comply with relevant SAA codes and the Building Code of Australia (BCA)
2. Codes: Concrete AS2870, Masonry AS3700, Plumbing AS3500 Timber Frame AS1684.2, Windows AS2047, Glazing AS1288, Roofing AS1562 Steelwork AS1250, AS4100, Electrical AS3000.
3. Wet Areas as defined by Part 3.8.1 of BCA shall comply with that part and AS3740 with approved flashing's and sealants to all junctions and around fittings.
4. Wall lintels:- F17 sizes shown. Other Grades to AS1684.2 may be used.
SIZES FOR SPANS- SEE NOTES ON WALL BRACING PLAN.

5. Wall Bracing:- To AS1684.2 See Table 8.18 (d) & (h) SEE NOTES ON WALL BRACING PLANS

6. Energy Efficiency Notes
REQUIRED INSULATION (MIN TOTAL R-VALUE INCLUDING FLOOR, WALL, ROOF AND CEILING CONSTRUCTION)
R VALUES FOR CEILINGS/ROOFS, WALLS AND FLOORS SHALL BE AS INDICATED ON THE ENERGY STAR RATING REPORT AND NOTED ON THE FLOOR PLANS

HOT WATER PIPES to AS3500 with 25mm CLOSED CELL POLYMER, R1.3 INSULATION TO EXTERNAL LOCATIONS & 13mm CLOSED CELL POLYMER R0.6 INSULATION TO INTERNAL LOCATIONS.

All external openings shall be sealed to minimize air leakage. Seals to be either foam or rubber compressible strips, fibrous seals or the like and comply with Part 3.12.3.3 of BCA

Any Mechanical ventilators shall be installed with an approved sealing device complying with Part 3.12 3.4 of BCA

7. Masonry
All Clay or Masonry Brick or Concrete Block masonry, including flashings and weep holes below windows and doors & DPC, sealing around windows and doors, construction of articulation joints and subfloor ventilation shall comply with AS3700

BATH ROOM NOTE:
THE DOOR THRESHOLD SHALL BE FITTED WITH AN APPROVED BRASS OR ALUMINIUM ANGLE WATER STOP
SHOWER ON PRE-MANUFACTURED BASE AND SCREENS WITH INTEGRAL WATER STOP
NO TIMBER SKIRTING SHALL BE INSTALLED IN BATHROOMS

WATERPROOFING WET AREAS

Standard
General: To AS 3740.
Membrane: To AS/NZS 4858.
Extent: To BCA 3.8 1.2.
Membrane
Provide a proprietary (non acrylic) liquid applied or sheet membrane system for use in wet areas, shower recess bases and associated floors and wall to floor junctions which are to be tiled.
Proprietary Item: Bostik Dampfix 2.
Bond breakers materials
Requirement: Compatible with the flexibility class of the membrane to be used.
Material: Purpose made bond breakers tapes and closed cell foam backing rods or fillets of sealant.
Bond breakers installation
Requirement: After the priming of surfaces, provide bond breakers at all wall/floor, hob/wall junctions and at control joints where the membrane is bonded to the substrate.
Sealant fillet bond breakers:
- Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
- Widths: 8 mm minimum to vertical corners. 10 – 12 mm to horizontal corners.
Backing rod bond breakers: Retain in position with continuous length of tape pressed firmly in place against the surfaces on each side of the rod.
Sealants
Requirement: Waterproof, flexible, mould-resistant and compatible with host materials.
Preparation
General: Ensure substrates are as follows:
• Clean and free of any deposit or finish which may impair adhesion or location of tiles.
• If walls are plastered, remove loose sand.
• Compatible with all components of the floor system.
• If framed or discontinuous, support members are in full lengths, without splicing.
• If solid or continuous:
• Excessive projections are removed.
• Voids and hollows > 10 mm are filled with a cement/sand mix not stronger than the substrate nor weaker than the bedding.
• Depressions < 10 mm are filled with a latex modified cementitious product with feathering eliminated by scabbling the edges.
• Fill cracks in substrates wider than 1.5 mm with a filler compatible with the membrane system.
External corners: Round or arris edges.
Absorbent substrates: If suction is excessive, control it by dampening but avoid over-wetting and do not apply mortar bedding to substrates showing surface moisture.
Dense concrete: If not sufficiently rough to provide a mechanical key, roughen by scabbling or the like to remove 3 mm of the surface and expose the aggregate; then apply a bonding treatment.
Installation
Floor wastes: Turn membrane down into the floor waste drainage flanges, and adhere to form a waterproof connection.
Hobs: Extend membrane over the hob and into the room at least 50 mm. For unenclosed showers extend membrane at least 1500 mm into the room measured from a point directly below the shower rose outlet on the wall.
External tiling: Provide a waterproof membrane under external floor tiling, to balconies and over habitable rooms, which forms a drained tank suitable for continuous immersion. Do not run under bounding walls.
Curing: Allow membrane to cure fully before tiling.

SHEET KEY

- 1of 30 Cover Sheet
2of 30 Site - Existing Setout
3of 30 Site- 1:500 Proposed
4of 30 Site - Proposed Setout
5of 30 Existing Dwelling Floor Plan
6of 30 Existing dwelling Elevations 1
7of 30 Existing Dwelling Elevations 2
8of 30 Floor Plan- Unit 1
9of 30 Elevations- Unit 1
10of 30 Floor Plan- Unit 2
11of 30 Elevations- Unit 2
12of 30 Floor Plan- Unit 3
13of 30 Elevations- Unit 3
14of 30 Floor Plan- Unit 4
15of 30 Elevations- Unit 4
16of 30 Floor Plan- Unit 6
17of 30 Elevations- Unit 6
18of 30 Floor Plan- Unit 7
19of 30 Elevations- Unit 7
20of 30 Elevations- Unit 7b
21of 30 Floor Plan- Unit 8
22of 30 Elevations- Unit 8
23of 30 Site- Landscaping 1
24of 30 Site- Landscaping 2
25of 30 Site- Storm Water Drainage
26of 30 Shadows 9am
27of 30 Shadows 12 noon
28of 30 Shadows 3pm
29of 30 SWMP
30of 30 Taswater Plan

Kingborough Council

Development Application: DA-2025-380

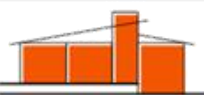
Plan Reference No: P2

Date Received: 01/12/2025

Date placed on Public Exhibition: 13/12/2025

- REVISION 27NOV25-
- 1. Units 4 and 8 design changed.
 - 2. Car parking layout changed.
 - 3. Landscaping, Storm water, and Shadow plans changed to match unit design changes

Project Details
Floor Areas:m² Dwellings see floor plans
Design Wind Speed: N2
Soil Classification: S
Climate Zone: 7
Title Reference: 132129/4



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custom building design
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Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4

Client: Jodal Property P/L

JOB: 25024

Sheet : 1 of 30

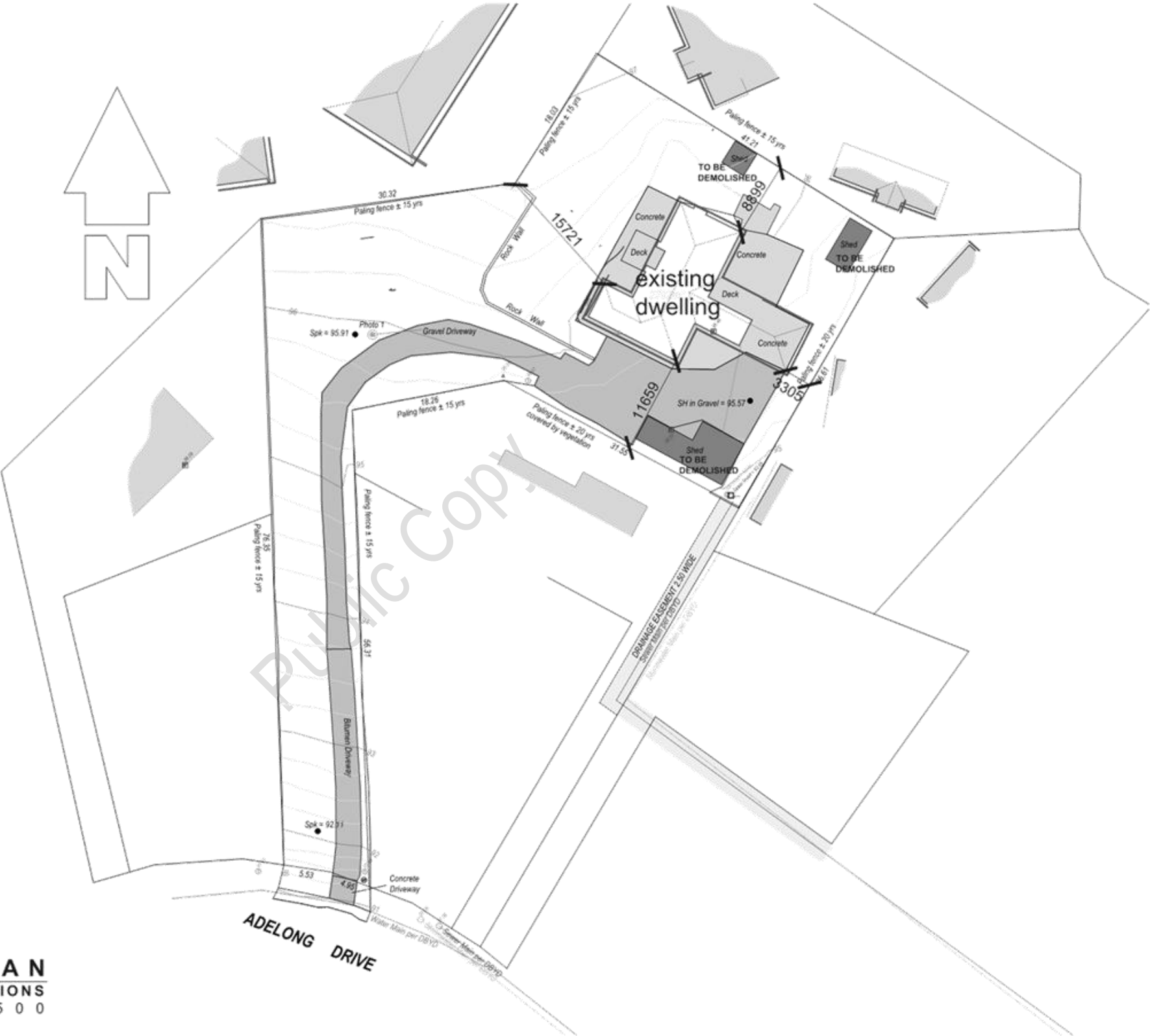
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A t : 1 6 A d e l o n g D r i v e K i n g s t o n

C O V E R S H E E T

Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
Date Received: 01/12/2025
Date placed on Public Exhibition: 13/12/2025



SITE PLAN
EXISTING CONDITIONS
SCALE 1 : 5 0 0

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	Client: Jodal Property P/L	Sheet :2 of 30	Drawn :RV	Date: October 2025 ©
	At : 16 Adelong Drive Kingston		Issue Date 27Nov25	

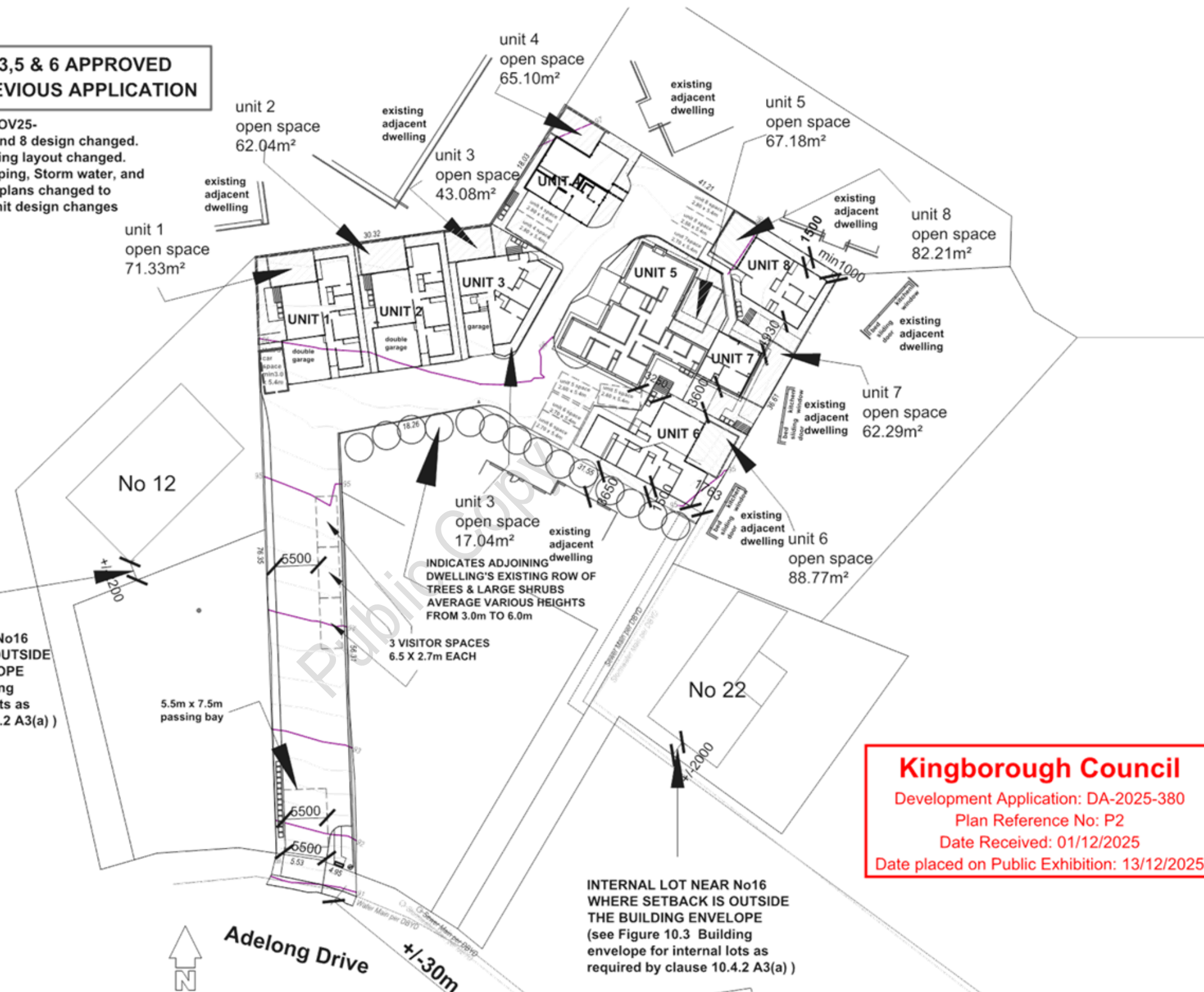
SITE NOTESLAND SIZE= 2702m²Unit 1 area= 128.02m²Unit 2 area= 128.02m²Unit 3 area= 107.80m²Unit 4 area= 83.39m²Unit 5 area= 165m²Unit 6 area= 112.58m²Unit 7 area= 38.69m²Unit 8 area= 73.92m²Total Units= 837.42m²

Dwelling Density = 837.42/ 2702

= 30.99%

Area per unit (EXCLUDING DRIVE
ACCESS 544m²) = $\frac{2158}{8} = 269.75\text{m}^2$ **PRIVATE OPEN SPACE PER UNIT**Unit 1= 71.33m²Unit 2= 62.04m²Unit 3= 60.12m²Unit 4= 65.10m²Unit 5= 67.18m²Unit 6= 88.77m²Unit 7= 62.29m²Unit 8= 82.21m²INTERNAL LOT NEAR No16
WHERE SETBACK IS OUTSIDE
THE BUILDING ENVELOPE
(see Figure 10.3 Building
envelope for internal lots as
required by clause 10.4.2 A3(a))**SITE PLAN**
PROPOSED LAYOUT
SCALE 1 : 500SETOUT OF BUILDINGS
AND LANDSCAPING-
SEE OTHER SITE PLANS**NB- UNIT 1- 3,5 & 6 APPROVED
AS PER PREVIOUS APPLICATION****REVISION 27NOV25-**

1. Units 4 and 8 design changed.
2. Car parking layout changed.
3. Landscaping, Storm water, and Shadow plans changed to match unit design changes

**Kingborough Council**


Development Application: DA-2025-380

Plan Reference No: P2

Date Received: 01/12/2025

Date placed on Public Exhibition: 13/12/2025

INTERNAL LOT NEAR No16
WHERE SETBACK IS OUTSIDE
THE BUILDING ENVELOPE
(see Figure 10.3 Building
envelope for internal lots as
required by clause 10.4.2 A3(a))**NB- CLOSEST BUS TOP
LOCATION TO THIS PROPERTY**

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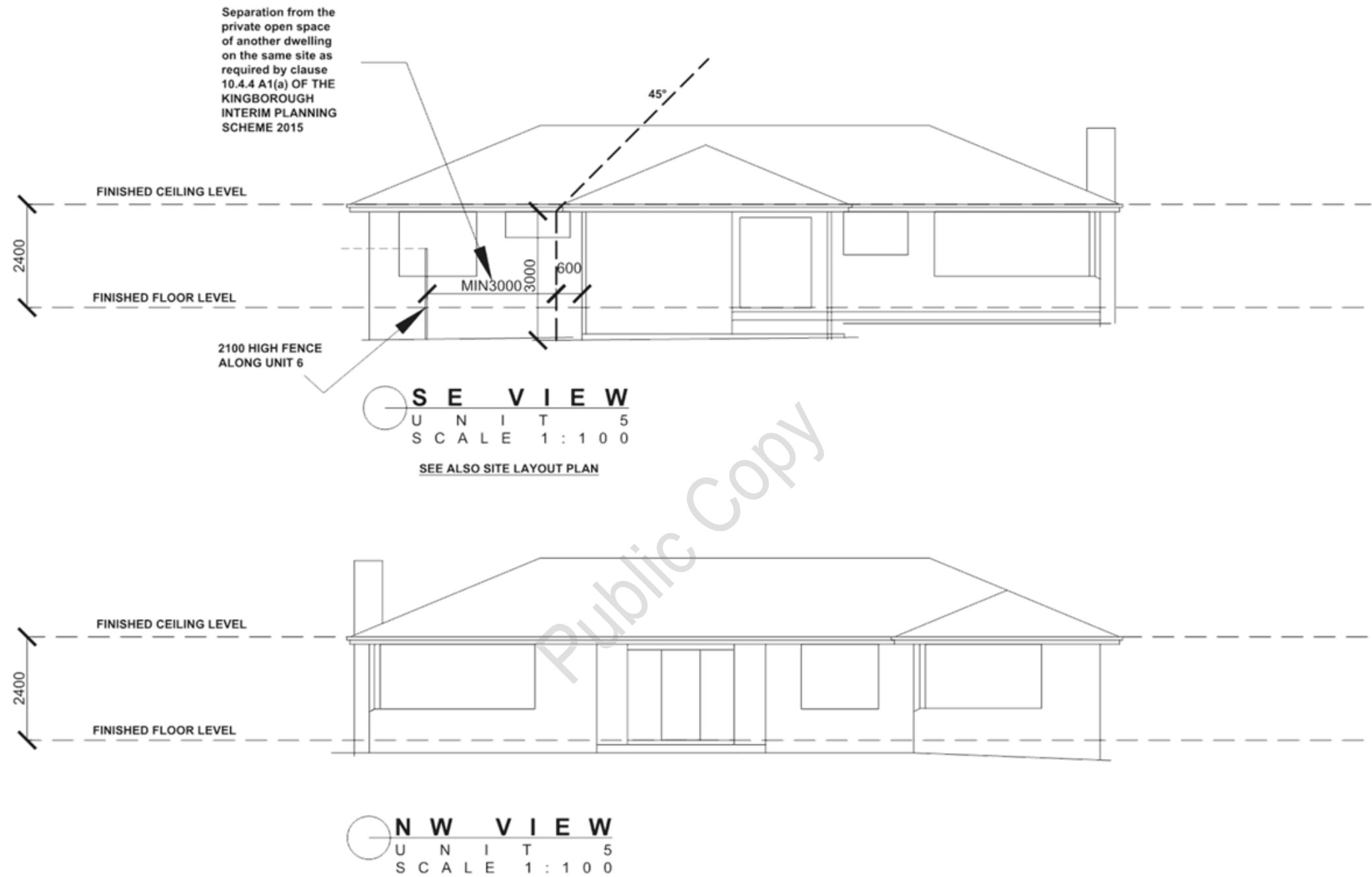


Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
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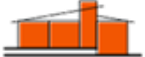


FLOOR PLAN
Area 165m² Existing Dwelling
SCALE 1 : 1 0 0

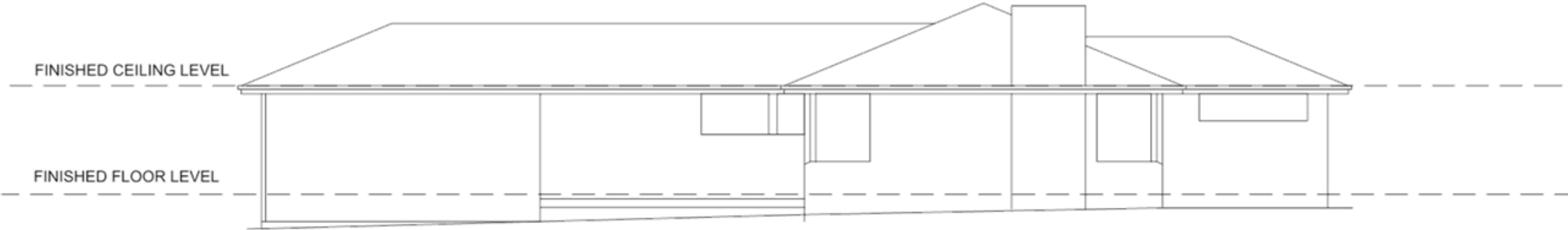
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		Client: Jodal Property P/L	Sheet :5 of 30	Drawn :RV Date: October 2025 @ Issue Date 27Nov25
		At : 1 6 A d e l o n g D r i v e K i n g s t o n		



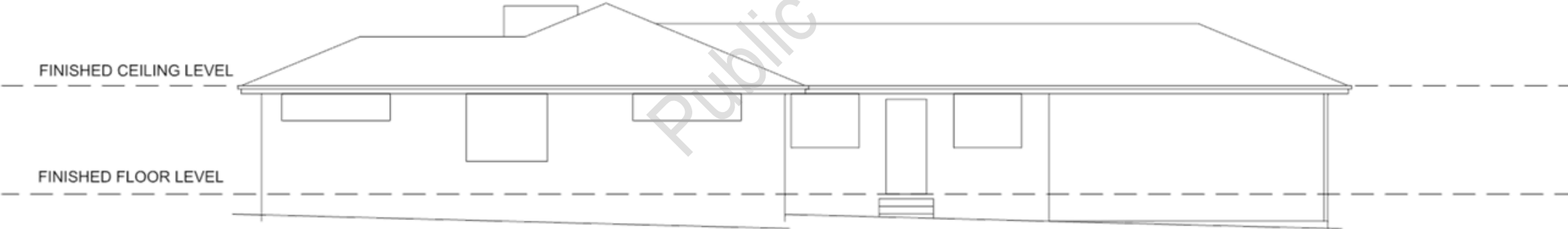
Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
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Version: 1. Version Date: 12/12/2025




NE VIEW
UNIT 5 existing dwelling
SCALE 1 : 1 0 0



SW VIEW
UNIT 5 existing dwelling
SCALE 1 : 1 0 0

Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
Date Received: 01/12/2025
Date placed on Public Exhibition: 13/12/2025



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Proposed: Additional Dwellings (Unit 7 & 8) +Amended Unit 4

Client: Jodal Property P/L

At : 16 Adelong Drive Kingston

JOB: 25024

Sheet :7 of 30

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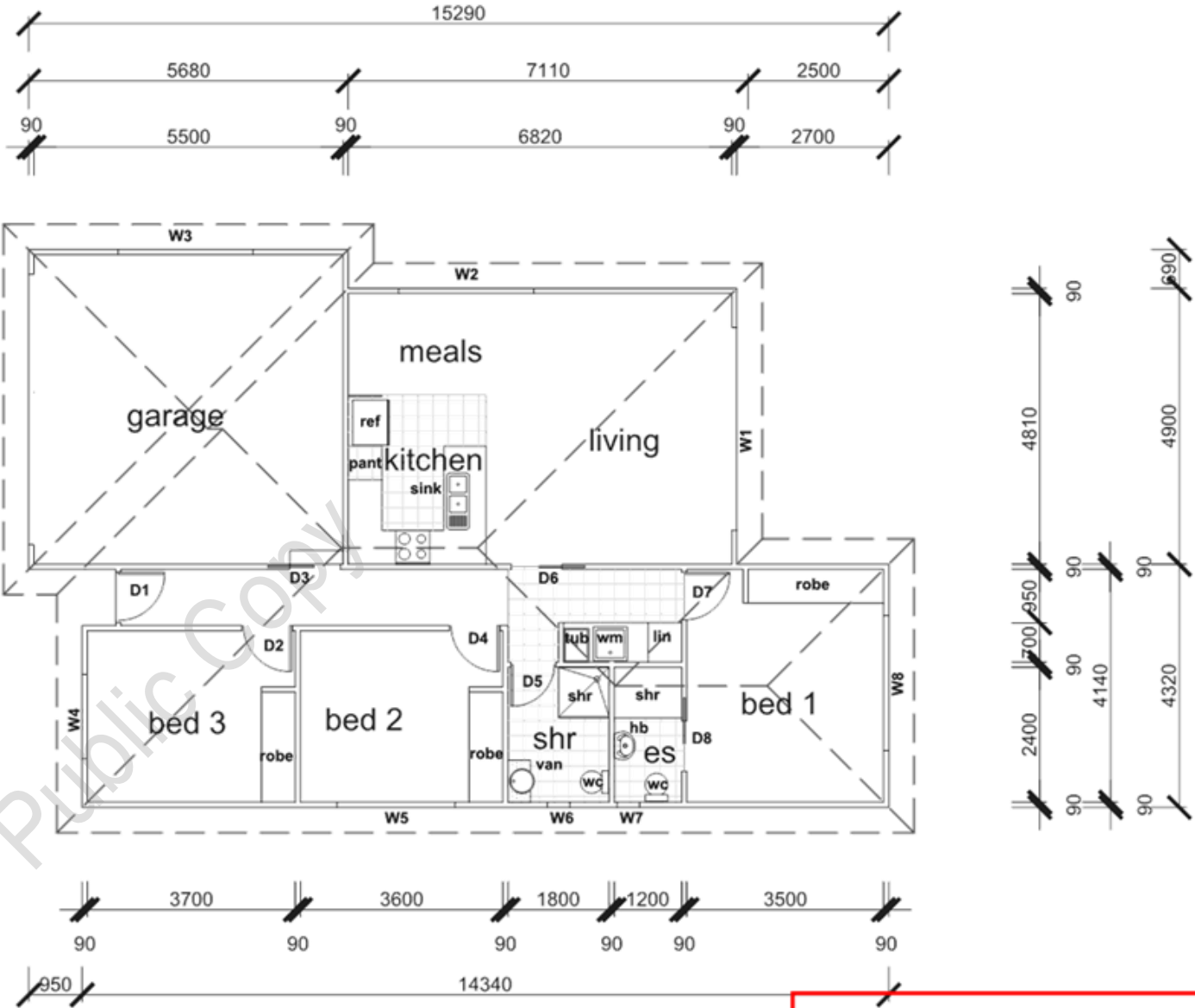
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DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	820	AL external
D2	820	timber internal
D3	820csd	timber internal
D4	820	timber internal
D5	820	timber internal
D6	820csd	timber external
D7	820	timber internal
D8	820csd	timber internal

WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	living	2136	AL S/Door	DG
W2	meals	0524	AL awning	DG
W3	garage	0524	AL awning	DG
W4	bed 3	1515	AL awning	DG
W5	bed 2	1524	AL awning	DG
W6	shr	1204	AL awning	DG
W7	es	1204	AL awning	DG
W8	bed 1	1524	AL awning	DG

ALL WINDOWS TO BE ALUMINIUM FRAMED
4CLR/ 12/ 4CLR DOUBLE GLAZED (DG) or 4CLR SINGLE
GLAZED (SG) SLIDING DOOR TO HAVE 5CLR/ 12/ 5CLR
COMPLYING WITH AS1288 REQUIREMENTS

BATH ROOM NOTE:
THE DOOR THRESHOLD SHALL BE
FITTED WITH AN APPROVED
BRASS OR ALUMINIUM ANGLE
WATER STOP
SHOWER ON PRE-MANUFACTURED
BASE AND SCREENS WITH
INTEGRAL WATER STOP
NO TIMBER SKIRTING SHALL BE
INSTALLED IN BATHROOMS




Unit 1 FLOOR PLAN
Areas- 128.02m² Dwelling
including garage
SCALE 1 : 1 0 0

Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
Date Received: 01/12/2025
Date placed on Public Exhibition: 13/12/2025

- REVISION 27NOV25-
- 1. Units 4 and 8 design changed.
 - 2. Car parking layout changed.
 - 3. Landscaping, Storm water, and Shadow plans changed to match unit design changes

**NB- UNIT 1- 3,5 & 6 APPROVED
AS PER PREVIOUS APPLICATION**



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Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4

Client: Jodal Property P/L

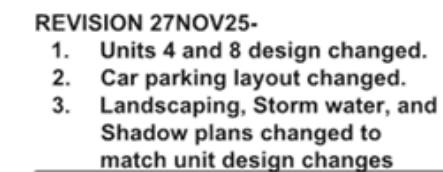
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JOB: 25024

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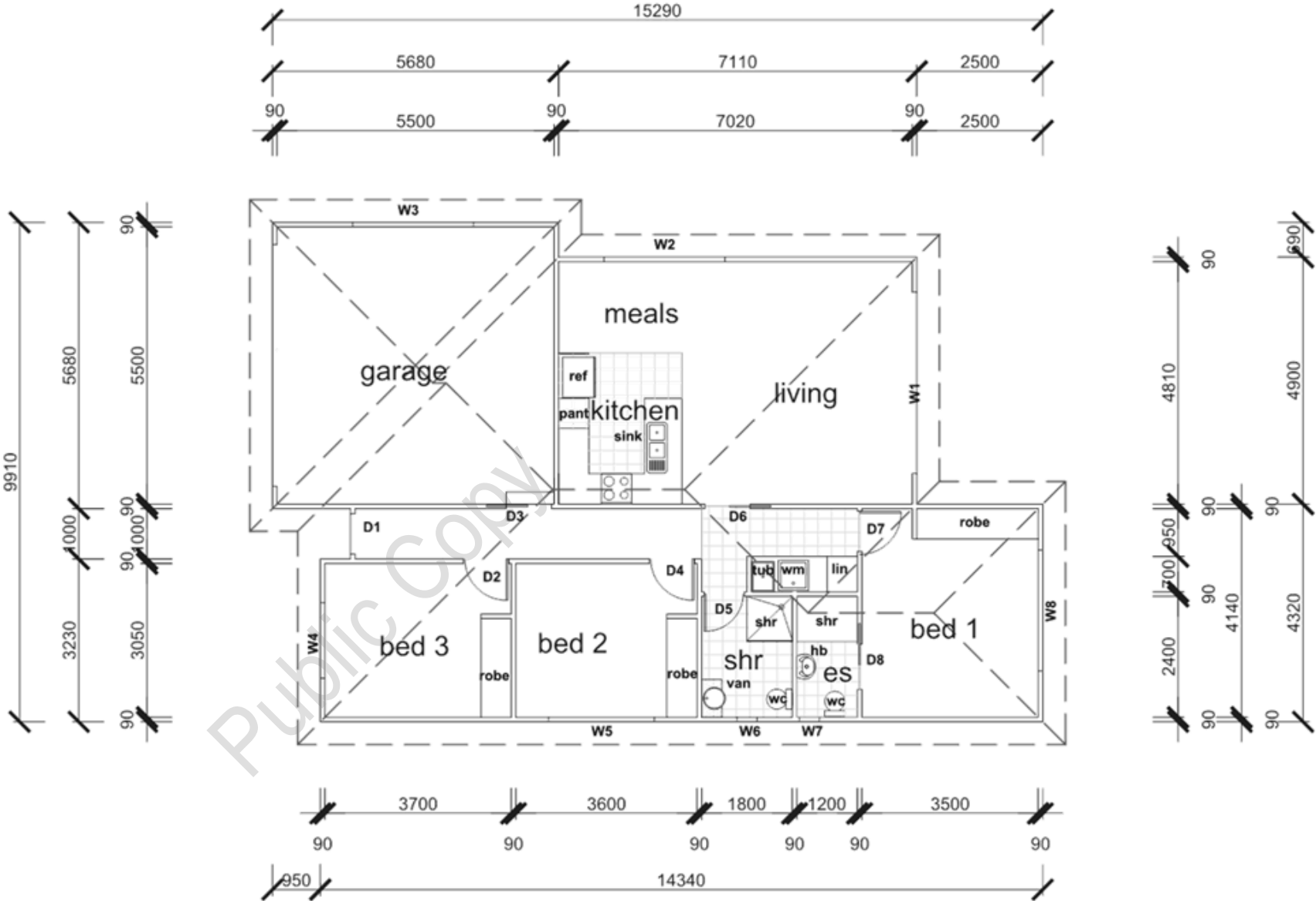
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DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	820	AL external
D2	820	timber internal
D3	820csd	timber internal
D4	820	timber internal
D5	820	timber internal
D6	820csd	timber external
D7	820	timber internal
D8	820csd	timber internal

WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	living	2136	AL S/Door	DG
W2	meals	0524	AL awning	DG
W3	garage	0524	AL awning	DG
W4	bed 3	1515	AL awning	DG
W5	bed 2	1524	AL awning	DG
W6	shr	1204	AL awning	DG
W7	es	1204	AL awning	DG
W8	bed 1	1524	AL awning	DG

ALL WINDOWS TO BE ALUMINIUM FRAMED
4CLR/ 12/ 4CLR DOUBLE GLAZED (DG) or 4CLR SINGLE
GLAZED (SG) SLIDING DOOR TO HAVE 5CLR/ 12/ 5CLR
COMPLYING WITH AS1288 REQUIREMENTS

BATH ROOM NOTE:
THE DOOR THRESHOLD SHALL BE
FITTED WITH AN APPROVED
BRASS OR ALUMINIUM ANGLE
WATER STOP
SHOWER ON PRE-MANUFACTURED
BASE AND SCREENS WITH
INTEGRAL WATER STOP
NO TIMBER SKIRTING SHALL BE
INSTALLED IN BATHROOMS



Unit 2 FLOOR PLAN
Areas- 128.02m² Dwelling
including garage
SCALE 1 : 1 0 0

Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
Date Received: 01/12/2025
Date placed on Public Exhibition: 13/12/2025

- REVISION 27NOV25-
- Units 4 and 8 design changed.
 - Car parking layout changed.
 - Landscaping, Storm water, and Shadow plans changed to match unit design changes

**NB- UNIT 1- 3,5 & 6 APPROVED
AS PER PREVIOUS APPLICATION**

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Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4

Client: Jodal Property P/L

At: 16 Adelong Drive Kingston

JOB: 25024

Sheet :10 of 30

Revisions:

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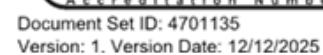
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16.0mm THICK HARDIES LINEA WEATHERBOARDS OVER NOM
20mm THICK OVER BATTEN OVER **VAPOR PERMIABLE**
SARKING INSTALLED TO THE MANUFACTURER'S DETAILS
AND PART 3.5.3 OF BCA AND PART 7.4.1 & 7.4.2 OF AS3959
FIXED TO STUD WALL.



1. Units 4 and 8 design changed.
2. Car parking layout changed.
3. Landscaping, Storm water, and Shadow plans changed to match unit design changes

NB- UNIT 1- 3,5 & 6 APPROVED
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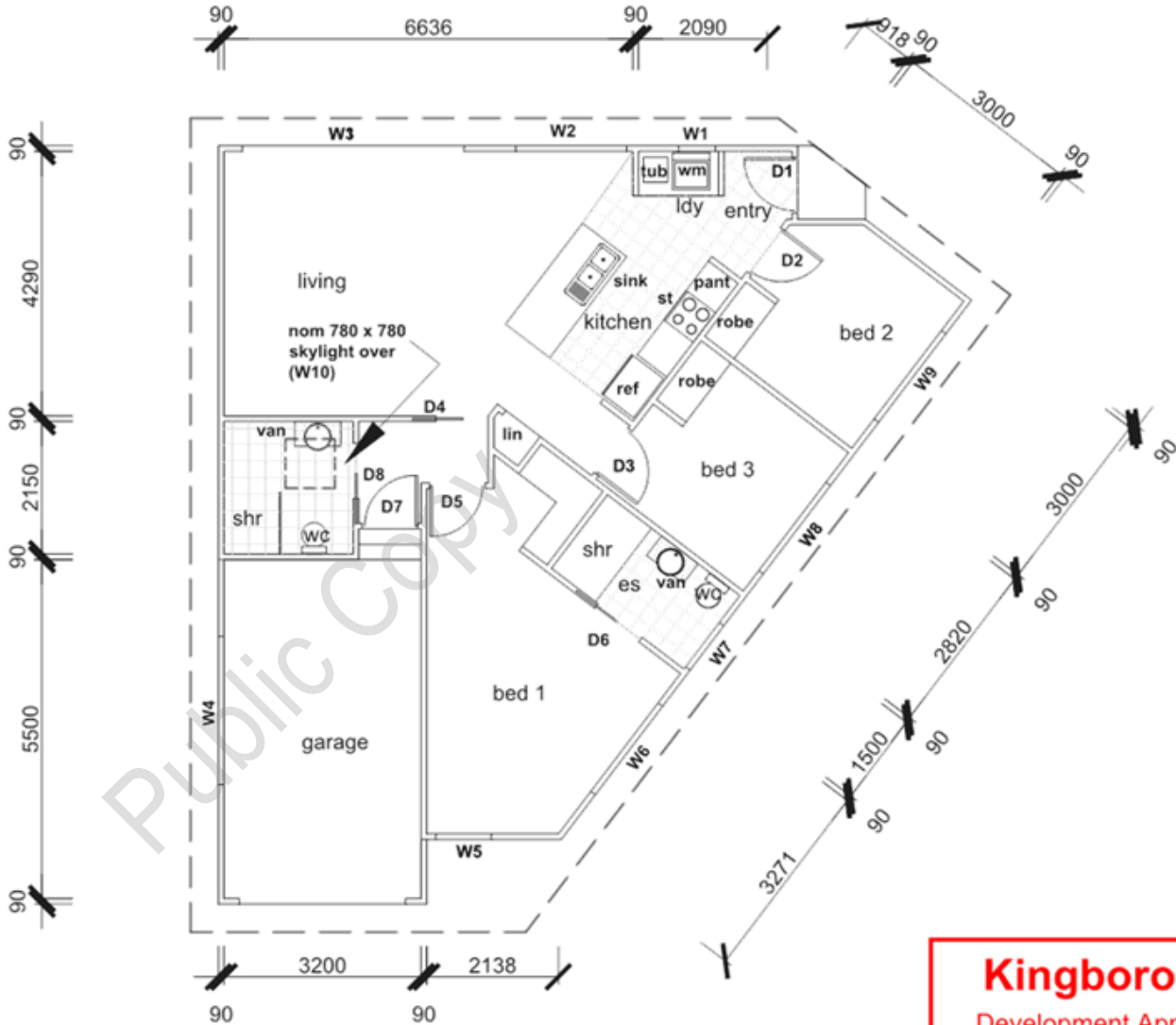
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DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	820	AL external
D2	820	timber internal
D3	820	timber internal
D4	820csd	timber internal
D5	820	timber internal
D6	820	timber external
D7	820	timber internal
D8	820csd	timber internal

WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	ldy	0906	AL awning	DG
W2	living	2118	AL S/Door	DG
W3	living	2136	AL S/Door	DG
W4	garage	0524	AL awning	DG
W5	bed 1	1209	AL awning	DG
W6	bed 1	1218	AL awning	DG
W7	es	0909	AL awning	DG
W8	bed 3	1218	AL awning	DG
W9	bed 2	1218	AL awning	DG
W10	shower	0808	Al skylight	DG

ALL WINDOWS TO BE ALUMINIUM FRAMED
4CLR/ 12/ 4CLR DOUBLE GLAZED (DG) or 4CLR SINGLE GLAZED (SG)
SLIDING DOOR TO HAVE 5CLR/ 12/ 5CLR
THE SKYLIGHT TO BE NOM VELUX 780 X 780 OPENABLE WITH OUTER 3mm
TOUGHENED Low E /9 ARGON FILLED CAVITY/ INNER 5.36mm CLEAR
LAMINATED GLASS TO THE MANUFACTURER'S DETAILS
WINDOWS AND DOORS TO COMPLY WITH AS1288 REQUIREMENTS

BATH ROOM NOTE:
THE DOOR THRESHOLD SHALL BE
FITTED WITH AN APPROVED
BRASS OR ALUMINIUM ANGLE
WATER STOP
SHOWER ON PRE-MANUFACTURED
BASE AND SCREENS WITH
INTEGRAL WATER STOP
NO TIMBER SKIRTING SHALL BE
INSTALLED IN BATHROOMS




FLOOR PLAN
Area 107.80m² Unit 3 Dwelling
SCALE 1 : 1 0 0

Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
Date Received: 01/12/2025
Date placed on Public Exhibition: 13/12/2025

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Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4

Client: Jodal Property P/L

At : 16 Adelong Drive Kingston

JOB: 25024

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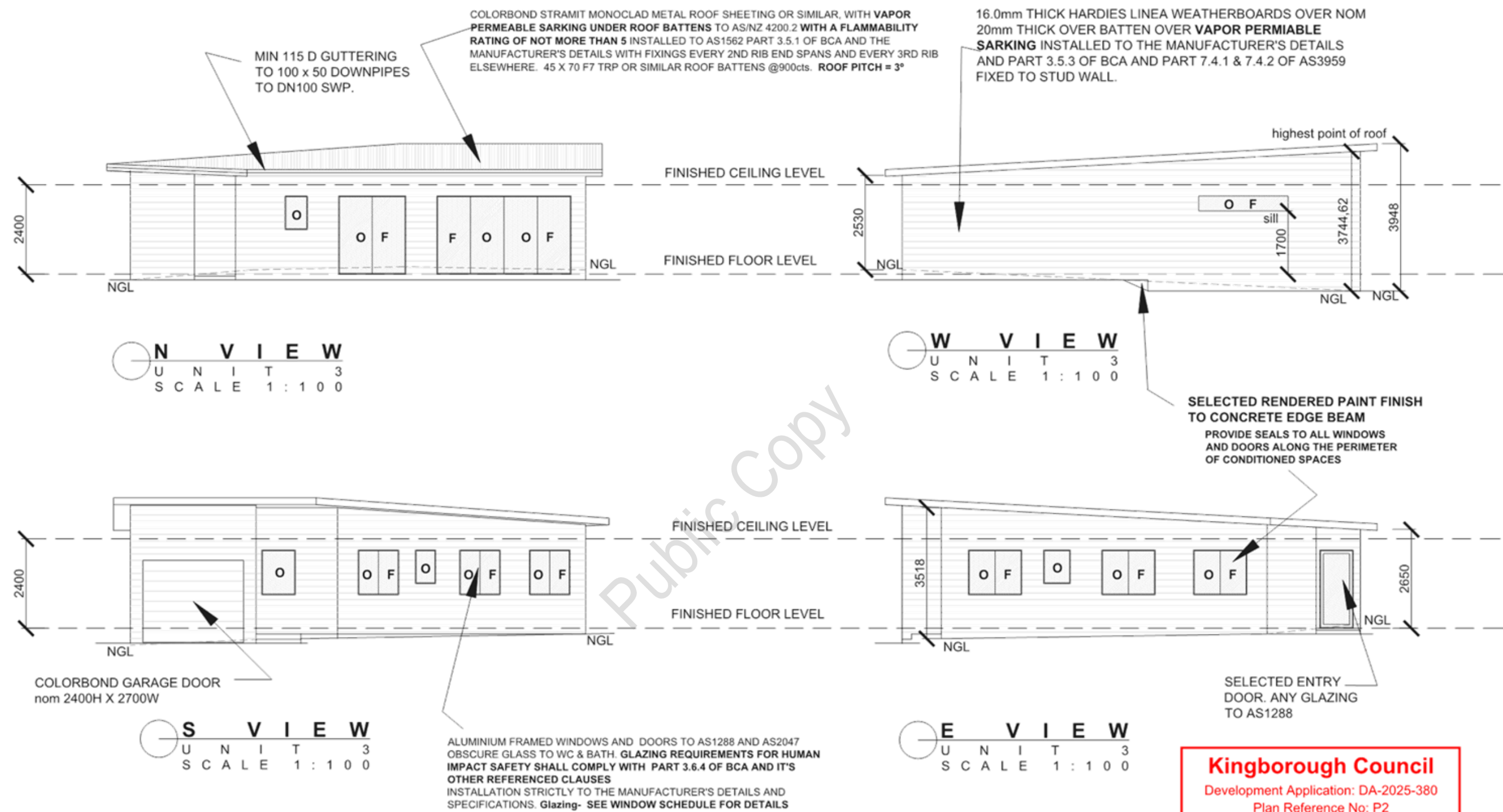
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**Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4**

Client: Jodal Property P/L

At : 16 Adelong Drive Kingston

JOB: 25024

Sheet :13 of 30

Revisions:

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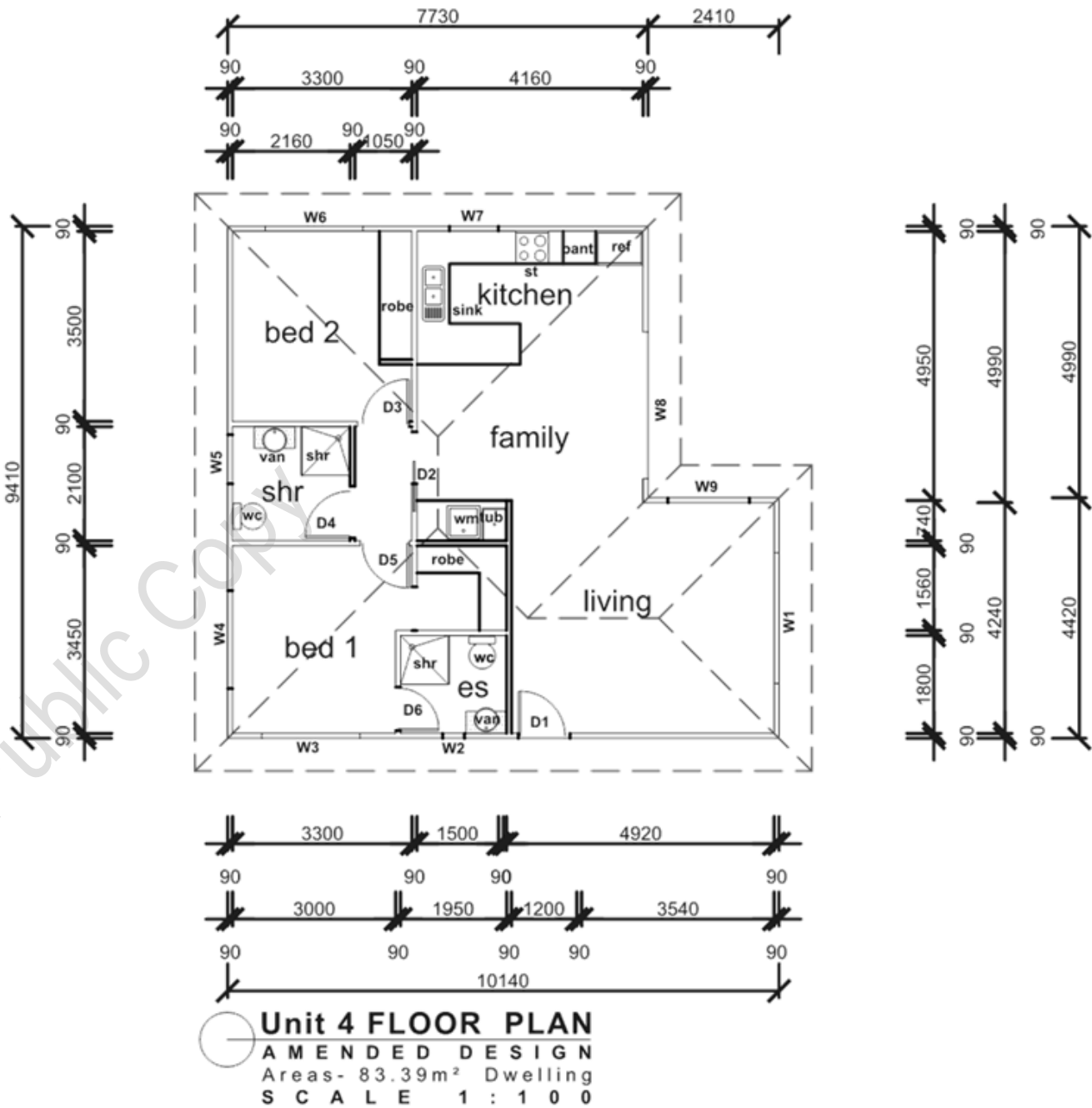
DO NOT SCALE THE WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALE
BUILDER TO BUILD FROM AUTHORITY APPROVED PLANS ONLY

DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	870	AL external
D2	870csd	timber internal
D3	870	timber internal
D4	870	timber internal
D5	870	timber internal
D6	820	timber external

WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	living	1524	AL awning	DG
W2	es	1204	AL awning	DG
W3	bed 1	0418	AL awning	DG
W4	bed 1	0918	AL awning	DG
W5	shr	0909	AL awning	DG
W6	bed 2	1218	AL awning	DG
W7	kitchen	1009	AL awning	DG
W8	family	2127	AL S/Door	DG
W9	living	1518	AL awning	DG


ALL WINDOWS TO BE ALUMINIUM FRAMED
4CLR/ 12/ 4CLR DOUBLE GLAZED (DG) or 4CLR SINGLE
GLAZED (SG) SLIDING DOOR TO HAVE 5CLR/ 12/ 5CLR
COMPLYING WITH AS1288 REQUIREMENTS

Kingborough Council
Development Application: DA-2025-380
Plan Reference No: P2
Date Received: 01/12/2025
Date placed on Public Exhibition: 13/12/2025



- REVISION 27NOV25-
- 1. Units 4 and 8 design changed.
 - 2. Car parking layout changed.
 - 3. Landscaping, Storm water, and Shadow plans changed to match unit design changes

**NB- UNIT 1- 3,5 & 6 APPROVED
AS PER PREVIOUS APPLICATION**



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Accreditation Number CC645J

**Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4**

Client: Jodal Property P/L

At: 16 Adelong Drive Kingston

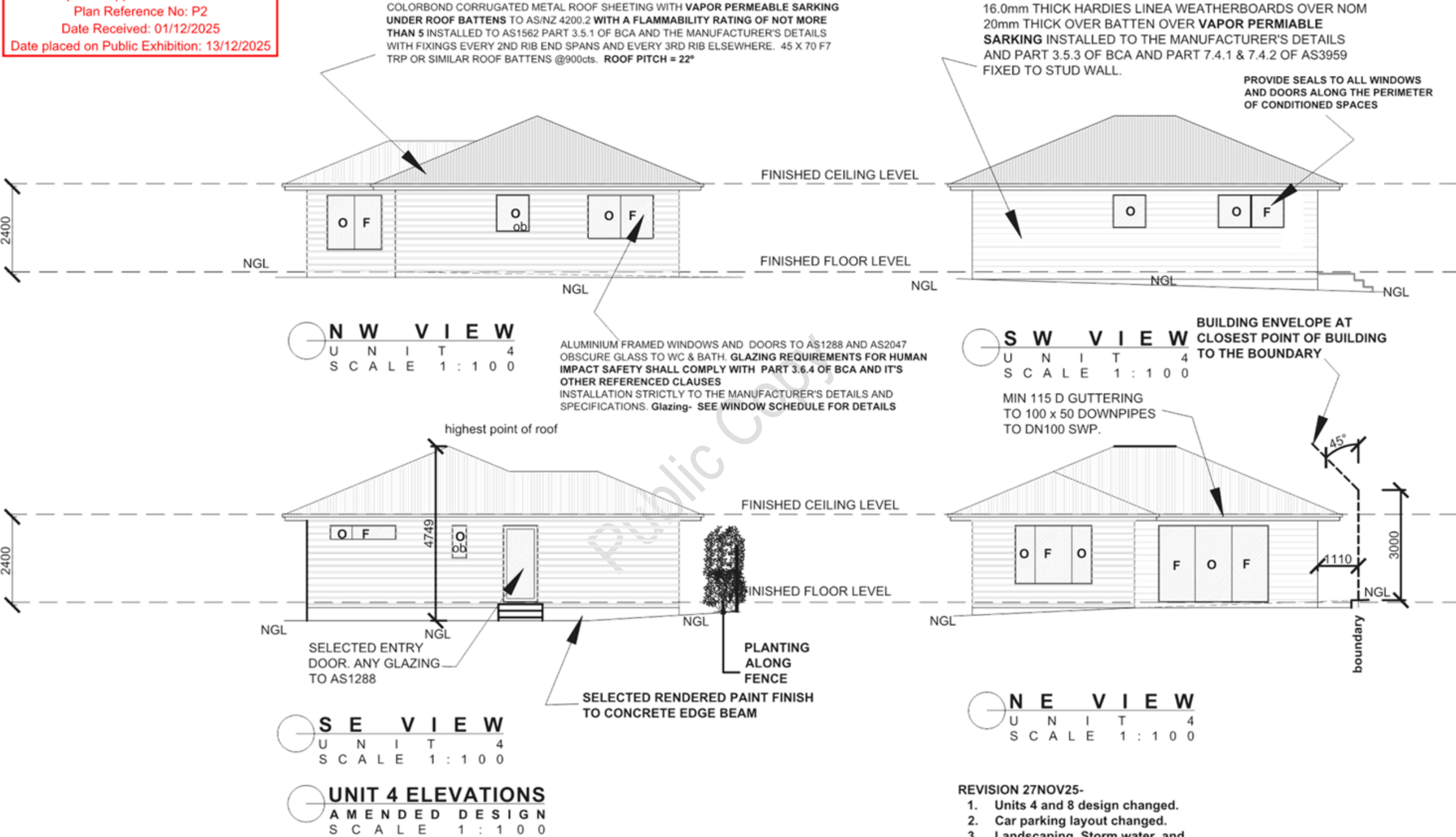
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 Skizze Building Design custom building design PO Box 562, Swansea NSW 2281 P 0423099841 Accreditation Number CC645J	Proposed: Additional Dwellings (Unit 7 & 8) +Amended Unit 4		JOB: 25024	Revisions:
	Client: Jodal Property P/L		Sheet :15 of 30	Drawn :RV
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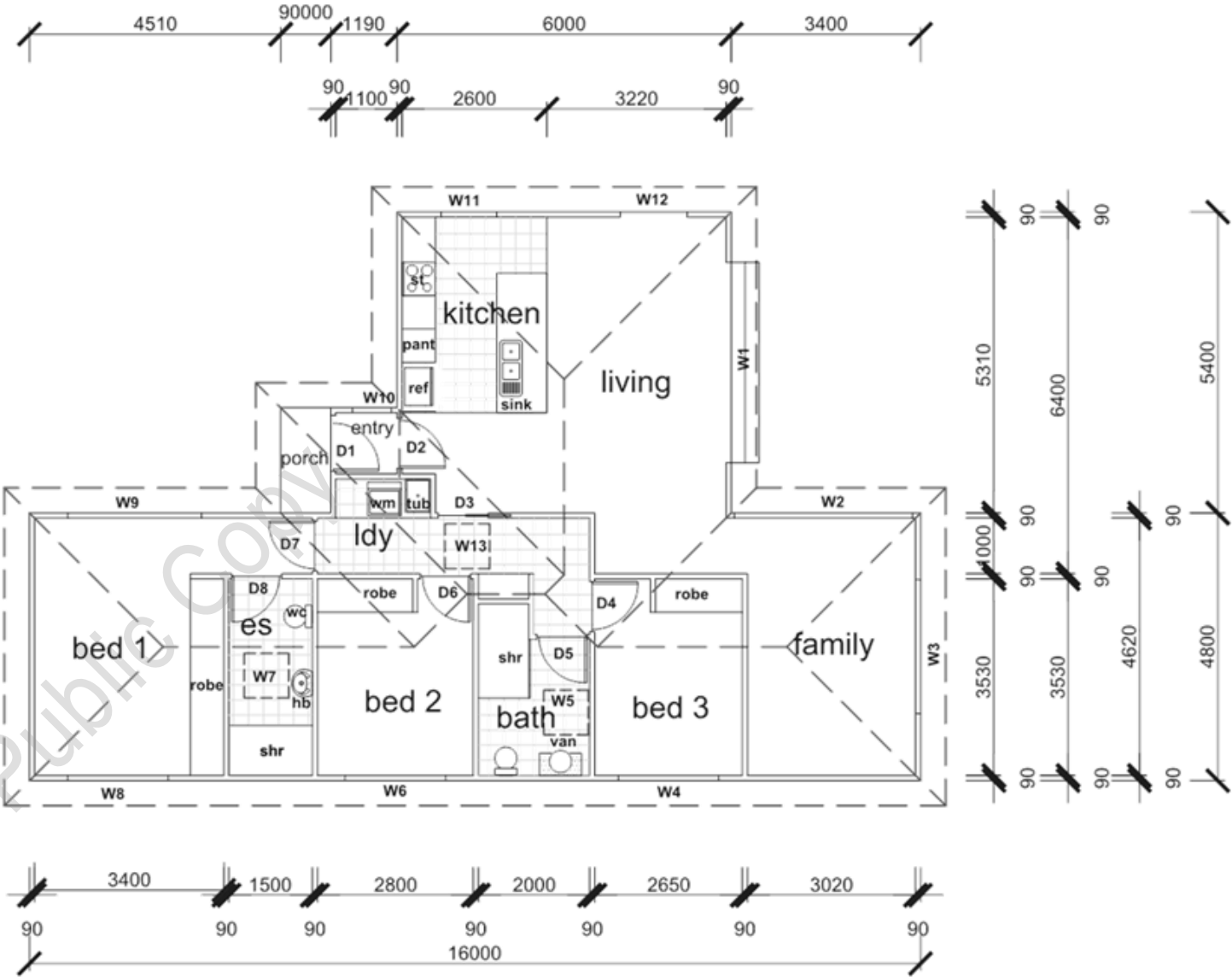
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DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	820	AL external
D2	820	timber internal
D3	820csd	timber internal
D4	820	timber internal
D5	820	timber internal
D6	820	timber internal
D7	820	timber internal
D8	820	timber internal

WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	living	2136	AL S/Door	DG
W2	family	1532	AL awning	DG
W3	family	1524	AL awning	DG
W4	bed 3	0818	AL awning	DG
W5	bath	0808	skylight	DG
W6	bed 2	0818	AL awning	DG
W7	es	0808	skylight	DG
W8	bed 1	0518	AL awning	DG
W9	bed 1	1524	AL awning	DG
W10	entry	1807	AL awning	DG
W11	kitchen	1810	AL awning	DG
W12	living	2118	AL S/Door	DG
W13	hall	0808	skylight	DG

ALL WINDOWS TO BE ALUMINIUM FRAMED
4CLR/ 12/ 4CLR DOUBLE GLAZED (DG) or 4CLR SINGLE GLAZED (SG)
SLIDING DOOR TO HAVE 5CLR/ 12/ 5CLR
THE SKYLIGHTS TO BE NOM VELUX 780 X 780 OPENABLE WITH OUTER
3mm TOUGHENED Low E /9 ARGON FILLED CAVITY/ INNER 5.36mm CLEAR
LAMINATED GLASS TO THE MANUFACTURER'S DETAILS
WINDOWS AND DOORS TO COMPLY WITH AS1288 REQUIREMENTS

BATH ROOM NOTE:
THE DOOR THRESHOLD SHALL BE
FITTED WITH AN APPROVED
BRASS OR ALUMINIUM ANGLE
WATER STOP
SHOWER ON PRE-MANUFACTURED
BASE AND SCREENS WITH
INTEGRAL WATER STOP
NO TIMBER SKIRTING SHALL BE
INSTALLED IN BATHROOMS



Unit 6 FLOOR PLAN
Areas- 112.58m² Dwelling
SCALE 1 : 1 0 0

REVISION 27NOV25-

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- 2. Car parking layout changed.
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NB- UNIT 1- 3,5 & 6 APPROVED
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**Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4**

Client: Jodal Property P/L

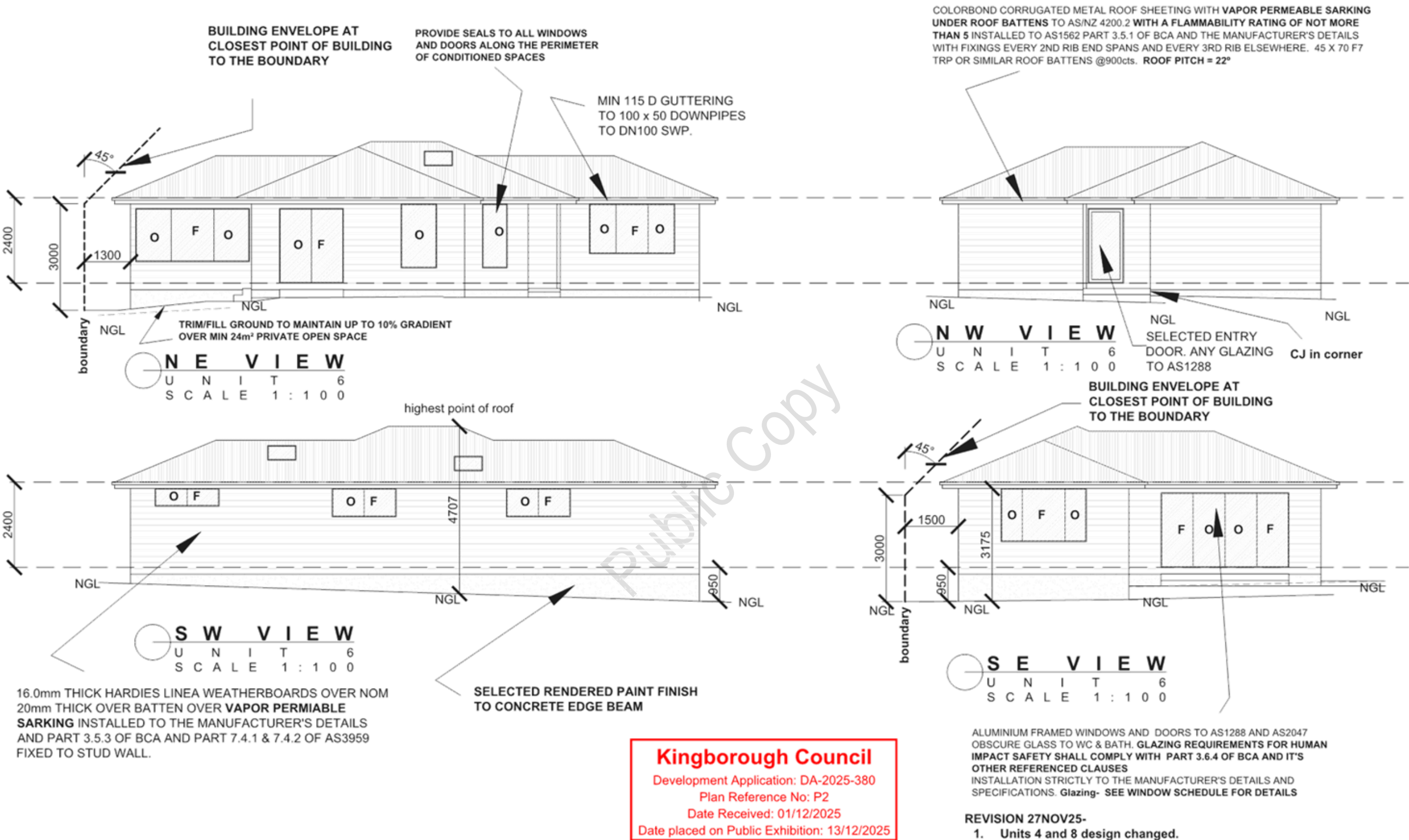
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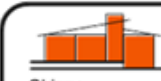
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**Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4**

JOB: 25024

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At: 16 Adelong Drive Kingston

REVISION 27NOV25-

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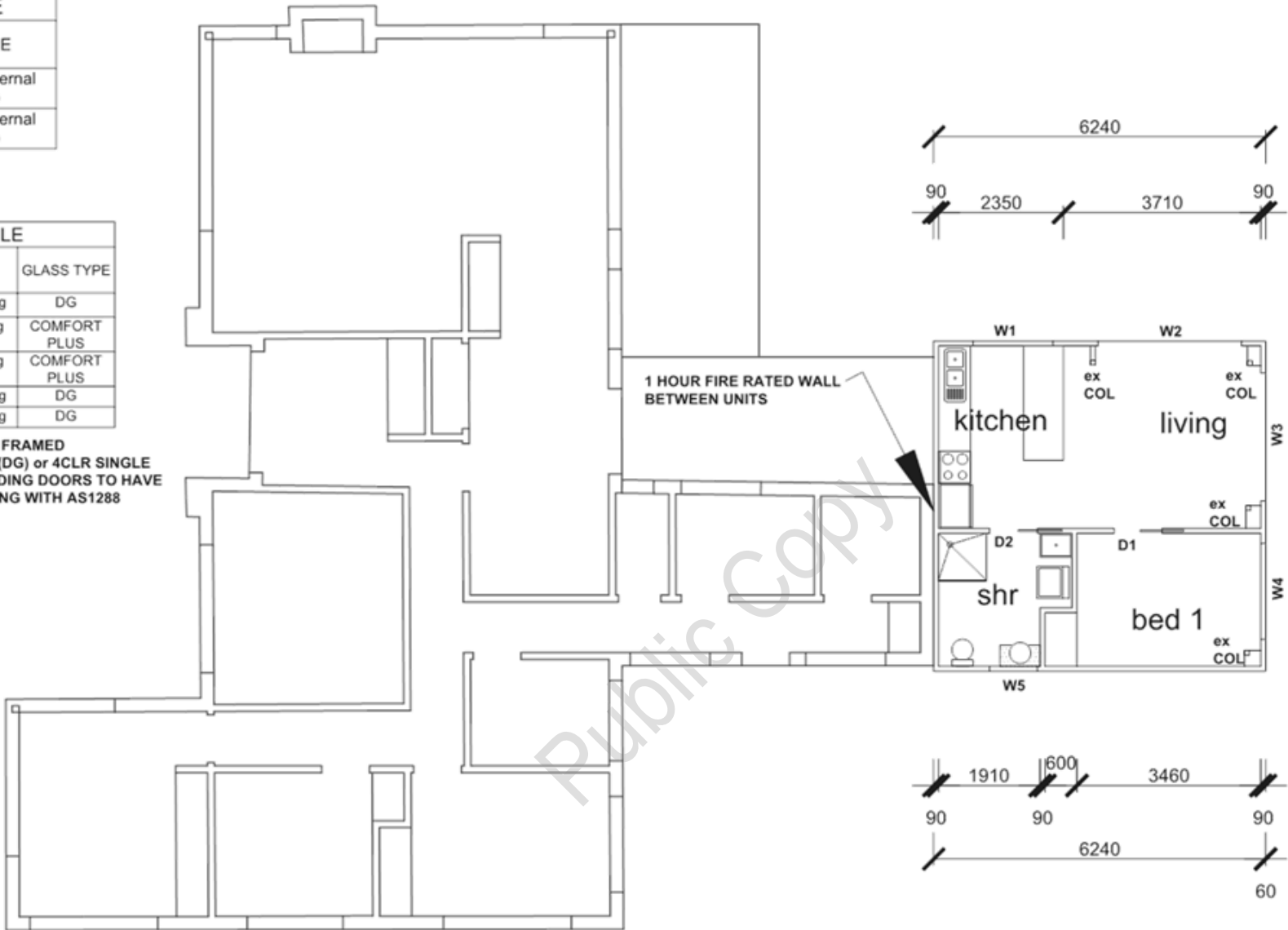
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DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	870	timber internal CSD
D2	870	timber internal CSD

WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	kitchen	1015	AL awning	DG
W2	living	2127	AL sliding door	COMFORT PLUS
W5	living	2124	AL sliding door	COMFORT PLUS
W4	bed	1518	AL awning	DG
W5	shr	0509	AL awning	DG

ALL WINDOWS TO BE ALUMINIUM FRAMED
4CLR/ 12/ 4CLR DOUBLE GLAZED (DG) or 4CLR SINGLE
GLAZED COMFORT PLUS ANY SLIDING DOORS TO HAVE
5THICK COMFORT PLUS COMPLYING WITH AS1288
REQUIREMENTS



FLOOR PLAN
Unit 7 Dwelling
Area 38.69 m²
SCALE 1 : 100

- REVISION 27NOV25-
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 2. Car parking layout changed.
 3. Landscaping, Storm water, and Shadow plans changed to match unit design changes

**NB- UNIT 1- 3,5 & 6 APPROVED
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PO Box 562, Swansea NSW 2281 P 0423099841
Accreditation Number: CC4457

Proposed: Additional Dwellings
(Unit 7 & 8) +Amended Unit 4

Client: Jodal Property P/L

At: 16 Adelong Drive Kingston

JOB: 25024

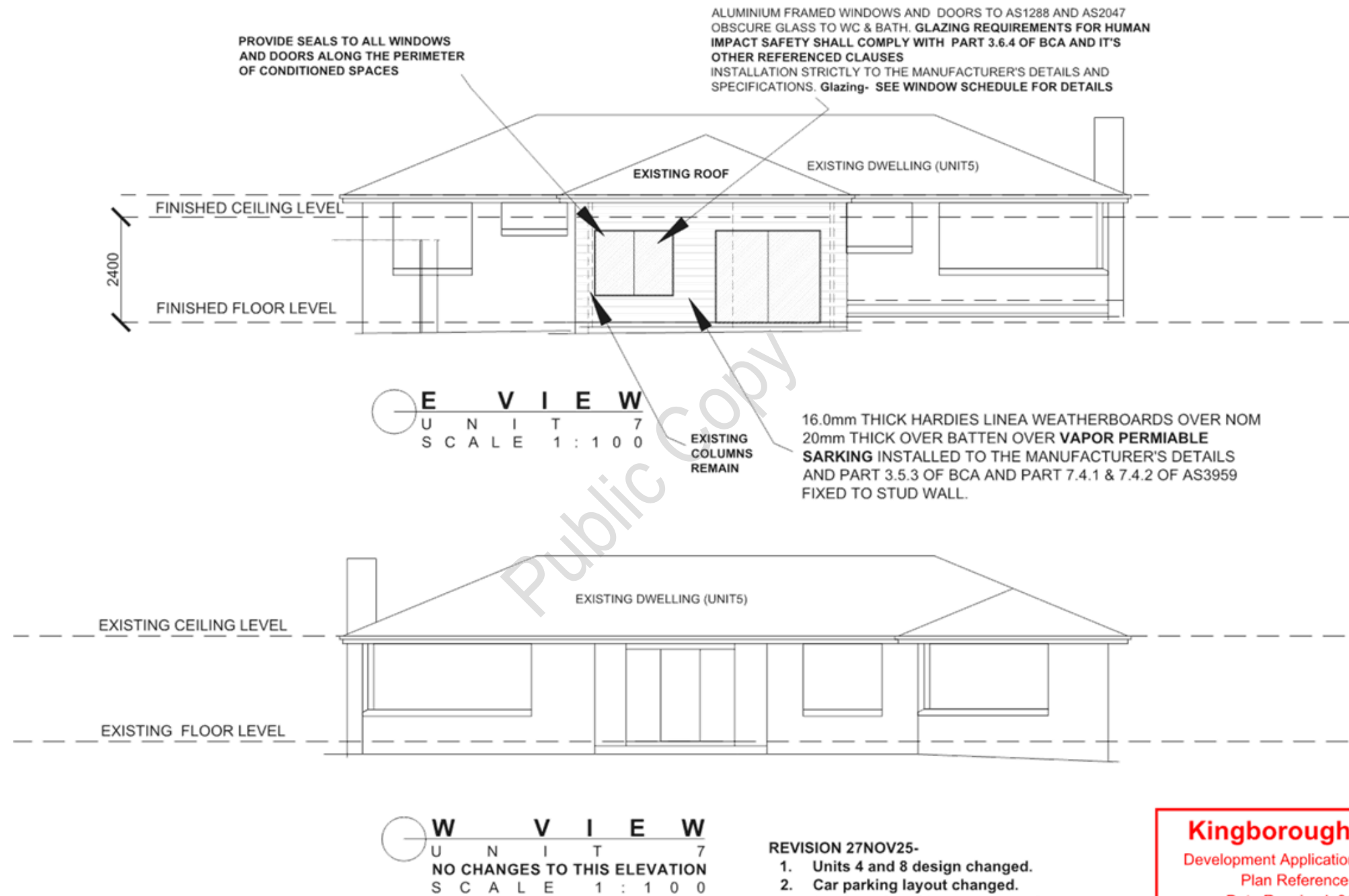
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Development Application: DA-2025-380

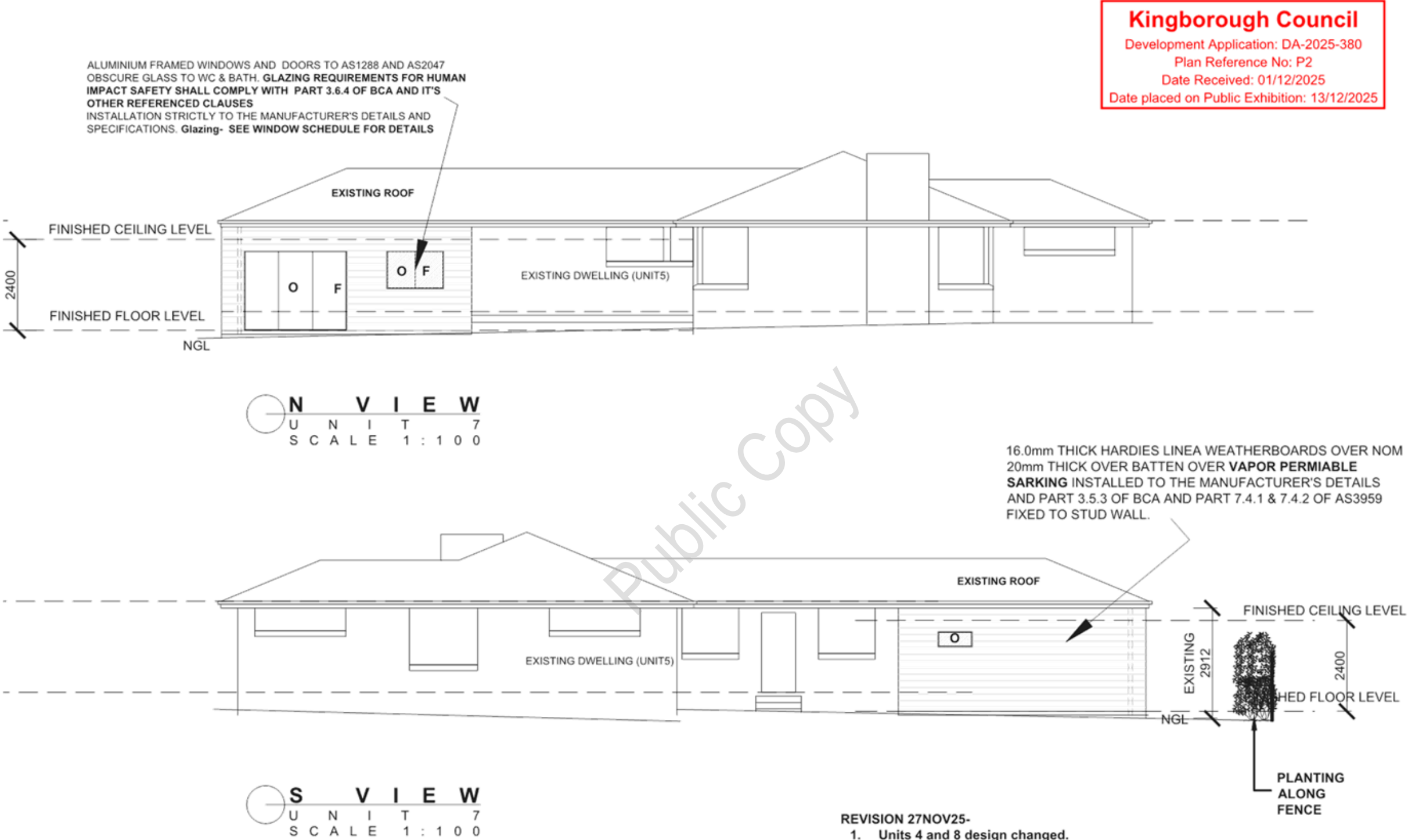
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		Client: Jodal Property P/L	Sheet :19 of 30	
		At : 16 Adelong Drive Kingston		



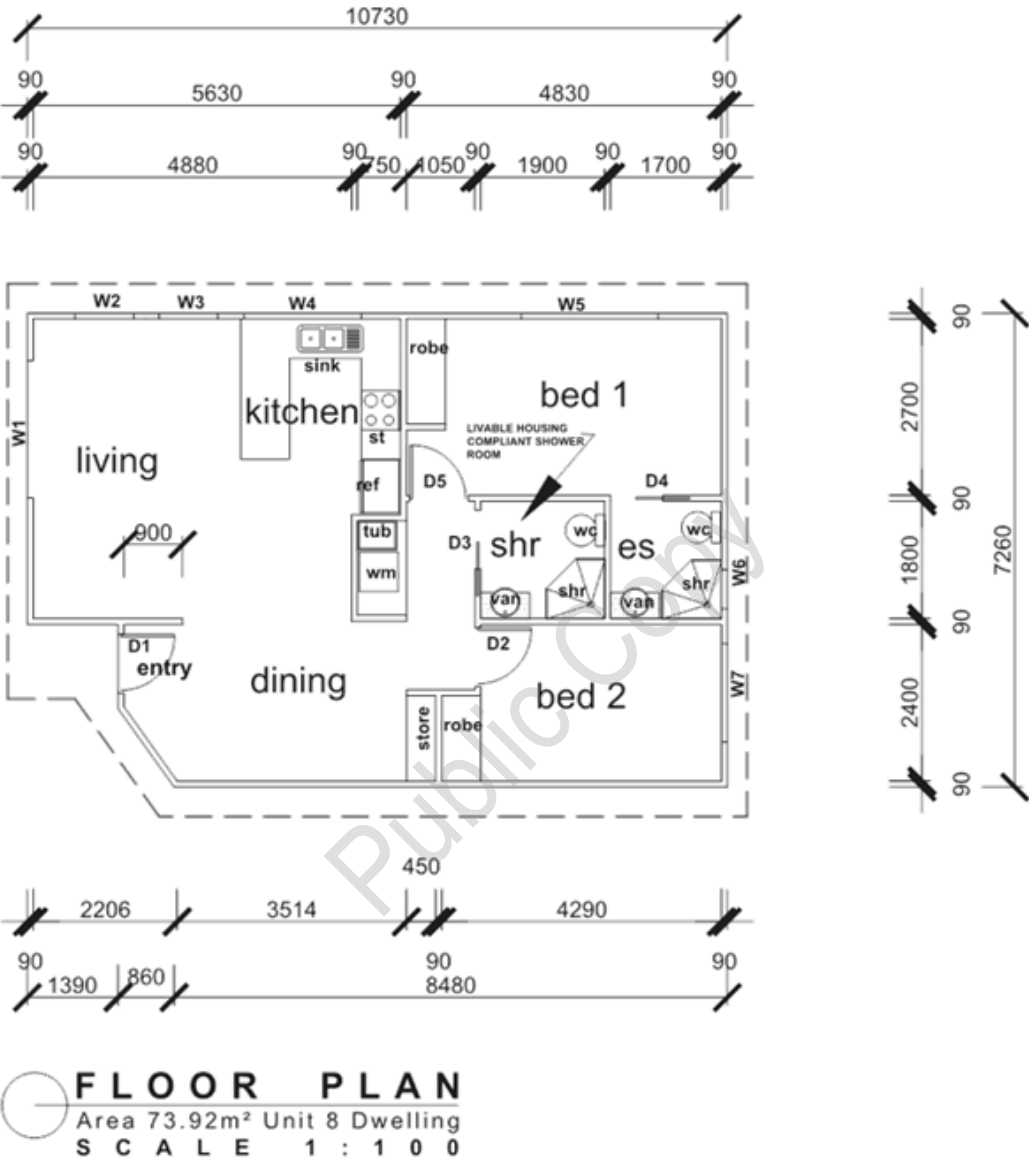
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			Client: Jodal Property P/L	Sheet :20 of 30	Drawn :RV Date: October 2025 © Issue Date 27Nov25
			At: 16 Adelong Drive Kingston		

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Plan Reference No: P2
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DOOR SCHEDULE		
CODE	SIZE	FRAME
D1	870	AL external
D2	870	timber internal
D3	870csd	timber internal
D4	870csd	timber internal
D5	870	timber internal


WINDOW SCHEDULE				
CODE	ROOM	SIZE	FRAME	GLASS TYPE
W1	living	2121	AL sliding door	DG
W2	living	1209	AL awning	DG
W3	living	1209	AL awning	DG
W4	kitchen	1015	AL awning	DG
W5	bed 1	0509	AL awning	DG
W6	es1	0606	AL awning	DG
W7	bed 2	0518	AL awning	DG

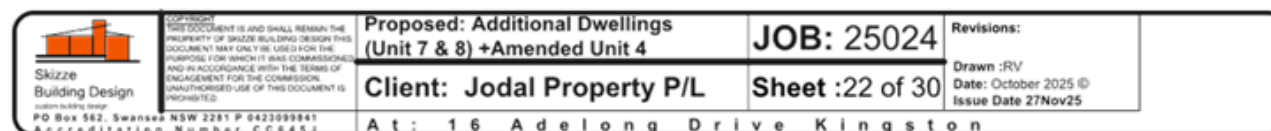
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GLAZED (SG) ANY SLIDING DOORS TO HAVE 5CLR/ 12/
5CLR COMPLYING WITH AS1288 REQUIREMENTS

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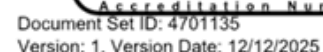
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	At : 16 Adelong Drive Kingston			

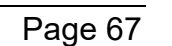


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		<p>Client: Jodal Property P/L</p>	<p>Sheet :27 of 30</p>	<p>Drawn :RV Date : October 2025 © Issue Date 27Nov25</p>
<p>Document Set ID: 704135</p>				
<p>Version : Version Date 12/12/25</p>				
<p>At : 16 Adelung Drive Kingston</p>				

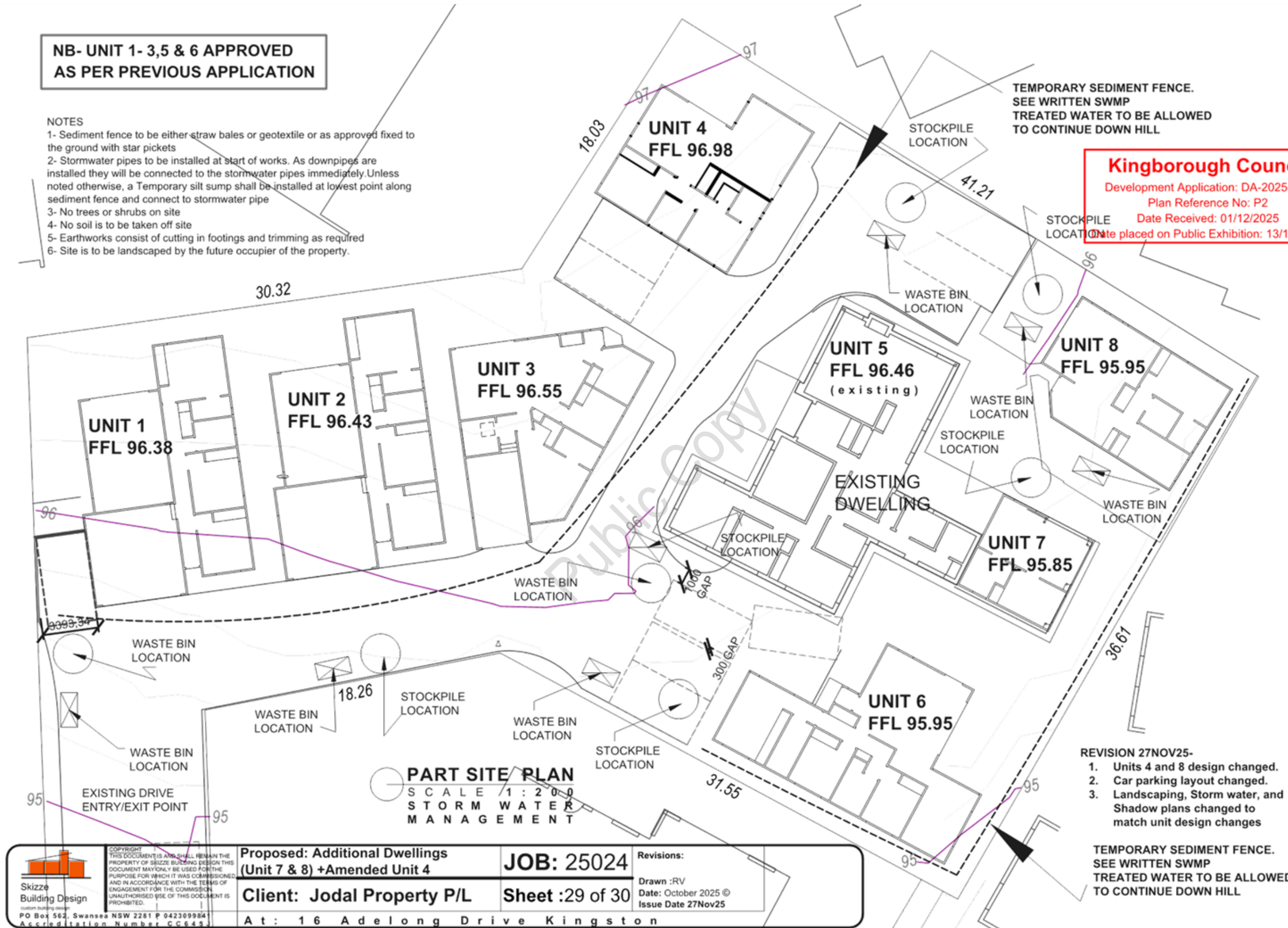
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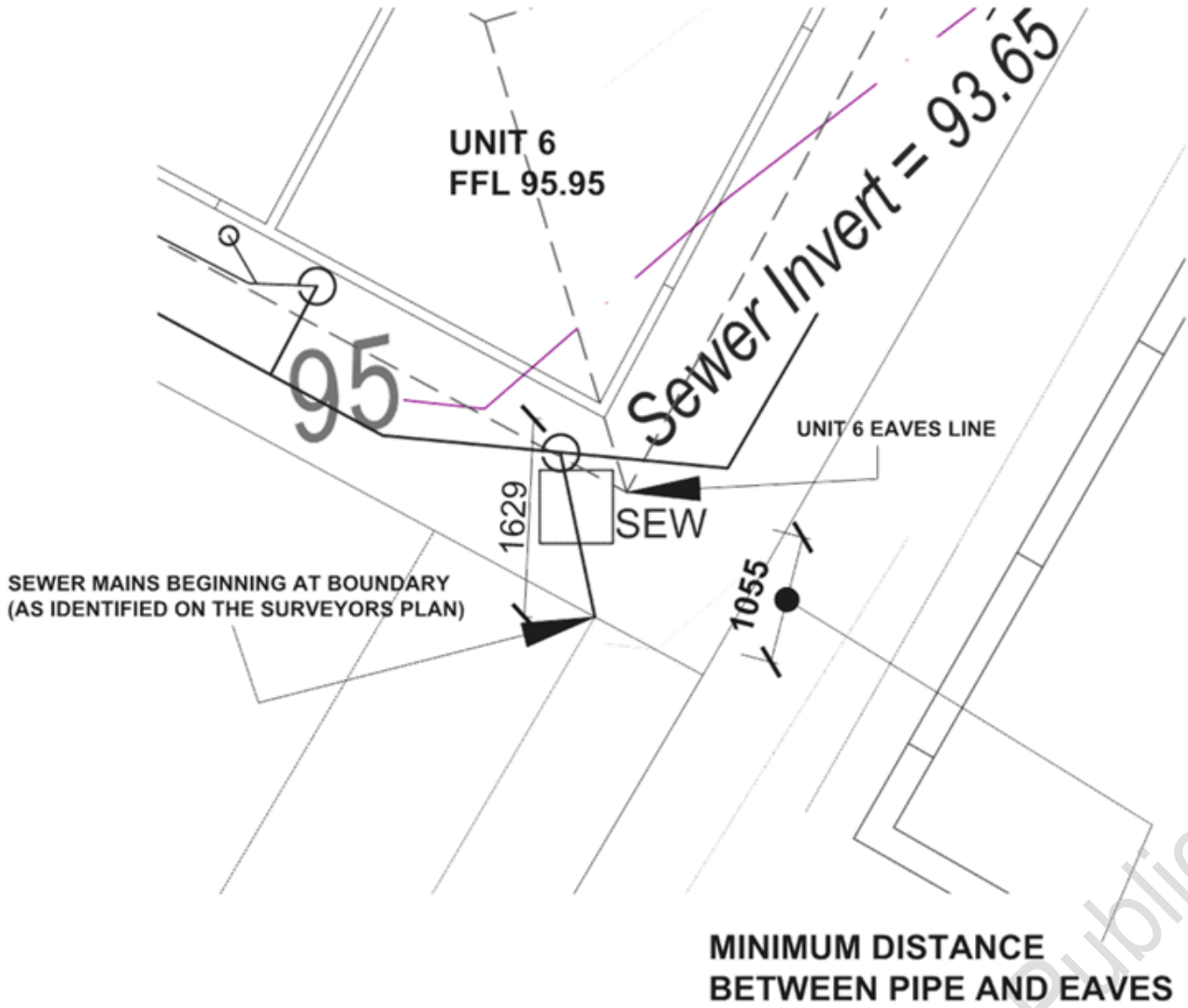
**NB- UNIT 1- 3,5 & 6 APPROVED
AS PER PREVIOUS APPLICATION**

NOTES

- 1- Sediment fence to be either straw bales or geotextile or as approved fixed to the ground with star pickets
- 2- Stormwater pipes to be installed at start of works. As downpipes are installed they will be connected to the stormwater pipes immediately. Unless noted otherwise, a Temporary silt sump shall be installed at lowest point along sediment fence and connect to stormwater pipe
- 3- No trees or shrubs on site
- 4- No soil is to be taken off site
- 5- Earthworks consist of cutting in footings and trimming as required
- 6- Site is to be landscaped by the future occupier of the property.

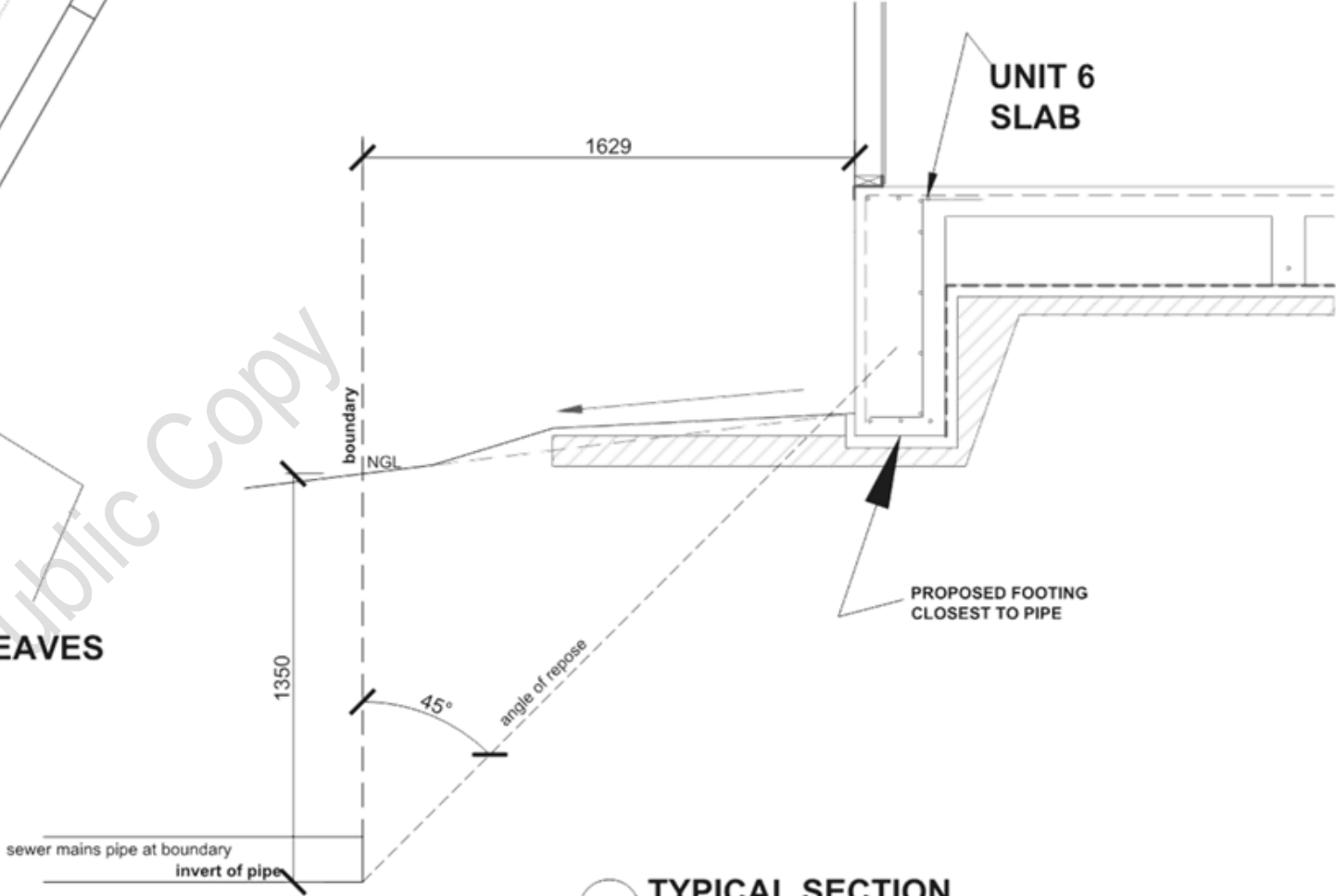
Kingborough Council
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PART SITE PLAN
SCALE 1 : 50
TASWATER SEWER MAIN
LOCATION
LOCATION OF PIPE TO
SURVEYOR'S SITE PLAN

Kingborough Council
Development Application: DA-2025-380
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TYPICAL SECTION
SCALE 1 : 20
TASWATER SEWER MAIN
LOCATION CROSS-SECTION

TASWATER APPLICATION

 Skizze Building Design CURRENTLY IN DESIGN P.O. Box 562, Swansea NSW 2281 P 0423099841 Accreditation Number: C66453	Proposed: Unit 6 Location in Relation to Sewer Mains		JOB: 25024	Revisions: Drawn :RV Date: October 2025 © Issue Date 27Nov25
	Client: Jodal Property P/L		Sheet :30of 30	
	At: 16 Adelong Drive Kingston			

NB- UNIT 1- 3,5 & 6 APPROVED
AS PER PREVIOUS APPLICATION

Assessment Checklist for Development Applications for Multiple Dwellings within the General Residential Zone

Application No: DA-2025-380	Description: Eight (8) multiple dwellings (one existing)
Applicant: Jodal Property Pty Ltd	Owner: Jodal Property Pty Ltd
Location: 16 Adelong Drive, Kingston	

Use Status

Use Class	Residential
Use Status	Permitted

General Residential Zone Provisions (multiple dwellings)

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

Clause	Compliance/Comments
10.4.1 - Residential density for multiple dwellings A1 - Multiple dwellings must have a site area per dwelling of not less than 325m ² .	A1 – Does not comply The site including the access strip has an area of 2702m ² . The planning scheme defines 'site area per dwelling' as meaning <i>the area of the site (excluding any access strip) divided by the number of dwellings.</i> For the purposes of this provision the site area excludes the access strip, which has an area of 544m ² , and so the applicable site area is 2158m ² . For the eight multiple dwellings proposed the residential density is 2158m ² ÷ 8 which is 269.75m ² . As the proposal does not comply with A1, as less than 1 dwelling per 325m ² is proposed, the performance criteria P1 must be considered.
10.4.2 - Setbacks and building envelopes for all dwellings A1 - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street;	A1(a) – Complies The lot is an internal lot. The setback to the primary frontage is 64m. A1(b) – Not applicable The site has only one frontage. A1(c) – Not applicable The site is not vacant. A1(d) – Not applicable None of the proposed dwellings are located above a non-residential use at the ground floor level. A1(e) – Not applicable The site does not abut any roads listed in Table 10.4.2.

Clause	Compliance/Comments
(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or (e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	
A2 - A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	A2(a) – Complies The lot is an internal lot. The setback to the primary frontage is 64m. A2(b) – Not applicable The proposal complies with A2(a). A2(c) – Not applicable The proposal complies with A2(a).
A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	A3(a) – Complies The proposed multiple dwellings are all contained within the building envelope for the site. It is noted that while the subject lot is an internal lot; for the purposes of A3(a)(i) and Figure 10.3, the boundary between the subject lot and 20 Adelong Drive and is not a rear boundary as 20 Adelong Drive is not a property that has an adjoining frontage to the subject lot. As a result, proposed Unit 6 is not required to be setback 4.5m from this boundary to satisfy A3(a)(i). A3(b) – Complies The multiple dwellings are setback 1.5m from rear and side boundaries except for Unit 4 which has a 1.26m setback to the western side boundary, and Unit 8 which has a minimum setback of 1.0m to the eastern side boundary. Regarding A3 (b)(i), There are no buildings on the adjoining property that are building on or within 0.2m of the rear boundary or the eastern or western side boundaries. Regarding A3(b)(ii) the length of the wall of proposed Unit 4 that intrudes into the 1.5m setback of the western side boundary is 7.73m and 16% of the length of the 48.35m boundary, and the length of the wall of proposed Unit 8 that intrudes into the 1.5m setback of the eastern side boundary is 7.26m and 20% of the 36.61m boundary.
10.3A4 - No trees of high conservation value will be impacted.	A4 – Complies No trees of high conservation value will be impacted by the proposal.
10.4.3 - Site coverage and private open space for all dwellings A1 - Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m ² associated	A1(a) – Complies The total area of the eight multiple dwellings is 837.42m ² The planning scheme defines 'site coverage' as meaning: <i>the proportion of a site (excluding any access strip) covered by roofed buildings.</i>

Clause	Compliance/Comments
<p>with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p> <p>A2 - A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(b) has a minimum horizontal dimension of not less than:</p> <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;</p> <p>(d) has a gradient not steeper than 1 in 10; and</p> <p>(e) is not used for vehicle access or parking.</p>	<p>For the purposes of this provision the site coverage excludes the access strip, which has an area of 544m², and so the applicable site area is 2158m².</p> <p>Accordingly, the proposed site coverage is 38.8% which complies with A1(a).</p> <p>A1(b) – Complies</p> <p>Total area of private open space for each dwelling, all of which have finished floor levels less than 1.8m above the finished ground level, is as follows:</p> <p>Unit 1 – 71.33m² Unit 2 – 62.04m² Unit 3 – 60.12m² Unit 4 – 65.1m² Unit 5 – 67.18m² Unit 6 – 88.77m² Unit 7 – 62.29m² Unit 8 – 82.21m²</p> <p>A2(a) – Complies</p> <p>Each of the dwellings, all of which have finished floor levels less than 1.8m above the finished ground level, have an area of private open space in one location that is not less than 24m² in area.</p> <p>A2(b) – Does not comply</p> <p>The proposed dwellings, all of which have finished floor levels less than 1.8m above the finished ground level, have an area of private open space in one location that has a minimum horizontal dimension not less than 4m, except for proposed Unit 7 where the minimum horizontal dimension is 3.29m. As the horizontal dimension is less than 4m, the performance criteria P2 must be considered.</p> <p>A2(c) – Complies</p> <p>None of the dwellings has the relevant area of private open space located between the dwelling and the frontage.</p> <p>A2(d) – Complies</p> <p>All dwellings will have private open space areas that are not steeper than 1 in 10.</p> <p>A2(e) – Complies</p> <p>None of the nominated private open space areas are used for vehicle access or parking.</p>
<p>10.4.4 - Sunlight to private open space of multiple dwellings</p> <p>A1 - A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 10.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing 	<p>A1(a) – Complies</p> <p>Proposed Unit 7 is situated to the north of the private open space of proposed Unit 6. It is however setback more than 3m from the northern edge of the private open space and is contained within a line projecting vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.</p> <p>Proposed Unit 8 is situated to the north of the private open space of proposed Unit 7. It is however setback 3m from the northern edge of the private open space</p>

Clause	Compliance/Comments
<p>ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>and is contained within a line projecting vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.</p> <p>A1(b) – Complies At least 50% of the private open space for proposed Units 6 and 7 will receive no less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June.</p> <p>A1(c) – Not applicable A1(a) and A1(b) are satisfied. The exclusion does not apply.</p>
<p>10.4.5 - Width of openings for garages and carports for all dwellings</p> <p>A1 - A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A1 – Complies</p> <p>No garage or carports for the proposed dwellings are within 12m of the primary frontage.</p>
<p>10.4.6 - Privacy for all dwellings</p> <p>A1 - A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. <p>A2 - A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <ul style="list-style-type: none"> (a) the window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; 	<p>A1(a) – Not applicable The proposal does not include any balconies, decks, roof terraces, parking spaces, or carports that will have a finished surface or floor level more than 1m above existing ground level.</p> <p>A1(b) – Not applicable The proposal does not include any balconies, decks, roof terraces, parking spaces, or carports that will have a finished surface or floor level more than 1m above existing ground level.</p> <p>A1(c) – Not applicable The proposal does not include any balconies, decks, roof terraces, parking spaces, or carports that will have a finished surface or floor level more than 1m above existing ground level.</p> <p>A2(a) – Not applicable The proposed dwellings do not contain any windows or glazed doors to habitable rooms that have a floor level more than 1m above existing ground level.</p> <p>A2(b) – Not applicable The proposed dwellings do not contain any windows or glazed doors to habitable rooms that have a floor level more than 1m above existing ground level.</p>

Clause	Compliance/Comments
<p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p> <p>A3 - A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>A3(a) – Complies</p> <p>The windows of habitable rooms for proposed Units 4 and 8 are separated from the common driveway by a horizontal distance of 2.5m.</p> <p>A3(b) – Complies</p> <p>The windows of habitable rooms for proposed Units 1, 2, 3 and 5 are separated from the common driveway by a horizontal distance of 1m and are screened by a 1.7m high fence.</p> <p>The windows of habitable rooms for proposed Unit 6 are separated from the parking for Unit 5 by between 1m and 3m and are screened by a 2.1m high fence.</p> <p>The windows of habitable rooms for proposed Unit 5 are separated from the parking for Unit 7 by a horizontal distance of 1m and are screened by a 1.7m high fence.</p> <p>A recommended condition of approval includes that any screen fence is installed prior to the occupation of any dwelling.</p>
<p>10.4.7 - Frontage fences for all dwellings</p> <p>A1 - No Acceptable solution (when not exempt)</p>	<p>A1 – Not applicable</p> <p>The proposal does not include a frontage fence.</p>
<p>10.4.8 - Waste storage for multiple dwellings</p> <p>A1 - A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p>	<p>A1(a) – Does not comply</p> <p>Waste storage areas of not less than 1.5m² are provide for the exclusive use of each dwelling. All areas, except for the area for proposed Unit 6, are to be located beside or behind the dwelling. Waste storage area for Unit 6 is in front of the dwelling.</p> <p>A1(b) – Not applicable</p> <p>No common waste storage area is proposed.</p>

Clause	Compliance/Comments
(ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	

Code Provisions

Clause	Compliance/Comments
E5.0 Road and Railway Assets Code	
Clause E5.5.1 – Existing road accesses and junctions A1 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A1 – Not applicable The site does not have access onto a Category 1 or Category 2 road.
A2 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A2 – Not applicable The site does not have access to a road with a speed limit of more than 60km/h.
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	A3 – Does not comply The site has access to a road a speed limit of 60km/h or less and the vehicle movements to and from the site will increase by an estimated 49 vehicle movements per day.
Clause E5.6.1 - Development adjacent to roads and railways A1.1 – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	A1.1 – Complies The development is located at least 50m from a Category 1 or 2 road and there are no rail networks in Kingborough.
A1.2 – Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	A1.2 – Not applicable The proposal complies with A1.1.
Clause E5.6.2 - Road access and junctions A1 – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	A1 – Not applicable The site does not have access to a road with a speed limit of more than 60km/h.

Clause	Compliance/Comments
A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	A2 – Complies The speed limit is 60km/h or less and the access arrangement is one access providing both entry and exit.
Clause E5.6.4 - Sight distance at accesses, junctions and level crossings A1 – Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	A1 – Does not comply The Safe Intersection Sight Distance is not in accordance with Table E5.1 for an intersection.
E6.0 Parking and Access Code	
Clause E6.6.1 - Number of car parking spaces A1 - The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	A1 – Complies There are 18 spaces provided onsite. Each unit has 2 parking spaces apart from unit 7 (which has one space for the single bedroom unit) and 3 visitor spaces are provided. The parking provided is in accordance with the planning scheme standards in Table E6.1 which requires <ul style="list-style-type: none"> • 1 space for single bedroom units; • 2 spaces for units with two or more bedrooms; and • for an internal lot, 1 visitor space per three dwellings rounded up to the nearest whole number).
Clause E6.6.3 – Number of Motorcycle Parking Spaces A1 - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	A1 – Not applicable The proposal demands fewer than 20 parking spaces.
Clause E6.7.1 - Number of vehicular accesses A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	A1 – Complies There is only one access point provided for the road frontage.
Clause E6.7.2 - Design of vehicular accesses A1 – Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and	A1 – Complies The vehicle access point complies with the Australian Standard.

Clause	Compliance/Comments
<p>Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p>	
<p>Clause E6.7.3 - Vehicular passing areas along an access</p> <p>A1 – Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <ul style="list-style-type: none"> (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) it meets a road serving more than 6000 vehicles per day;</p> <p>(d) have the first passing area constructed at the kerb;</p> <p>(e) be at intervals of no more than 30 m along the access.</p>	<p>A1 – Complies</p> <p>The clause applies to the proposal because the internal access to the lot proper is 5.5m wide and the requirements of (b), (d) and (e) are satisfied.</p>
<p>Clause E6.7.4 - On-site turning</p> <p>A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p>	<p>A1 – Complies</p> <p>All vehicles are able to turn on the site and leave the site in a forward direction.</p>
<p>Clause E6.7.5 - Layout of parking areas</p> <p>A1 – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</p>	<p>A1 – Complies</p> <p>The vehicle access and parking layout complies with the Australian Standard.</p>
<p>Clause E6.7.6 - Surface treatment of parking areas</p> <p>A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>	<p>A1 – Complies</p> <p>The driveway and parking areas are proposed to be concrete sealed.</p>

Clause	Compliance/Comments
Clause E6.7.7 - Lighting of parking areas A1 – Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	A1 – Complies The proposal meets the relevant standards.
Clause E6.7.8 - Landscaping of parking areas A1 – Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	A1 – Complies A landscaping plan has been provided with the application showing that there is more than 5% of the area incorporating landscaping.
Clause E6.7.9 – Design of motorcycle parking areas A1 - The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	A1 – Not applicable This proposal is not required to provide motorcycle parking, in accordance with Clause E6.6.3.
Clause E6.7.12 – Siting of car parking A1 - Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	A1 – Not applicable The site is included in the General Residential Zone.
Clause E6.7.13 – Facilities for commercial vehicles A1 - Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	A1 – Does not comply The proposed development will be serviced with private waste collection facilities for loading, unloading or manoeuvring which is not in accordance with Australian Standard for Off-street Parking, Part 2: Commercial. Vehicle Facilities AS 2890.2:2002.
Clause E6.7.14 - Access to a road A1 – Access to a road must be in accordance with the requirements of the road authority.	A1 – Complies The access is in accordance with Council’s requirements.
E7.0 Stormwater Management Code	
Clause E7.7.1 - Stormwater drainage and disposal A1 – Stormwater from new impervious surfaces must	A1 – Complies The proposal will be connected to the available

Clause	Compliance/Comments
be disposed of by gravity to public stormwater infrastructure.	reticulated public stormwater infrastructure and stormwater will be disposed by gravity.
<p>A2 – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none"> (a) the size of new impervious area is more than 600 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 	<p>A2 – Complies</p> <p>The proposal provides a compliant water sensitive urban designed treatment and disposal of stormwater.</p>
<p>A3 – A minor stormwater drainage system must be designed to comply with all of the following:</p> <ul style="list-style-type: none"> (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. 	<p>A3 – Complies</p> <p>The required on-site detention system is proposed to accommodate a storm with an ARI of 20 years and to maintain the post-development stormwater runoff to pre-existing runoff.</p>
<p>A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p>A4 – Not applicable</p> <p>the site is not located in a overland flow route for a major stormwater event.</p>
E15.0 Inundation Prone Areas Code	
<p>Clause E15.6 - Use standards</p> <p>A1 – Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following:</p> <ul style="list-style-type: none"> (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding. 	<p>A1 – Not applicable</p> <p>While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding.</p>
<p>Clause E15.7.1 - Coastal inundation high hazard areas</p> <p>A1 – For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution (requires assessment against performance criteria).</p>	<p>A1 – Not applicable</p> <p>The site is not in a coastal inundation high hazard area.</p>
<p>A2 – For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution (requires assessment against performance criteria).</p>	<p>A2 – Not applicable</p> <p>The site is not in a coastal inundation high hazard area.</p>
<p>Clause E15.7.2 - Coastal inundation medium hazard areas</p> <p>A1 – For a new habitable building there is no Acceptable Solution (requires assessment against performance criteria).</p>	<p>A1 – Not applicable</p> <p>The site is not in a coastal inundation medium hazard area.</p>

Clause	Compliance/Comments
<p>A2 – Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following:</p> <p>(a) new habitable rooms must comply with both of the following:</p> <p>(i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1,</p> <p>(ii) floor area of the extension no more than 40 m² from the date of commencement of this planning scheme;</p> <p>(b) new habitable rooms must be above ground floor.</p>	<p>A2 – Not applicable</p> <p>The site is not in a coastal inundation medium hazard area.</p>
<p>A3 – A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m².</p>	<p>A3 – Not applicable</p> <p>The site is not in a coastal inundation medium hazard area.</p>
<p>Clause E15.7.3 - Coastal inundation low hazard areas</p> <p>A1 – A new habitable building must comply with the following:</p> <p>(a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p>	<p>A1 – Not applicable</p> <p>The site is not in a coastal inundation low hazard area.</p>
<p>A2 – An extension to a habitable building must comply with either of the following:</p> <p>(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> <p>(b) floor area is no more than 60 m².</p>	<p>A2 – Not applicable</p> <p>The site is not in a coastal inundation low hazard area.</p>
<p>A3 – A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m².</p>	<p>A3 – Not applicable</p> <p>The site is not in a coastal inundation low hazard area.</p>
<p>Clause E15.7.4 - Riverine inundation hazard areas</p> <p>A1 - A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.</p>	<p>A1 – Not applicable</p> <p>While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding.</p>
<p>A2 – An extension to an existing habitable building must comply with one of the following:</p> <p>(a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm;</p> <p>(b) floor area of the extension no more than 60 m² as at the date of commencement of this planning scheme.</p>	<p>A2 – Not applicable</p> <p>While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding.</p>
<p>A3 – The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m².</p>	<p>A3 – Not applicable</p> <p>While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding.</p>

Clause	Compliance/Comments
Clause E15.7.5 - Riverine, coastal investigation area, low, medium high inundation hazard area A1 – For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution (requires assessment against performance criteria).	A1 – Not applicable While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding.
A2 – No acceptable solution (requires assessment against performance criteria)	A2 – Not applicable While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding.
A3 – A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	A3 – Not applicable While the map shows isolated points with inundation within the site, Council's Development Engineers have confirmed that the Code does not apply since there is no risk of riverine flooding. Also, no on-site wastewater disposal is proposed.
Clause E15.7.6 - Development Dependent on a Coastal Location A1 - An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	A1 – Not applicable The proposal is not for Development Dependent on a Coastal Location.
A2 - No acceptable solution (requires assessment against performance criteria).	A2 – Not applicable The proposal is not for Development Dependent on a Coastal Location.
A3 - No Acceptable Solution for coastal protection works initiated by the private sector (requires assessment against performance criteria).	A3 – Not applicable The proposal is not for Development Dependent on a Coastal Location.

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

Traffic Addendum



Residential Unit Development at 16 Adelong Drive, Kingston



November 2025 (updated)

Traffic addendum – 16 Adelong Drive

Disclaimer: This report has been prepared based on and in reliance upon the information provided to Hubble Traffic Pty Ltd by the client and gathered by Hubble Traffic Pty Ltd during the preparation of the report. Whilst all reasonable skill, care and diligence has been used in preparation of the report, Hubble Traffic Pty Ltd take no responsibility for errors or omissions arising from misstatements by third parties.

This report has been prepared specifically for the exclusive use of the client named in the report and to the extent necessary, Hubble Traffic Pty Ltd disclaim responsibility for any loss or damage occasioned by use of or reliance upon this report, or the data produced herein, by any third party.

Version	Date	Reason for Issue
Draft	October 2025	Draft issued for client feedback
Final	November 2025	Final issued
Updated	November 2025	Updated parking layout



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1. Introduction

Planning permit DA-2022-101 was issued by Kingborough Council (Council), for construction of six residential units, including one existing unit, at 16 Adelong Drive, Kingston. Construction relating to this permit has not yet commenced, with an extension granted by Council that expires in 2026.

The developer is seeking to amend the valid permit to increase the total number of residential units from six to eight.

At the request of David Lemm, acting on behalf of the developers, Hubble Traffic has prepared this addendum to supplement the original Traffic Impact Assessment (TIA) dated (July 2020), specifically to evaluate the traffic and parking implications associated with the proposed two additional units.

This assessment considers only the incremental impacts of the amendment, with the original TIA remaining applicable to the previously approved six-unit configuration. The amendment includes provision of four additional on-site car parking spaces and relocation of the waste collection area to the opposite side of the driveway. No changes are proposed to the approved driveway layout, access arrangements, or parking supply for the original six units.

This assessment references Australian Standard AS2890.1:2004 Off-Street Car Parking (the Standard) in evaluating the parking design and compliance.



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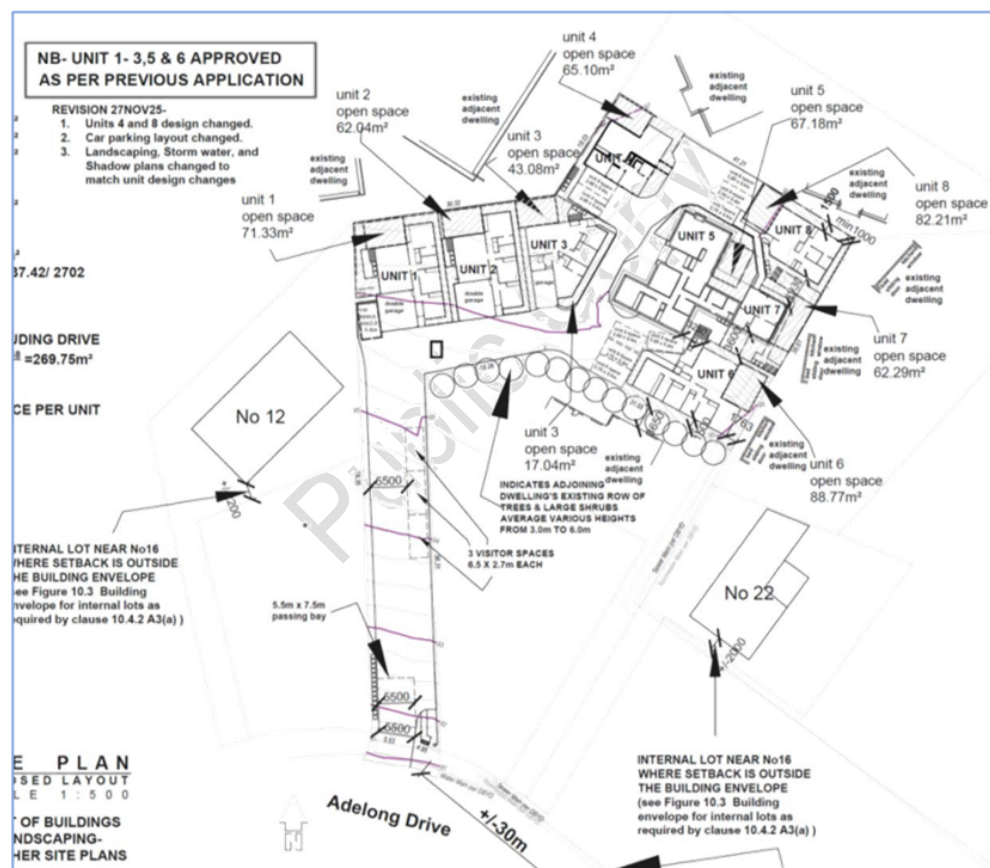
2. Modifications to the development proposal

Approved planning permit allows for the construction of six residential units (including one existing dwelling), supported by 14 on-site car parking spaces, served by a single two-way vehicular access.

The amended proposal seeks to increase the total number of residential units to eight, through the addition of one two-bedroom unit and one one-bedroom unit. Four new on-site car parking spaces are proposed, allocated as one space for Unit 7 (one-bedroom), two spaces for Unit 8, and one space designated for visitor use. The amendment also includes relocation of the waste collection area to the opposite side of the driveway and reallocation of parking spaces for Units 3, 4, 5 and 6.

No changes are proposed to the approved driveway layout, access arrangements, or total parking supply beyond the additions and reallocation described above.

Diagram 2.0 – Modified proposed layout



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3. Traffic impact to the surrounding road network

The RTA Guide to Traffic Generating Developments (RTA Guide), indicates that medium density residential units, with two bedrooms or less, generate five daily vehicle trips per dwelling, with 0.5 trips occurring within the peak periods.

Based on the RTA Guide, the two additional residential units are estimated to generate an additional 10 daily trips, with one trip occurring during the peak periods. The previous TIA predicted that the six residential units is likely to generate 39 daily trips, with four trips occurring during the peak periods.

As per the TIA, Adelong Drive and Nolan Crescent are predicted to operate with fewer than 150 two-way vehicles during the peak periods. This means that motorists are receiving the highest level of traffic performance, where the traffic flow is free flowing, there are sufficient gaps in the traffic flow to enable vehicles to enter and leave safely and efficiently, and there are no traffic queues or delays.

The addition of one vehicle generated by the development site will not cause any deterioration in the level of traffic performance of efficiency motorists are currently receiving on the surrounding road network.



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4. Internal layout

4.1. Number of on-site car parking spaces

An additional four on-site car parking spaces are proposed, increasing the total provision from 14 to 18 spaces. Of these, two spaces will be allocated to Unit 8 (a two-bedroom dwelling), one space to Unit 7 (a one-bedroom dwelling), and one space designated for visitor parking.

In accordance with Table E6.1 of the Kingborough Interim Planning Scheme 2015, multiple dwellings are required to provide one dedicated parking space for each one-bedroom dwelling and two spaces for dwellings with two or more bedrooms. The proposed allocation satisfies these requirements, thereby complying with the Acceptable Solution under Clause E6.6.1. The inclusion of an additional visitor space further supports operational efficiency and minimises the potential for overflow parking onto the surrounding road network.

4.2. Allocation, location and dimensions of parking spaces

The four additional parking spaces will consist of three 90-degree spaces and one parallel space. The additional tenant spaces will be located adjacent to Unit 1, Unit 4 and in front of Unit 8, with the parallel visitor space situated along the driveway.

A proportion of the spaces have been reallocated to different units, ensuring that all parking spaces are located within close proximity to each unit, except for Unit 3, which will have their second space located adjacent to Unit 1.

All on-site parking spaces have been designed to comply with the Standard, as user class 1A, suitable for residential or domestic use. All 90-degree spaces will be a minimum of 2.4 metres wide, 5.4 metres long, supported with a manoeuvring width of 5.8 metres. The additional parallel space has been designed to comply with Figure 2.5 of the Standard, and will be a minimum of 2.4 metres wide, with an intermediate space length of 6.5 metres.

Where a parking space is located adjacent to a vertical obstruction higher than 150 millimetres, an additional 0.3 metres of width will be provided between the space and the obstruction. If there is a vertical obstruction on both sides, 0.3 metres will be provided on both sides of the space.

Multiple parking spaces located together will be delineated with pavement markings, with these spaces designed to be situated on a gradient less than five percent, in both longitudinal and transverse directions.



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4.3. Car parking manoeuvrability

The design provides sufficient manoeuvring area for all additional parking spaces, to allow for vehicles to enter and leave in an efficient manner, complying with the Standard. Vehicle swept path software has been used to demonstrate the swept path of a B85 vehicle, entering and leaving a selection of parking spaces, as illustrated below.

Diagram 4.3A – Swept path of B85 vehicle leaving Unit's 4 and 7

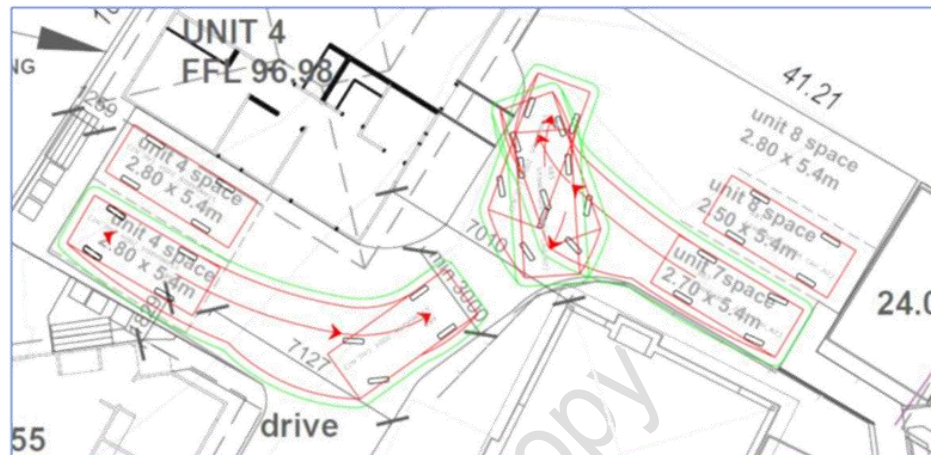


Diagram 4.3B - Swept path of B85 vehicle leaving Unit's 4 and 8



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Traffic addendum – 16 Adelong Drive

Diagram 4.3C – Swept path of B85 vehicle leaving Unit 5

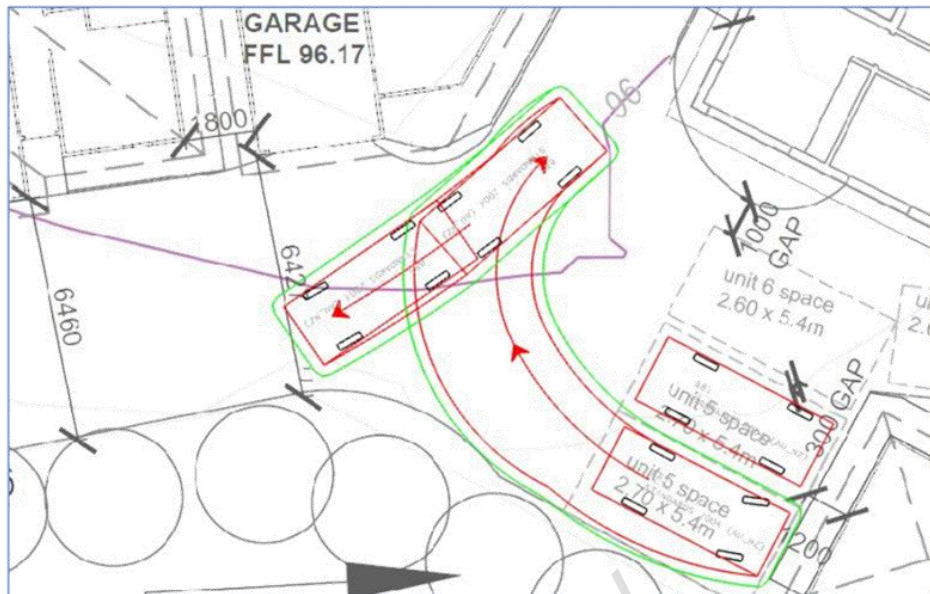
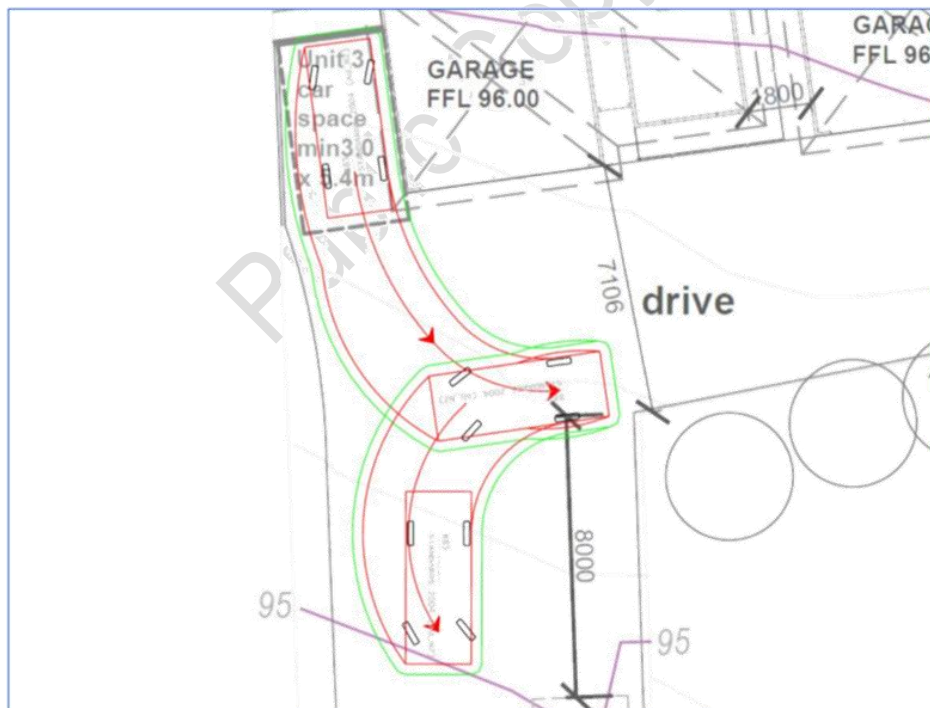


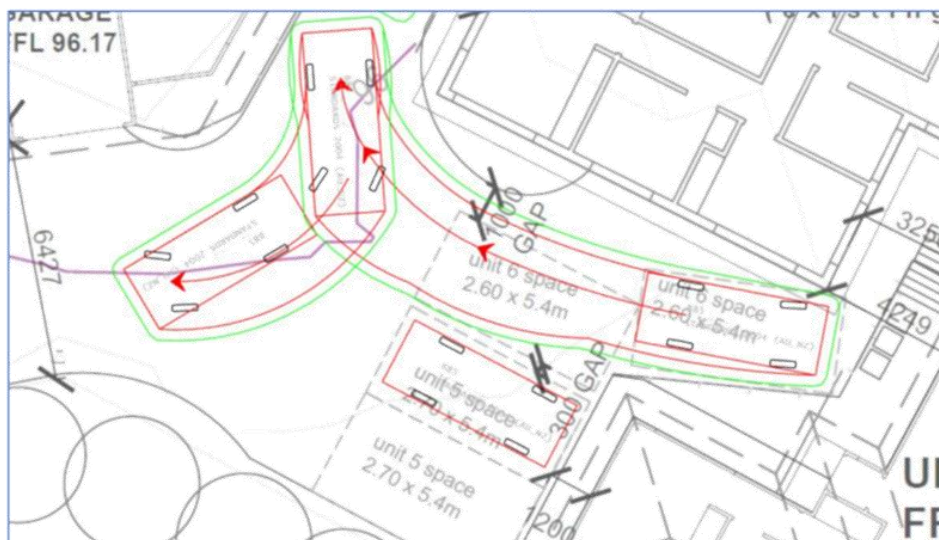
Diagram 4.3D - Swept path of B85 vehicle leaving Unit 3



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Diagram 4.3E – Swept path of B85 vehicle leaving Unit 6



The site plan illustrates the proposed development layout. It includes the following details:

- Unit 4:** Located at the top left, with an EFL of 96.98.
- Unit 4 spaces:** Two parking spaces, each 2.50 x 5.4m.
- Unit 6 space:** A parking space, 2.80 x 5.4m.
- Unit 7 space:** A parking space, 2.70 x 5.4m.
- Unit 8 space:** A parking space, 2.50 x 5.4m.
- Unit 9 space:** A parking space, 2.80 x 5.4m.
- Access Roads:** A 'drive' is shown at the bottom, and a 'road' is shown on the right.
- Dimensions and Elevation:** Various dimensions (e.g., 18.03, 15.0, 12.69, 7.40, 7.12, 41.21, 24.0) and an elevation of 18.03 are indicated.
- Other Features:** A 'ING H' (ingress) is marked on the left, and a '55' is marked at the bottom left.



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1

4.4. Internal driveway

The internal driveway design will remain mostly unchanged. The only modification involves the addition of one parallel parking space, situated along the section of driveway between unit 1 and Adelong Drive.

While this space will reduce the driveway width along this section, a minimum width of 5.5 metres will be retained, ensuring two-way traffic flow, and complying with the Standard.

4.5. Waste collection

The additional parallel parking space will require the waste collection area to be relocated to the opposite side of the driveway. This will not cause any adverse impact, with the waste collection vehicle to continue to reverse in a short distance from Adelong Drive to the waste collection area, and leave the site in a forward-driving direction, as illustrated in the previous TIA.



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5. Conclusion

From a traffic engineering and road safety perspective, the proposed modification to the development is not expected to create any adverse safety, amenity, or traffic efficiency problems, as:

- the amount of traffic generated by the two additional residential units is considered low and there is sufficient capacity within the surrounding road network to absorb these movements without impacting other users,
- the site will include four additional on-site car parking spaces, meeting the requirements under the planning scheme, minimising the risk of parking overflow,
- these spaces have been designed to comply with the Standard, ensuring that vehicles can enter and leave safely and efficiently,
- the driveway will have sufficient width to facilitate safe and efficient movement, and all vehicles will be able to enter, circulate and leave in a forward-driving direction, and
- a waste collection vehicle will be able to reverse in a short distance, collect the waste, and leave in a forward-driving direction.

This Traffic Addendum found the proposed modifications are appropriate from a traffic and safety perspective.



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Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA-2025-380
Council notice date	10/11/2025
TasWater Reference No.	TWDA 2025/01355-KIN
Date of response	14/11/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	kc@kingborough.tas.gov.au
Development details	
Address	16 ADELONG DR, KINGSTON
Property ID (PID)	2112364
Description of development	Multiple Dwellings (7 new, 1 ex)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Skizze Building Design	Drawing set – Sheets 1 – 30	–	09 Oct25

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 the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the development, any water connection utilised for construction 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, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

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

Page 1 of 3



5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. 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.

56W CONSENT

7. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

Advice: No part of unit 6, including eaves and gutters, can be closer than 1.0m to TasWater's sewer property connection.

DEVELOPER CHARGES

8. 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 \$8,433.60 to TasWater for water infrastructure for 4.80 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.
9. 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 \$10,981.25 to TasWater for sewerage infrastructure for 6.25 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

10. The applicant or landowner as the case may be, must pay a development assessment fee of \$417.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-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>

Water Submetering

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

Service Locations

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

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

56W Consent

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

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

Declaration

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

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

A report on the petition 'Kerbside Collection, Leslie Vale' will be provided to a future Council meeting.

14 PETITIONS RECEIVED IN LAST PERIOD

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

15 OFFICERS REPORTS TO COUNCIL

15.1 AMENDMENT - DOG MANAGEMENT POLICY (PROPOSED AREAS)

File Number: 12.104

Author: Scott Basham, Manager Legal & Property

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

Strategic Plan Reference

Key Priority Area: 2. Growing together with well-planned spaces and infrastructure.

Strategic Outcome: 2.1 Services and assets which meet the current and future requirements of the community.

1. PURPOSE

- 1.1 The purpose of this report is to present the outcomes of public submissions and consultation with relevant bodies and organisations regarding the proposed establishment of a dog exercise area at 34 Maddocks Road, Kingston, and a dog training area at Dru Point, Margate, and to provide recommendations for their declaration.

2. BACKGROUND

- 2.1 At its meeting of the 1 December 2025 Council resolved to 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 (the exercise area) and a dog training area located at Dru Point, Margate (the training area) (minute C347/21/2025 refers).

3. STATUTORY REQUIREMENTS

- 3.1 S.7 of the *Dog Control Act 2000* (the Act) states that a Council is to:
- invite public submissions relating to an amendment of the Policy;
 - consult with any appropriate body or organisation; and
 - consider any submissions and results of any consultation before making the amendment.

- 3.2 S.25 of the Act states that a council, by public notice, is to notify the date on which a declaration under the Act takes effect, and the period during which the declaration remains in force.

4. DISCUSSION

- 4.1 On 4 December 2025 a notice of intent to declare was published in the Mercury Newspaper pursuant to s.24 of the Act.
- 4.2 The notice called for submissions in relation to both the exercise area and training area. Submissions could be made by completing an engagement survey on Councils website, or in writing to the CEO by email or post. A copy of the notice is attached.
- 4.3 Council received 145 engagement survey submissions and 15 written responses. The submissions provided important information concerning use of existing declared areas, the level of support for the proposed declarations, prioritisation of desired features associated to the exercise area, and general feedback or suggestions through free text comments. Councillors have been provided access to the source data, and a copy of the Engagement Report is attached.
- 4.4 While there was overall support for the exercise (64% support, 22.5% oppose) and training area (60% support, 7.6% oppose) the following negative themes were highlighted:

Exercise area (Maddocks Rd)

- Impacts on residential amenity, including noise, loss of privacy for adjoining residential properties, and perceived increases in security risks (such as trespass and theft).
- Proximity to TasNetworks infrastructure and concerns regarding alleged health effects, including potential impacts on pacemakers, implantable defibrillators, or similar cardiac devices.
- Environmental concerns including smell, dog waste run off, and stress to neighbouring household pets.
- Traffic and parking impacts on Maddocks Rd.

Training area (Dru Point)

- The need for the area to be upgraded to an appropriate level to support the use.
 - The land is uneven, boggy, and poorly drained in places.
 - Distraction of dogs undertaking training activities due to the proximity of the Dru Point declared Dog exercise area.
 - Traffic and parking impacts on Dru Point.
- 4.5 In relation to concerns regarding residential amenity and environmental impacts, on review of Council's complaint data no previous matters have been raised. Furthermore, it is noted that Kingborough already has dog exercise areas located within residential zones, including Apex Park in Tarooma and Maranoa Heights Reserve in Kingston.
- 4.6 Concerning the alleged health effects associated with the nearby TasNetworks infrastructure, Council officers consulted with the Hobart Heart Centre, whose Senior Cardiac Physiologist advised that high-voltage powerlines do not affect cardiac devices under normal operating conditions. For completeness, the advice also addressed the operation of devices in proximity to transformer boxes.

- 4.7 Given the volume of valuable information received through the submissions, it is intended that this material be provided to the Project Director – Kingborough Sports Precinct, to assist in the final design and development of the proposed areas.

5. FINANCE

- 5.1 Any financial matters associated with amendments to the Policy will be covered via the State Government funding agreement.

6. ENVIRONMENT

- 6.1 There are no environmental considerations associated to this report.

7. COMMUNICATION AND CONSULTATION

- 7.1 Council has completed statutory consultation in accordance with s.7 and s.24 of the Act and clause seven (7.) of the 1 December 2025 Council report 15.3.

8. RISK

- 8.1 Failure to establish the exercise area and training area would not be in the best interests of the community and would be inconsistent with Council's stated intent to support the development of the Tasmania Devil's High Performance Training Centre.
- 8.2 There is a risk that the proposed declaration may impact residential amenity, however, this has not been Council's experience to date (refer clause 4.5). Furthermore, any such impacts can be considered in the final design and development of the proposed areas, and reassessed when the *Dog Management Policy* is reviewed in 2028.

9. CONCLUSION

- 9.1 On the 4 December 2025 a notice of intent to declare was published in the Mercury Newspaper pursuant to s.24 of the Act.
- 9.2 The notice invited submissions in relation to the proposed exercise and training areas, and the submission period has now closed.
- 9.3 The submissions have been considered and there is support for the establishment of the exercise and training areas.
- 9.4 Valuable information received within the submissions will be provided to the Project Director – Kingborough Sports Precinct, to assist in the final design and development of the areas.

10. RECOMMENDATION

That:

- (a) On confirmation of land tenure, in accordance with s.25 of the *Dog Control Act 2000*, Council by public notice, notify the date on which the declarations of the dog exercise area at 34 Maddocks Road, Kingston, and the dog training area at Dru Point, Margate, take effect, and the period during which the declarations remain in force; and
- (b) The endorsed *Dog Management Policy* be amended as appropriate.

ATTACHMENTS

1. S.24 Notice
2. Engagement report



INTENTION TO DECLARE AREAS (DOG CONTROL ACT 2000)

Pursuant to Section 24 of the *Dog Control Act 2000* (the Act), notice is given of Council's intent to declare the following areas in accordance with the provisions of the Act:

Off-lead Dog Exercise Area pursuant to Section 20 of the Act:

- TasNetworks land - 34 Maddocks Road, Kingston

Dog Training Area pursuant to Section 21 of the Act:



- Southern Obedience Club - Dru Point, Margate.


Submissions in relation to the above may be made by completing the engagement survey on Council's website, or in writing and addressed to the CEO by email or post to the addresses below. Submissions must be received no later than 5:00 p.m. on Wednesday 14 January 2026.

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)*

 www.kingborough.tas.gov.au

 (03) 6211 8200  kc@kingborough.tas.gov.au

 15 Channel Highway, Kingston, 7050



Dog Management Policy

Engagement Report

Prepared by
Kingborough Council

January 2026

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Kingborough Council

Public Consultation

COMMUNITY FEEDBACK

Kingborough Council conducted a public consultation on the updated Kingborough Dog Management Policy.

The engagement asked the community to provide feedback on a proposed off-lead dog exercise area at 34 Maddocks Road, Kingston and proposed dog training area at Dru Point, Margate.

WHY NEW AREAS?

In 2024, Council was officially advised that the Kingston Twin Ovals was chosen as the site for the Tasmanian Devil's AFL High Performance Training Centre.

To accommodate two new ovals as part of this development, alternative sites have been identified to relocate the off-lead dog exercise park currently on Kingston View Drive and the Southern Obedience Club currently on Gormley Drive.

ENGAGEMENT STAKEHOLDERS

Council has been actively working with the Kingborough Dog Walkers Association (KDWA) and Southern Obedience Club to arrive at these two proposed locations.

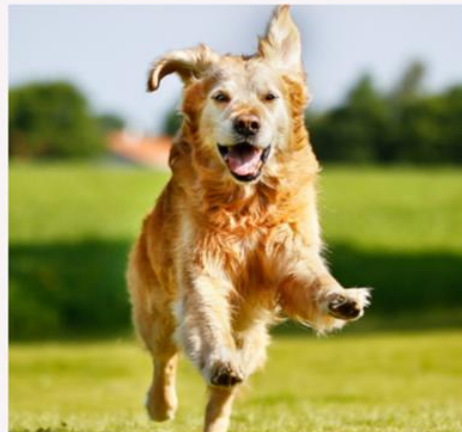
Residents directly adjoining the Maddocks Road site received two letters prior to the commencement of consultation to ensure they were aware of the proposal.

SUBMISSIONS

Submissions were completed via a public survey and written response.

PARTICIPATION NUMBERS

- 145 Community survey
- 15 Written/email submissions





Community Survey Responses

Demographic Information of Participants

LOCATIONS

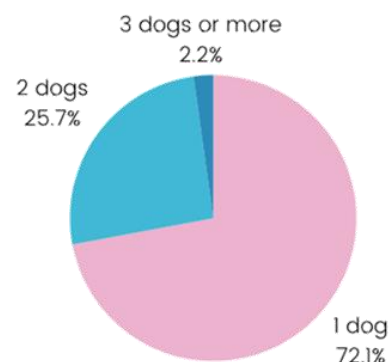
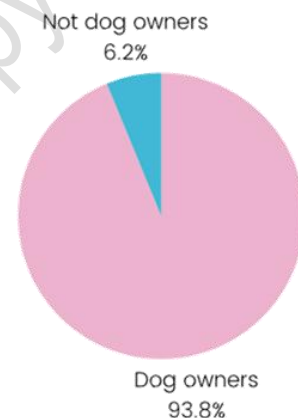
Provided in Q.4 (Skipped by 2 participants)

0	Allens Rivulet
21	Blackmans Bay
1	Birchs Bay
1	Bonnet Hill
0	Bruny Island
1	Coningham
1	Electrona
1	Firthside
0	Flowerpot
0	Gordon
0	Howden
3	Huntingfield
3	Kettering
77	Kingston/Kingston Beach
0	Leslie Vale
2	Longley/Lower Longley
20	Margate
0	Middleton
0	Neika
0	Nichols Rivulet
2	Oyster Cove
1	Sandfly
2	Snug/Lower Snug
3	Spring Farm
0	Tinderbox
2	Taroona
1	Woodbridge
2	Whitewater Estate

DOG OWNERSHIP

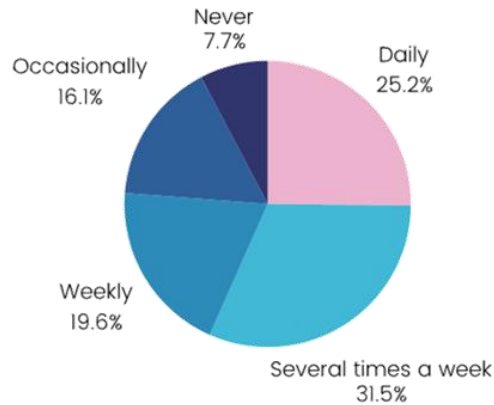
SURVEY PARTICIPATION

Skipped by 1 participant



Q3. How often do you visit a dog exercise area or park?

Answered by 143 participants



Daily	36
Several times a week	45
Weekly	28
Occasionally	23
Never	11

Q5. Which existing dog exercise area/s do you use most often? (answer as many as applicable)

Answered by 143 participants

- 7 Apex Park, Tarooma
- 7 Tarooma Beach (east of boat ramp)
- 66 Kingston/Tyndall Beach (northern end - sand only)
- 6 Flowerpot Reserve, Blackmans Bay
- 31 Suncoast Dog Park, Blackmans Bay (within fenced area)
- 18 Suncoast Walking Track, Blackmans Bay
- 80 Kingston View Drive, Kingston
- 14 Kingston View Drive, Kingston (Greyhound area)
- 1 Maranoa Heights Reserve
- 79 Dru Point, Margate (within dog exercise fenced area)
- 15 Snug Beach South
- 12 Clarks Beach
- 5 Kettering Reserve
- 2 Middleton Beach (south of stormwater pipe)
- 8 Southern Obedience Club, Gormley Drive, Kingston
- 0 Country Dog Association, Lower Longley
- 10 None of the above

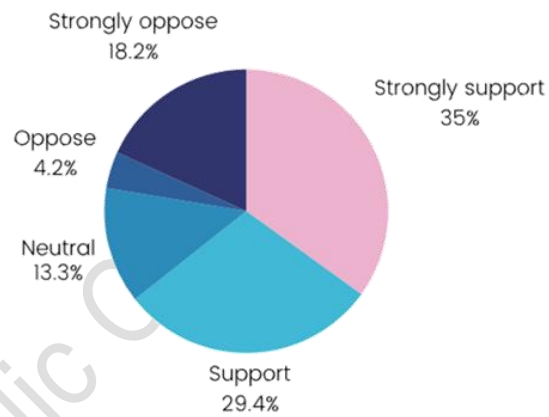


DOG EXERCISE & TRAINING AREAS

Q6. Do you support the new dog exercise area being created at 34 Maddocks Road, Kingston?

Answered by 143 participants

Strongly support	50
Support	42
Neutral	19
Oppose	6
Strongly oppose	26



Proposed location



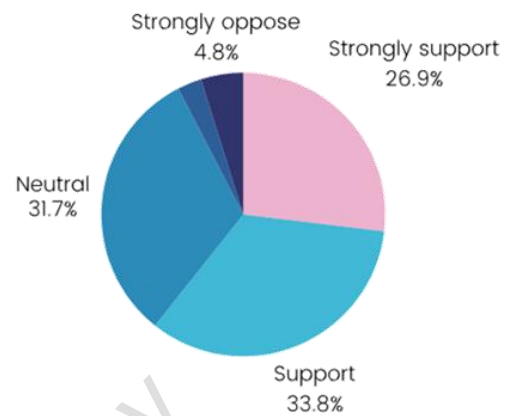
Concept plan – Potential site layout

DOG EXERCISE & TRAINING AREAS – Continued

Q7. How supportive are you of the described land at Dru Point, Margate being adapted for use by the Southern Obedience Club?

Answered by 145 participants

Strongly support	39
Support	49
Neutral	46
Oppose	4
Strongly oppose	7



Proposed location – Dru Point, Margate

DOG EXERCISE & TRAINING AREAS – Continued

Q8. What are the most important features you'd like to see included in a new dog exercise area at Maddocks Road? (select up to 5)

Answered by 145 participants

Waste bins and dog bag dispensers	109
Secure fencing	108
Water taps/bowls	100
Double-gated entry for safety	64
Parking availability	55
Separate areas for small and large dogs	48
Natural surfaces (grass, sand, bark)	47
Shaded seating	33
Lighting for early morning/evening use	26
Dog agility equipment	19
Pathways for walking/jogging	16
Other	32

Examples provided in response to "Other" option

- An area sufficiently far away from houses
- An area where we can enjoy time with our pets without worrying about the impact on surrounding properties
- Decent size and nice grass
- A swimming area for dogs
- Public toilet
- Ample sunshine and ventilation allowed the ground to dry quickly, especially after rain and dew in the morning
- Interesting areas (trees, shrubbery for dogs to explore, not just a square patch for ball throwers)
- Greyhound off-lead area
- Having a dog toys basket
- No early morning/evening usage have some consideration for the neighbouring families. Have it moved away from residential properties so the dog park and homes do not share a common boundary
- How about a coffee truck
- As a resident whose property shares a boundary with the dog park, I am concerned that there is no buffer between our property and the proposed exercise area. I am concerned that our privacy will be negatively impacted, as well as our property values
- Facilities for owners attending – toilets, shorter distance between parking and main exercise area. Increased parking – twenty spaces
- Covered seating for rainy days
- Sound barriers along fencing for neighbouring properties
- Sound proofing and privacy for neighbouring residents
- Hand washing station, lots of trees, toilet for use
- Bookable private area ... some adopted dogs need space to run but have an option not to socialise
- An area for shy/nervous dogs
- Grass only for the dog park, bark and sand gets messy
- High fenced area not waist height where dogs can easily jump
- Need an area for dogs that don't like other dogs coming up and trying to play with them. So a separate area for dogs that like to be left alone and will keep to themselves. Not all dogs like interacting with other dogs

OPEN COMMENTS

Sample of comments

Q9. Do you have any other feedback or suggestions?

Answered by 102 participants

"I believe that this area should be left as is to preserve the peace and beauty of the wildlife that lives there.

There are many other dog parks which can be used and erecting a new one which is not really necessary at the expense of this natural beauty is not something that I support.

Thank you."



"I do not think that the relocation of the dog park to Maddocks Road is the best option as this area is directly next to a power station which is not safe for the dogs.

I would rather take my dogs to one of the already existing dog parks as I know that these parks are safe, and I can feel at ease that my dogs can enjoy themselves without worrying about them getting too close to the power station."



"Water taps/bowls and double gates are essential at all dog park areas for safety and hygiene. The new Southern Obedience Club area needs to be accessible by members only for training purposes. Mowing during active snake season is very important."



"The separate areas for small and large dogs should also include that the small dogs may be puppies, or older/arthritis/injured dogs that don't want to be roughed up. Maybe it could be the "quiet dog" area?"

OPEN COMMENTS – continued

"As a resident living in close proximity to the proposed site, I have significant concerns, particularly regarding noise. With minimal noise buffering, barking from the dog park is likely to travel widely and may trigger reactive barking from dogs confined within nearby residential backyards. Barking is an innate and contagious behaviour for dogs, especially in response to other dogs. Given the number of surrounding homes, many of which are likely to have dogs, this development is likely to result in a noticeable and ongoing increase in noise levels for residents."



"Firstly amazing news a greyhound area is being considered again for the future. Thank you. For this area could the fencing please be reviewed. The current fencing is unsafe (too low). The Bellerive Greyhound off-leash area is a good example of safe fencing with adequate visual aid so the dogs see the fence."



"The Maddocks Road site should be set back with the residential boundaries so that it doesn't impact people living in those houses. I'd also be concerned about lighting impacting those residents."

Secure fencing is so important for off leash dog areas, especially for between small dog areas and large dog areas. We have a really small dog who uses the puppy areas and if the fences aren't secure, the puppy areas are basically pointless. For example, the puppy area at Blackmans Bay Suncoast Drive. However secure puppy areas, like the current one at Dru point are so valuable for helping puppies socialise, hopefully reducing excessive barking behaviours."



"Very pleased that a replacement area has been found."

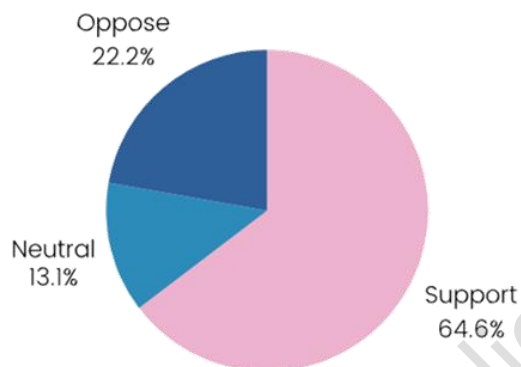


"If the area at Dru Point is adopted by the Southern Obedience Club, please can it be available to the general public and dogs at times when the club is not using it. This could be indicated by signs on the gates."

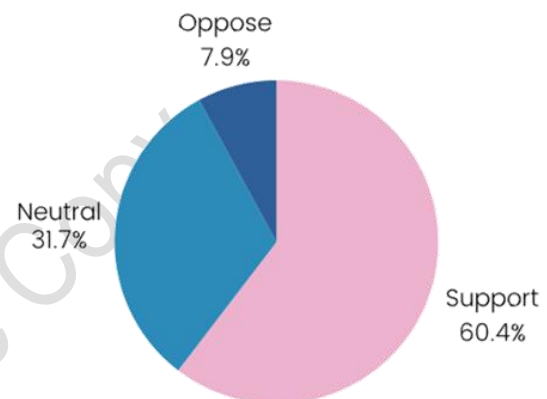


SENTIMENT OF SURVEY RESPONSES

Maddocks Road New Dog Exercise Area



Dru Point, Margate New Dog Training Area (Southern Obedience Club)



Overall sentiment

- Structured results show overall support for the Maddocks Road proposal, but comments reveal concern from residents living directly adjacent to the proposed site.
- General sentiment for the adaptation of the Dru Point site is positive, with feedback emphasising the importance of maintaining public access and adequate parking.
- The open comments are mostly negative, particularly about the impact on nearby homes at Maddocks Road.

THEMES FROM SURVEY OPEN COMMENTS

Theme	Sub-themes	Sentiment	Representative Evidence (summarised from comments)
Parking and traffic access	Insufficient parking; road safety; difficult vehicle access	Mostly Negative	"Parking is inadequate and may create safety issues"; "Turning onto Maddocks Road is already difficult."
Noise, privacy and impact on nearby residents	Barking noise; privacy loss; property value concerns; need for buffer zones	Negative	"Barking will disturb neighbouring homes"; "A dog park on our boundary will reduce privacy and property values."
Fencing and security	Desire for higher/opaque fences; secure gates; greyhound-safe fencing	Mixed	"Fencing needs to be higher for greyhounds"; "Gates must be double-locked for safety."
Dru Point operation model	Shared use outside training hours; clearer guidelines; parking during events	Mixed-Positive	"Public access should continue outside training times"; "Need more parking for club days."
Small/shy/quiet dog & greyhound areas	Dedicated quiet zones; separate spaces for behavioural or size needs	Positive	"We need a safe area for shy or older dogs"; "Greyhound-specific space is important."
Water, hygiene & toilets	Quality water stations; preference for tip-out bowls; access to toilets	Positive	"Please use the Dru Point-style water bowls"; "Public toilets are essential."

Continued over page...

THEMES FROM SURVEY OPEN COMMENTS – Continued

Theme	Sub-themes	Sentiment	Representative Evidence (summarised from comments)
Drainage & ground maintenance	Mud; uneven ground; mowing; general upkeep needs	Negative	"Ground becomes unusable after rain"; "Needs more regular mowing."
Lighting & hours of operation	Mixed preferences; safety vs light spill to neighbours	Mixed	"Lighting is needed for early morning use"; "Lighting will disturb nearby homes."
Design and access between areas	Separate entrances; wider corridors; safe movement between zones	Mixed	"Separate entrances for each area are essential"; "Corridors must be wide for dogs to pass safely."
Power station proximity concerns	Electrical hum; EMF concern; amenity impacts	Negative	"The power station hum may stress dogs"; "Concern about safety being so close to the substation."
Wildlife/environmental concerns	Disturbance to wildlife; loss of natural habitat	Negative	"The area has many birds and wallabies—this development will disrupt them."

WRITTEN/EMAILED SUBMISSIONS



Sample of submissions

Dru Point

"Dogs and their owners attend obedience training to learn how to control and manage their dogs responsibly and effectively within our community. First steps in effective training require a quiet, non-distractive environment. My concern is that the public off-lead exercise area around the proposed site will cause significant interruption for dogs in training.....

It will be very important for there to be only one access point to the proposed new area and that point is in a relatively 'public' and visible area to reduce the security risk of non-member access....

Having adjacent and therefore convenient parking, especially for club members with puppies is important to ensure their easy access and safety."



"I am supportive of the TasWater grassed area being used by the Obedience Club provided it is available to other users at times not used by the club."



"I am not opposed for the dog obedience club being located at Dru Point as long as the oval is not fenced in, free for all patrons to use."



"In summary the area at Dru Point offered to the SOC as a dog training ground whilst adequate in size has very restricted useable area due to the boggy uneven, overgrown and undulating ground. As such the grounds would need extensive and costly pre contract work to make them useable. The grounds maintenance if required by SOC would be costly consuming and expensive. Due to the noise and activity distraction in the dog exercise area, privacy fencing would need to be erected around the perimeter of the SOC dog training area. This in turn may well be a costly exercise. The access for SOC members would need to be direct into the training area from the car parking area to minimise complications and impact on the current off lead area."

WRITTEN/EMAILED SUBMISSIONS



Sample of submissions

Maddocks Road

"There needs to be enough spaces to park 15 cars which is a common number on the weekends. Also enough seating for the older owners as there is only one seat at the moment."



"After looking at the proposed new dog exercise areas, which are all around the power station, I have several concerns which are:

1. Power stations are known to emit high electromagnetic waves which can affect pacemakers. Providing public access close to a site like that can be a health issue.
2. Having been nearby the site, it is emitting a humming noise which is quite unpleasant, and it could affect the dogs as well."



"My concerns are the park backing onto residential properties on Maddocks Road.

This is a quiet area where noise travels, barking in the park is going to negatively impact the confined dogs within their private yards - increased barking with a flow-on effect around the neighbourhood...

I hold significant concerns from a welfare perspective as the power station releases an electrical hum that is audible to human ears, therefore significant sound to canines."



"I would like to raise my objection to the development of this facility in the proposed location for the following reasons:

- There is no buffer or setback between this facility and the surrounding residential areas.
- I am concerned about the noise levels that facility will impose on the surrounding properties."



SENTIMENT OF EMAILED SUBMISSIONS

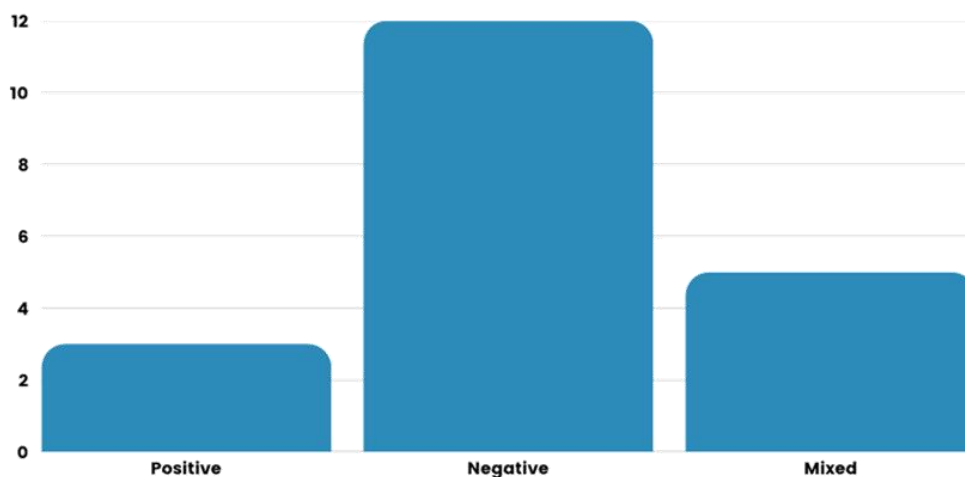
Overall sentiment

- Strong opposition from residents directly bordering 34 Maddocks Road, citing concerns about noise, privacy, safety, property value, drainage, and animal welfare (e.g., humming noise from nearby substation).
- Conditional support for the SOC relocation to Dru Point, provided significant upgrades are made to ground conditions, access, fencing, and parking.
- General support for improving existing dog facilities within Kingborough, including better drainage, double-gates, walking loops, shade, and puppy/timid-dog areas.

Key Themes

- Maddocks Road is viewed as unsuitable due to proximity to homes, steep land fall, security concerns, and high risk of nuisance barking.
- Dru Point is recognised as a logical hub for dog activities but is currently unfit for training because of boggy, uneven ground and limited parking.
- Dog owners greatly value safe, well-fenced, double-gated, shaded spaces with good drainage and walking loops.

Sentiment Summary of Emailed Submissions



THEMES FROM EMAILED SUBMISSIONS

Theme	Sub-themes	Sentiment	Representative Evidence
Noise & Amenity	Barking, shouting, reverberation, dogs triggering neighbouring dogs	Negative	Residents adjacent to Maddocks Road fear significant noise pollution; dog trainers cite noise distractions at Dru Point
Privacy & Security	Overlooking yards/bedrooms, climbable fences, trespass risk	Strongly Negative	Maddocks Road residents describe direct sight into private yards and risk of people jumping fences
Environmental Suitability	Ground bogginess, drainage, noise from substation, waste runoff	Negative	Dru Point land described as "appalling" and boggy; substation noise concerning at Maddocks Road
Parking & Access	Insufficient parking, unsafe access, need for member-only gates	Negative / Mixed	Dru Point parking often full; SOC members need secure, exclusive access
Dog Welfare & Safety	Controlled environment, risk of off-lead interference, shade	Mixed / Conditional	SOC trainers warn of public dogs disrupting classes; shade essential for comfort
Shared-Use Expectations	Desire to maintain access outside training times; avoid exclusion	Mixed / Positive	Many Dru Point users welcome shared access if managed with signage
General Dog Facility Improvements	Double gates, drainage, walking loops, water points, puppy areas	Positive	Multiple emails request consistent upgrades across all parks

15.2 CEO PERFORMANCE REVIEW POLICY 1.28

File Number: 12.308

Author: Rose Bullough, Manager People & Safety

Authoriser: David Spinks, Director People & Finance

Strategic Plan Reference

Key Priority Area: 5. Doing the essentials efficiently and effectively so we can build for the future.

Strategic Outcome: 5.4 Statutory and governance functions which are delivered to a high standard.

1. PURPOSE

1.1 The purpose of this report is to adopt the CEO Performance Review Policy 1.28.

2. BACKGROUND

2.1 To meet the requirements of Part 7 of the *Local Government Act 1993* (the Act), Council is required to monitor the performance of the Chief Executive Officer (the CEO).

2.2 Council does not currently have a Policy in place to govern the performance management of the CEO.

3. STATUTORY REQUIREMENTS

3.1 Statutory requirements are found in Part 3, Division 3 and Part 7, Division 1 of the Act.

3.2 *Local Government (Appointment and Performance Management of General Managers) Order 2024* (the Order).

4. DISCUSSION

4.1 During the CEO Performance review process it was identified that Kingborough Council did not have a CEO Performance Review policy in place.

4.2 The attached policy was developed by consultant Dr Katrena Stephenson appointed by Council to provide professional support to the CEO Performance Review process.

4.3 It is important to ensure there is a performance monitoring process in place so that the CEO has appropriate guidance and feedback from Council on performance expectations.

4.4 In summary, the policy provides that the CEO Performance Review will be undertaken by a subcommittee of Council in accordance with its Terms of Reference (contained within the policy). The policy provides when and how this will occur and provides for the development of performance objectives and key performance indicators and for a focus on continuous improvement.

5. FINANCE

5.1 A budget allocation will be required in future budgets to support external support facilitation, if required.

6. ENVIRONMENT

6.1 There are no environmental implications associated with the implementation of this policy.

7. COMMUNICATION AND CONSULTATION

- 7.1 The CEO and the CEO Performance Review Sub Committee were invited to provide comments and recommendations for the review.
- 7.2 The Director People & Finance and the Manager People & Safety were invited to provide comments and recommendations for the review.
- 7.3 The policy will be available to the public on Council's website.

8. RISK

- 8.1 The implementation of the CEO Performance Policy mitigates the risk on non-compliance with the provisions of the Act.

9. CONCLUSION

- 9.1 The CEO Performance Review Policy has been developed in consultation with relevant stakeholders to ensure that Council is compliant with the requirements of the *Local Government Act 1993* (TAS).
- 9.2 The CEO Performance Review Policy provides a framework for the effective performance management of the CEO and in a manner that ensures that all parties are treated with fairness, equity and without discrimination.

10. RECOMMENDATION

That Council endorse the CEO Performance Review Policy 1.28.

ATTACHMENTS

- 1. Policy for Approval



CEO Performance Review Policy

Policy No:	1.28
Approved by Council:	February 2026
Next Review Date:	February 2028
Minute No:	TBA
ECM File No:	12.308
Version:	1.0
Responsible Officer:	Director People & Finance
Strategic Plan Reference:	5.4 Statutory and governance functions which are delivered to a high standard

1. POLICY STATEMENTS

- 1.1 Establishing a clear and well-structured approach to the CEO's performance review is essential for effective governance and leadership development.
- 1.2 When thoughtfully designed and implemented, the review process serves multiple strategic purposes:
 - 1.2.1 Aligns executive performance with the council's strategic direction;
 - 1.2.2 Fosters a constructive and transparent relationship between the CEO and the council;
 - 1.2.3 Clarifies roles, expectations, and provides a formal record of feedback;
 - 1.2.4 Encourages continuous growth and professional development;
 - 1.2.5 Ensures adherence to legislative and contractual obligations;
- 1.3 Beyond evaluation, a well-managed review becomes a platform for building trust, surfacing issues early, and nurturing leadership capacity.

2. DEFINITIONS

- 2.1 **Act** means the *Local Government Act 1993* (Tas);
- 2.2 **CEO** means the Chief Executive Officer ('CEO') being the General Manager as appointed by the Kingborough Council pursuant to section 61 of the *Local Government Act 1993* (TAS);
- 2.3 **Order** means *Local Government (Appointment and Performance Management of General Managers) Order 2024*
- 2.4 **360 Review** means gathering feedback from people other than councillors and may include feedback from peers, colleagues, direct reports and external stakeholders as well as a self-assessment from the individual being reviewed.
- 2.5 **Independent** means other than by a councillor or employee of Council.
- 2.6 **KPI** means Key Performance Indicator

3. OBJECTIVE

- 3.1 To outline the principles and process for evaluating and managing the CEO's performance in accordance with the requirements of the Act and the CEO's contract.
- 3.2 To ensure there is a performance monitoring process in place so that the CEO has appropriate guidance and feedback from Council on performance expectations.

4. SCOPE

- 4.1 This policy applies only to the CEO.
- 4.2 This policy does not cover or apply to behaviours that amount to, or are dealt with, by Council in relation to fitness for work and disciplinary actions under the CEO's contract.

5. PROCEDURE (POLICY DETAIL)

- 5.1 The CEO's Performance Review is to be undertaken by a subcommittee of Council in accordance with the Terms of Reference (s11 of this Policy).
- 5.2 The review subcommittee has authority to recruit external support, aligned to requirements under the Act, within an approved budget allocation.
- 5.3 An evaluation of CEO performance is to be undertaken at least 2 weeks prior to the end of the probation period and once annually during the term of the contract.

- 5.4 An expansive and independent 360 review will be undertaken in any year leading into a contract renewal or as otherwise determined by the Council.
- 5.5 The Director People and Finance will notify the mayor of the requirement for the annual performance review at least 10 weeks before the anniversary of the start date, or any other agreed review date.
- 5.6 For the annual formal review, a face-to-face discussion will be held between the CEO and the subcommittee. The meeting will concentrate on constructive dialogue about the CEO's performance against all sections of the agreed performance plan. The chair will ensure a fairly conducted review occurs in accordance with principles of natural justice and compliance with the laws and principles of anti-discrimination.
- 5.7 At a minimum, the subcommittee will also meet with the CEO halfway through the review cycle for a less formal mid-year review discussion.
- 5.8 Without necessarily conducting a formal performance review, Council will monitor the CEO's performance on an ongoing basis and may, through the subcommittee, raise matters of performance at any time, so long as procedural fairness including right of reply are provided in alignment with the remainder of this process.
- 5.9 Prior to commencing the formal annual review process the subcommittee and CEO are to agree on any additional stakeholders from whom feedback will be sought on the CEO's performance.
- 5.10 At least 4 weeks prior to a face-to-face review meeting the mayor will invite all councillors to contribute to the process by providing feedback to the mayor on the CEO's performance. This may be through a survey, written submissions, interviews or a combination of any of these.
- 5.11 At least 2 weeks prior to the review meeting the CEO will provide a self-assessment report, outlining progress against the agreed KPIs, to the subcommittee (via the mayor).
- 5.12 The subcommittee will assess performance against the performance factors and KPIs with consideration of the feedback received from councillors and other invited stakeholders as well as the CEO's self-assessment. Any areas of concern will be formally captured and provided to the CEO ahead of the face-to-face meeting.
- 5.13 Following any final discussion with the subcommittee, the mayor will produce a final report for endorsement by the Council (in a closed meeting). The CEO should not be present at this meeting. The mayor is to determine how minutes will be recorded for that session.
- 5.14 Following the endorsement by the Council, the mayor will advise the CEO at a face-to-face meeting, in clear terms, the outcome of the performance review and provide a copy of the final report.
- 5.15 Timelines may only be varied by agreement of both the subcommittee and the CEO.

6. GUIDELINES

- 6.1 Consideration should be given to commencing the process with a high-level review of the Council's strategic and operational priorities, key legislative requirements and the CEO's contract including position description and agreed KPIs. The Council should collectively have a clear understanding of what the expected outcomes are.
- 6.2 In undertaking the review, there should be an appropriate balance on functional vs strategic performance focus. Functional performance may include consideration of operational efficiency, compliance, financial management, delivery of core services, risk management practices and adherence to statutory obligations. Strategic performance may include progress on long-term goals, innovation and stakeholder engagement as well as how the CEO has positioned the organisation for future challenges and opportunities.

- 6.3 In undertaking performance reviews Council should be clear on what outcomes or failures are clearly attributable to the CEO. A council falling short of its goals is not always attributable to the CEO. External factors may have resulted in initial performance expectations becoming unrealistic.
 - 6.3.1 Performance and outcome can be considered differently with appropriate weight assigned to strategic outcomes, operational delivery and leadership and culture.
 - 6.3.2 Data can be gathered from reports as well as more qualitative feedback from stakeholders.
- 6.4 KPI's should be developed collectively with the CEO and reset as required.
 - 6.4.1 They should be aligned to the Council's strategic plan and be used to ensure the CEO's performance drives strategic outcomes rather than short-term gains.
 - 6.4.2 Additionally, there should not be too many KPIs, around 5-7 to keep the focus sharp, avoid dilution and limit confusion.
 - 6.4.3 There should be a balance of qualitative and quantitative measures such as financial metrics and risk and cultural indicators.
 - 6.4.4 In setting KPIs council should not seek to replicate the annual plan, as the level of success in delivering the plan can be a metric in itself.
- 6.5 There should be a focus on continuous improvement, with the review process providing an opportunity to update the CEO's development plan and refine KPIs and strategic priorities.
 - 6.5.1 The process should support the identification of performance concerns with a constructive and planned approach to improvement.
 - 6.5.2 Where ongoing issues have been identified, the Council should take a constructive approach and seek to develop the CEO's competency in that area.
 - 6.5.3 Council is strongly encouraged to obtain professional and legal advice to support the development of adverse findings.
- 6.6 Council will ensure the process provides for procedural fairness.
 - 6.6.1 The CEO should have the opportunity to review preliminary findings, including the provision of the circumstances and reasons for the proposed decision, and to provide a reply, before the Council finalises the matter.
 - 6.6.2 The subcommittee's report is intended to summarise and document the outcomes of the agreed performance review process. It should not be used as an opportunity to revisit or alter the process or decisions already made. Councillors must respect the process and ensure discussion remain focussed on understanding the report, not providing a new avenue for feedback.
- 6.7 Full 360 reviews while beneficial, should not be required every year.
 - 6.7.1 If the regular meetings and general feedback through the year do not suggest performance issues a streamlined 360, with feedback from the CEO's direct reports may be sufficient.
 - 6.7.2 If community feedback is sought as part of a review Council should not allow that feedback to be anonymous as it can open the door for defamatory or unfounded comments.
- 6.8 While an annual review is a requirement of the Act, Council should not automatically retain the anniversary of the CEO's commencement date as the review date. Amending the annual timing to allow the CEO's priorities/KPIs to flow into the priority setting for the executive leadership team, and align with the annual planning and budget processes, builds opportunities and efficiencies.

7. COMMUNICATION

- 7.1 This Policy has been developed with input from, and communication to the CEO.
- 7.2 The performance management report of the CEO will be treated as a confidential employment document.

8. LEGISLATION

- 8.1 *Local Government Act 1993 (TAS):*
 - 8.1.1 All councillors are responsible collectively for monitoring the performance of the general manager (s. 28(2)(d)).
 - 8.1.2 The mayor is to lead the performance monitoring of the general manager (s. 27(1)(g)), and is responsible for liaison, on behalf of the council, with the general manager in relation to the performance and exercise of their functions and powers in supporting the council (s.27(1)(h)). The mayor may delegate these functions to the deputy mayor (s. 27(2A)(b)).
 - 8.1.3 Council is permitted to delegate its performance monitoring function to a panel or similar (s.22(1)). In the ordinary course, this panel is chaired by the mayor, though the mayor may delegate that function to the deputy mayor.
- 8.2 *Local Government (Appointment and Performance Management of General Managers) Order 2024:*
 - 8.2.1 the council must undertake a written assessment of the performance of a general manager at least once in each 12-month period, commencing with the 12-month period from the day on which the general manager is appointed;
 - 8.2.2 before the performance of a general manager is assessed, the general manager and the council are to agree on specified, clear and measurable criteria, that may include the current, and future, remuneration of the general manager, that will be used to evaluate and assess the performance of the general manager;
 - 8.2.3 the council is to ensure that the general manager is treated fairly, equitably and without discrimination;
 - 8.2.4 the council must obtain advice and information from any one or more other persons, who are not councillors, who are appropriately qualified in contemporary human resource practices and procedures due to the persons who are providing the advice and information:
 - i. having experience in relation to the conduct of performance assessments for senior management, including the measurement and evaluation of performance against criteria; and
 - ii. holding appropriate qualifications in contemporary human resource practices and procedures;
 - 8.2.5 all assessment reports on the performance of a general manager must be prepared and recorded in the minutes of an open or closed council meeting.

9. RELATED DOCUMENTS

- 9.1 The LGAT General Manager Recruitment and Performance Monitoring Guide.
- 9.2 The LGAT General Manager Recruitment and Performance Monitoring Toolkit.
- 9.3 Chief Executive Officer Title Policy
- 9.4 CEO Contract

9.5 Terms of Reference for the Review Committee

10. AUDIENCE

10.1 Council and the CEO.

11. TERMS OF REFERENCE FOR THE REVIEW SUBCOMMITTEE

11.1 Objectives:

- 11.1.1 Undertake the annual performance review of the CEO in accordance with the agreed performance review framework.
- 11.1.2 Negotiate the appointment of an independent facilitator (management consultant) to assist as necessary.
- 11.1.3 Complete the review of the CEO in a timely and professional manner.
- 11.1.4 Provide advice to the Council on the CEO's performance.

11.2 Committee Structure

- 11.2.1 The subcommittee shall comprise the mayor and other councillors as determined by the Council.
- 11.2.2 The mayor will act as chair of the subcommittee.
- 11.2.3 The subcommittee will agree at the first meeting, who will act as chair if the mayor is not available.

11.3 Roles and responsibilities

- 11.3.1 To conduct the CEO performance evaluation lawfully and in accordance with the agreed framework.
- 11.3.2 To maintain confidentiality on matters of a sensitive nature or involving personal information.
- 11.3.3 When applicable, to declare an interest in any matter being considered by the subcommittee.
- 11.3.4 To keep accurate minutes of each meeting and provide reports to the Council.
- 11.3.5 To identify and ensure any appropriate training and support the subcommittee requires to be able fulfill its functions.
- 11.3.6 To seek the input of other councillors through the review process.

11.4 Functions of the Subcommittee

- 11.4.1 To work with the CEO to identify and review appropriate, measurable KPIs for the endorsement of Council.
- 11.4.2 To facilitate the annual performance review of the CEO in a timely manner in accordance with the agreed performance review framework.
- 11.4.3 To finalise negotiations with the CEO on the salary package and benefits to be paid in the following year at the completion of the review process.
- 11.4.4 If required, to appoint in consultation with the CEO an independent facilitator (management consultant) to assist in undertaking the review, as necessary within the approved budget allocation.
- 11.4.5 If required, to appoint in consultation with the CEO an independent facilitator to provide professional advice on the CEO's contract, including renewal of contract options and revision for the consideration of the subcommittee and the Council with the approved budget allocation.

11.4.6 To decide on an appropriate course of action that will address any identified performance issue including the actions to be taken, who is responsible and an agreed timeframe.

11.4.7 This may include professional development, counselling, mediation, mentoring or developing new work routines to ensure specific areas are not neglected.

11.5 Conduct of the Subcommittee

11.5.1 The subcommittee will:

11.5.1.1 Work to the agreed framework

11.5.1.2 Be critical, but not adversarial;

11.5.1.3 Have both a past and future focus;

11.5.1.4 Provide for multiple sources of input;

11.5.1.5 Allow for (re)setting of future CEO goals; and

11.5.1.6 Emphasise the GM's personal development.

11.6 Meeting Frequency

11.6.1 Meetings of the subcommittee must be held at a frequency determined appropriate by the chair but will be at least 2 times per year (including annual review meeting).

11.6.2 The chair can call additional meetings.

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15.3 PARKS, RECREATION & NATURAL AREAS BY-LAW NO. 3 OF 2021 - APPLICATION FOR A PERMIT

File Number: 12.266

Author: David Rosen, Legal Officer

Authoriser: Scott Basham, Manager Legal & Property

Strategic Plan Reference

Key Priority Area: 4. Fostering a welcoming, vibrant and thriving Kingborough.

Strategic Outcome: 4.1 Vibrant, welcoming local areas that spark social connection and recreation.

1. PURPOSE

- 1.1 The purpose of this report is to consider a request for an extension to an existing commercial By-Law permit ('permit') for Ms Selena de Carvalho who is a sole trader, trading as Elsewhere Sauna ABN 11 066 364 427 ('applicant'). The current permit is for limited commercial use of the Taroon Beach car park area ('car park') and specifically to operate a mobile sauna business in the car park up to three days a week.

2. BACKGROUND

- 2.1 On the 17th of February 2025, a resolution was passed by Council to grant the applicant a conditional permit for an initial trial period of twelve (12) months (minute C43/3-2025 refers).
- 2.2 The trial period commenced on the 28th of March 2025 and will cease on the 27th of March 2026.
- 2.3 It was agreed that if a request was to be made by the applicant for the continuation of the current permit, the matter should be brought back before the Council for further review and consideration.
- 2.4 The car park, as shown in the image below is located at 32A Nubeena Crescent in Taroon and is owned and maintained by Council. There is an agreement with the applicant for the mobile sauna to be parked and operated from the bush & back side of the car park and to not park on the beach side to avoid parking on the prime beach front parking spots.



- 2.5 As the initial application was for a commercial By-Law permit and given the proposed location, it was considered prudent for the matter and the initial application in 2025 to be put before the Council.

3. STATUTORY REQUIREMENTS

- 3.1 Pursuant to clause 29(1) of the Kingborough Council Parks, Recreation and Natural Areas By-Law No.3 of 2021, ('By-Law'), unless authorised by a permit or user agreement, a person must not conduct any amusement or entertainment for financial reward in, or on any Council land or recreational facility.
- 3.2 Pursuant to clauses 40 & 41 in the By-Law, an application for a permit can be made in writing to the General Manager and a permit may be granted by the General Manager for any purpose under the By-Law.
- 3.3 In accordance with clause 64 of the By-Law, no provision of the By-Law is to be construed as preventing the General Manager from referring any application for a permit to the Council.

4. DISCUSSION

- 4.1 The sauna in question is a registered transportable sauna trailer as show in the image below.



- 4.2 When in operation, the sauna is always staffed and is heated by a wood fire.
- 4.3 The applicant has advised that a typical sauna experience consists of up to five (5) paying customers over 1 hour consisting of approximately 15 minutes in the sauna, then a swim in the ocean and back in the sauna and a further swim.
- 4.4 At the end of each day, the applicant removes the sauna trailer from the car park.
- 4.5 As part of the initial application to Council, the applicant has provided evidence from Holdfast Surveyors that as the sauna is registered as a trailer under the *Vehicle and Traffic Act 1999 (Tas)*, the relevant building codes and legislation do not apply.
- 4.6 Further, Holdfast Surveyors have also previously confirmed that they have reviewed the documentation and are satisfied that the wood heating stove in the sauna has been installed by a suitably qualified installer and that the handrail and stairs provide suitable access and egress to and from the sauna.

- 4.7 In support of the application to extend the current permit, the applicant has provided Council with current evidence of her public liability insurance as well as evidence of current registration for the trailer.
- 4.8 The current permit allows the sauna to operate up to and no more than three (3) days a week with one of the days being a Friday.
- 4.9 The current permit hours are from 6.30 am to 4:00 pm on each day of operation, but the first sauna session is not to commence before 9.30 am. The earlier start on or about 6.30 am is to allow the applicant time to set up the business prior to the first session.
- 4.10 Under the current permit conditions, the sauna/trailer must be promptly removed from the car park on or about 4:00 pm on each day of operation.
- 4.11 The current permit conditions do not allow the applicant to operate the business during the summer months from 1 December 2025 to 28 February 2026.
- 4.12 The applicant is seeking for the current permit to be extended for a period of three years with most of the existing current permit conditions, but also with some additional and minor adjustments to the current permit conditions as follows.
- (i) A permit duration of three (3) years.
 - (ii) To continue to operate from the car park on three (3) days a week with one of those days being Friday.
 - (iii) To be able to start the first sauna session at 8:00 am but to continue to cease trading by 4:00 pm on each of the three days.
 - (iv) To be able to work for whole year other than during the month of February.
 - (v) During the Tasmanian Dark Mofo Winter festival, which runs for two (2) weeks per year, to be able to extend the 4:00 pm cease time to 8:00 pm, but only for this two (2) week period during the festival.

5. FINANCE

- 5.1 There are no financial issues associated with extending the permit.
- 5.2 If the permit was extended, the applicant would continue to pay a fee amount to the Council with the Chief Executive Officer to approve the fee amount to be paid.
- 5.3 The current fee amount is an amount of eleven ('11') dollars inclusive of GST for each sauna session. Each month, the applicant lodges a statutory declaration with Council detailing how many sauna sessions have been run for the preceding month and following this, accounts render an invoice.

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with extending the permit.

7. COMMUNICATION AND CONSULTATION

- 7.1 There are no statutory requirements to communicate with the public prior to the granting and the issuing of a commercial By-Law permit.

8. RISK

- 8.1 There are no identified risks to the Council in granting a further permit to the applicant.

- 8.2 To date, and since the business has been operating from the car park, Council is not aware of any complaints.

9. CONCLUSION

- 9.1 For almost twelve (12) months a transportable sauna has operated in the vicinity of 32A Nubeena Crescent in Tarooma under a By-law permit.
- 9.2 The current permit holder has requested an extension of three (3) years.
- 9.3 A new permit should be granted for a period of three (3) years.

10. RECOMMENDATION

That the Chief Executive Officer is authorised to grant an extension of the existing commercial By-Law permit to Elsewhere Sauna ABN 11 066 364 427 for use of the Tarooma Beach car park area for a further period of three (3) years with the following permit conditions:

- (a) The permit period is to commence on 28 March 2026 and will expire on 27 March 2029. ('permit period')
- (b) The applicant is to indemnify the Council in respect of any claim made against the Council, as a result of the use of the car park area by the applicant and the operation of the sauna business during the permit period.
- (c) The applicant releases and discharges the Council in respect of any future possible claim against the Council by the applicant as a result of use of the car park and the operation of the sauna business.
- (d) During the permit period, the applicant is required at all times to maintain suitable public liability coverage as well as comprehensive insurance for the sauna trailer from a reputable insurer, and if requested to do so, the applicant is required to provide evidence to Council of the insurance coverage.
- (e) During the permit period, registration of the sauna trailer is to be maintained and if requested to do so, the applicant will provide the Council with evidence of the current trailer registration.
- (f) The business will be allowed to operate for the whole year other than for the month of February during each year of the permit period.
- (g) The permit hours are no more than three (3) days per week with one of the days being Friday. It is up to the applicant as to whether the business operates up to three days per week.
- (h) The hours of operation during the permit period will be from 6.30 am to 4:00 pm during each day of operation with the first sauna session to commence not earlier than 8:00 am on each of the three days. The exception to this is that during the Dark Mofo Winter festival, the end of day sauna hours can be extended from 4:00 pm to 8:00 pm but only during the Winter festival and up to no more than two (2) weeks. The applicant is to promptly vacate and to remove the sauna trailer on or about 8:00 pm during this two week period.
- (i) At all times whilst operating in the car park, the sauna is to be staffed and the area around the sauna is to be kept clean and tidy by the applicant.
- (j) At the end of each day, the sauna is to be promptly removed from the car park area.
- (k) The sauna trailer is to be parked at the car park in the designated area as directed by Council.

- l) In the event that during the permit period, an incident of any nature was to occur, the applicant is required to immediately report the incident to Council and to the Manager of Legal & Property.
- (m) The Council reserves the right to undertake any works during the permit period such as maintenance works and the Council does not guarantee that the car park will be available for use during the permit period.
- (n) The Chief Executive Office is to determine a user fee amount to be paid by the applicant to the Council prior to the commencement of the permit period as well as the conditions of such payment.

ATTACHMENTS**Nil**

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15.4 HALL FEES

File Number: 20.167

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

Authoriser: Dave Stewart, Chief Executive Officer

Strategic Plan Reference

Key Priority Area: 4. Fostering a welcoming, vibrant and thriving Kingborough.

Strategic Outcome: 4.1 Vibrant, welcoming local areas that spark social connection and recreation.

1. PURPOSE

- 1.1 The purpose of this report is to consider a review of hire fees for Council's community halls.

2. BACKGROUND

- 2.1 Council sets hire fees for community halls as part of the annual budget preparation and approval process.
- 2.2 Hall Management Committees are required to apply the fee structure approved by Council unless otherwise authorised.
- 2.3 In 2024, an audit of Hall Management Committee accounts found that one committee had been setting their own fees, which in some instances were considerably lower than that set by Council.
- 2.4 Arrangements were put in place to bring all hirers in line with the standard fee structure, with increases to be phased in over an 18-month period.
- 2.5 As part of this process, Council was challenged on the quantum of fees charged, and it was alleged that fees were higher than in other municipal areas.
- 2.6 In response, Council staff committed to undertaking a comparative review of hall hire fees.

3. STATUTORY REQUIREMENTS

- 3.1 Hall hire fees are set in accordance with Section 205 of the *Local Government Act 1993*.

4. DISCUSSION

- 4.1 A comparison of hall hire fees charged by Kingborough and neighbouring councils is provided as an attachment to this report.
- 4.2 Whilst the fee structure adopted by other councils varies, the comparative data shows that Kingborough's fees are on par, or less than other council's spaces for hire.
- 4.3 Arguments for lower fees are based on the value of the activities provided by hirers to community health and wellbeing.
- 4.4 This point is acknowledged and is part of the reason why Council does not charge full cost recovery in setting hall hire fees.
- 4.5 The principle of charging fees is that those who derive a benefit from the use of a publicly provided facility should be the ones who contribute the most towards the cost of this provision.

- 4.6 This principle is even more applicable to commercial operators who are using community halls and charging a fee for their activities (and hence why their fees are set at double the community rate).
- 4.7 It has also been argued hall hire fees should take into account the demographics of the local area.
- 4.8 Some hall management committees maintain that their fees should be lower due to a higher level of young families living in the area with less disposable income, whilst others argue that their fees should be lower because of an older demographic with higher levels of retirees.
- 4.9 Council's position is that the most equitable structure is to apply the same fee structure across all of its halls, with provision for hall management committees to apply to Council for approval to vary these based on specific circumstances.
- 4.10 Hirers can also request consideration of a fee reduction in line with the provisions of Council's Fee Exemptions and Reductions Policy.
- 4.11 The other matter raised by Hall Management Committees is that Council should recognise the value of the work of their volunteers by having a differential fee structure with lower rates for halls managed under this arrangement.
- 4.12 It is acknowledged that Hall Management Committee volunteers provide an extremely valuable service to the community in managing halls on behalf of Council.
- 4.13 Local management assists in activation of halls, ensures that they are well looked after and helps attract grant funding.
- 4.14 However, the cost of providing community halls does not decrease with operation by Hall Management Committees, with the main benefits relating to the sense of community ownership that comes with management by local volunteers.
- 4.15 The benefit to hirers is the same regardless of whether a hall is directly managed by Council or a committee and it is difficult to justify why a hirer should receive a cheaper rate on account of the management arrangement for the facility.

5. FINANCE

- 5.1 In the 2024/25 financial year, Council spent \$794,000 on the provision of its 15 community halls and received \$75,500 in income (noting that Hall Management Committees retain hire fees to cover operational expenses).
- 5.2 In addition to the annual operational spend outlined above, Council allocates capital funding of between \$250,000 and \$500,000 per annum on hall upgrades.
- 5.3 Council has the opportunity to amend its hall hire fee structure as part of the annual review of all fees and charges.

6. ENVIRONMENT

- 6.1 There are no environmental matters associated with this report.

7. COMMUNICATION AND CONSULTATION

- 7.1 Communication has taken place with several Hall Management Committees in relation to this matter.

8. RISK

- 8.1 In setting hall hire fees, Council must balance affordability against the cost of providing the asset.
- 8.2 There is a risk that if fees are too high, hall hire will become unaffordable for the community and halls will sit unused, defeating the very purpose of their provision.

9. CONCLUSION

- 9.1 A review of hall hire fees has found that Kingborough's fees compare favourably with those of neighbouring councils.

10. RECOMMENDATION

That Council notes the review of hall hire fees and advises Hall Management Committees that it considers the current structure to be fair and equitable.

ATTACHMENTS

- 1. Hall Fee Comparisons

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Hire Fee Comparisons

Kingborough Council	Hourly	Daily	Other	Commercial
Community halls	\$18 (day) \$29 (night)	\$121 (day) \$201 (night)	Fitness classes base rate + 50%	Double the NFP rate
Arts Hub (KBH)	\$10	\$62		Double
Hub Auditorium	\$54	\$427		Double
Whitewater/Middleton Rooms	\$36	\$213		Double
City of Hobart	Hourly	Daily	Other	Commercial
Elizabeth St Conference Room	\$49.90	\$449.10	\$58 cleaning per event	\$108p/h, plus \$73 heating fee plus \$500 cleaning fee
Mathers House Upper Level	\$61			\$122p/h
Youth Arc	\$44.60			\$354p/h
Huon Valley Council	Hourly	Daily	Other	Commercial
Council Chambers	\$38	\$227		
Category 1 Halls (large eg Palais Theatre)	\$35 (M-T) \$40 (F-S)	\$175.00 (M-T) \$200 (F-S)	Casual insurance cover \$40	
Category 2 Halls (medium eg Cygnet Town Hall)	\$30 (M-T) \$35 (F-S)	\$150 (M-T) \$175 (F-S)	Casual insurance cover \$40	
Category 3 Halls (small eg Pelverata Hall)	\$25 (M-T) \$30 (F-S)	\$125 (M-T) \$150 (F-S)	Casual insurance cover \$40	

Clarence Council	Hourly	Daily	Other	Commercial
Cambridge Hall, Rokeby Hall, Lauderdale Hall, Richmond Hall, Lindisfarne Community Centre	\$16.85	\$215		\$23.45p/h \$283p/d
Smaller halls eg Seven Mile Beach, Bellerive	\$10.50			\$15.80p/h
Risdon Vale Hall	\$15			\$19p/h
South Arm	\$25 locals			\$30p/h Others
Glenorchy	Hourly	Daily	Other	Commercial
Berridale, Claremont, Tolosa	\$28 if less than 5hrs	\$334	\$179.4 per booking if volunteer and charitable	
Moonah Arts Centre	\$36.65	\$418	\$179.4 per booking if volunteer and charitable	
Collinsvale	\$18	\$179		
KGV	\$41.40	\$263		\$53p/h \$354p/d

15.5 APPENDICES**RECOMMENDATION**

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

16 NOTICES OF MOTION

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

17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

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*

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

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

RECOMMENDATION

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

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

CLOSURE

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APPENDICES

- A Chief Executive Officer's Activities 24 November 2025 to 23 January 2026
- B Audit Panel Minutes 12 December 2025

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A CHIEF EXECUTIVE OFFICER'S ACTIVITIES 24 NOVEMBER 2025 TO 23 JANUARY 2026

Date	Description
24 November	Met with representatives of TasNetworks to discuss various projects, with Director Engineering Services
25 November	Participated in Metropolitan Council GM's/CEO's weekly meeting
26 November	Attended Bruny Island Community Celebration (new generator and Emergency management preparedness activities)
27 November	Attendance at the Local Government Housing Forum
28 November	Met with Suburban Land Agency - ACT
1 December	Met with representative of Place Score
	Attended Council meeting
2 December	Participated in Metropolitan Council GM's/CEO's weekly meeting
	Attended unveiling of Tasmania's WNBL team
3 December	In company with the Mayor, attended Greater Hobart Mayor's Forum
4 December	Attended presentation by Smart Lock Booking
5 December	Met with Mr Drew Moore
6 December	Attended Council's Annual General Meeting
8 December	Attended Councillor workshop
9 December	Participated in Metropolitan Council GM's/CEO's weekly meeting
	Attended the JackJumpers HPC Project Steering Committee meeting
10 December	Met with Launceston City Council CEO, Mr Sam Johnson
	Visited the Northern Suburbs Community Recreation Hub
	Attended Kingborough Sports Precinct Oversight Group meeting
11 December	Attended SETN Board meeting
	Attended Channel Men's Shed Christmas function
12 December	Attended Audit Panel meeting
	Met with representatives of KLUB
15 December	In company with the Mayor, met with representatives of Region Group
	Attended Council meeting
16 December	Participated in Metropolitan Council GM's/CEO's weekly meeting
17 December	Attended STCN meeting
	Met with Mark and Anne Harrison
18 December	Met with Mr Donald Coventry
20 December – 4 January	Annual leave
6 January	Participated in Metropolitan Council GM's/CEO's weekly meeting
12 January	In company with the Mayor, met with the Greater Hobart new Executive Officer

Date	Description
	Attended Councillor workshop
13 January	Participated in Metropolitan Council GM's/CEO's weekly meeting
	Met with Cr's Cordover and Midgley re: Trees on Private Property By-Law
14 January	Attended Tennis Community Engagement Session
15 January	Met with Mr Jason Smith
16 January	Attended Kingborough Sports Precinct Oversight Group meeting
19 January	In company with the Mayor, met with Mr Paul Wales
	Attended Council meeting
20 January	Participated in Metropolitan Council GM's/CEO's weekly meeting
22 January	Attended AFL HPC Steering Committee meeting
23 January	In company with the Mayor, met with Minister Kerry Vincent and community representatives re: various infrastructure matters

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B AUDIT PANEL MINUTES 12 DECEMBER 2025



**AUDIT PANEL
MINUTES**

12 December 2025

MINUTES of the Kingborough Council Audit Panel held at the Council Chambers on Friday, 12 December 2025 at 8.00 am.

PRESENT:

		PRESENT	APOLOGY
Chair	Mr P McTaggart	Y	
	Mr P Viney	Y	
	Ms C Millar	Y	
	Cr D Bain	Y	
	Cr A Antolli	Y	

IN ATTENDANCE

Councillor F Fox

Councillor A Midgley

Chief Executive Officer

Director People and Finance

Director Engineering Services

Manager Finance

WLF Internal Auditors

Mr D Stewart

Mr D Spinks

Mr C Mackey (online)

Mr A Lovell

Ms A Leis, Mr C Sparks (online)

WELCOME:

The Chair welcomed the Panel and Cr Fox.

DECLARATIONS OF INTEREST

Deferred to agenda Item 12.

APOLOGIES

Nil

CONFIRMATION OF MINUTES

The Panel requested some amendments to the minutes of the Audit Panel meeting of 17 October. The revised minutes will be tabled at the February meeting for adoption.

ACTION LIST

The Action List containing four items was noted. All four items were listed as on track with three items listed as agenda items.

INTERNAL AUDIT

Ms Leis and Mr Sparks (online) from WLF joined the meeting at 8.07am.

Procurement internal audit report

Ms Leis spoke to the report noting the overall maturity assessment for procurement had been judged as basic. The review found fragmented governance and oversight arrangements for procurement, ineffective conflict of interest procedures, examples of cumulative spend which resulted in thresholds

being exceeded that require the application of market testing, weaknesses in segregation of duties and authorisations, and the absence of a formal contract management framework. Ms Leis reflected that purchasing has been reviewed in the past but with the now fragmented overall responsibility for procurement, and the loss of the previous procurement role in the organisation controls have weakened.

The Panel were advised that the Finance team would assume responsibility for procurement. The Panel queried the resources available to implement the review recommendations together with organisational training that may be required.

Risk framework internal audit report

Ms Leis spoke to the report noting that two workshops had been held – one with Council, and a second with the executive and senior management. These workshops had updated Council's critical risks and mitigations, risk appetite, and the risk assessment matrix.

The Panel noted, as with procurement, there is no central resourcing of risk management. Mr Stewart advised a risk officer is on a consideration list whilst also being mindful of overall organisational resources and costs.

Given the amount of material and the importance of risk management the Panel resolved to consider the report attachments in detail at the next meeting.

The Panel noted the positive audit effectiveness survey results of both reviews undertaken by management.

Councillor Midgley joined the meeting at 8.55am.

Emergency Management and Recovery Arrangements report

This review, not part of the internal audit program, was commissioned by the Local Government Association to review the resourcing and approach by councils to emergency management and the extent to which councils are meeting their obligations under the Emergency Management Act 2006. This followed a similar review undertaken jointly by Kingborough and the Huon Valley Council in 2023.

Ms Leis spoke to the Kingborough report noting Kingborough are seen as a leader in the sector and have applied resources but does however have risk exposures. These include updating the Municipal Emergency Management Plan, reviewing employment arrangements to ensure compliance with employment law and to support staff wellbeing and seeking to better integrate emergency management with strategic planning and risk frameworks.

Mr Stewart noted that whilst having dedicated resources, Council still has resource challenges given the 24 hour nature of emergencies and it was important our people practices were responsive. The Snug Tiers fire earlier this year had highlighted areas for review.

Internal audit status report

The Panel noted the status report of the 2025/26 internal audit program. The final review, being Business continuity planning, will be undertaken in the first quarter of 2026.

WLF left the meeting at 9.25am.

Internal Audit Recommendations Tracker

The Panel noted the recommendations tracker. Mr Mackey had provided a comprehensive update to the status of the development of the strategic asset management plan, and the new emergency management report recommendations would replace the outstanding findings from the 2023 report.

EXTERNAL AUDIT**TAO Recommendations Tracker**

The financial audit and performance audit recommendations tracker was noted with four items complete with the remaining two on track.

Mr Mackey joined the meeting online at 9.33am.

KEY MATTERS – COUNCIL MEETINGS OVERVIEW

Mr Stewart spoke to:

- The Tasmanian Planning Scheme and Local Provisions Schedules (LPS). The Tasmanian Planning Commission hearings have finished for 2025 and will recommence in the new year. Council has resolved to appoint a consultant to undertake a review of the application of the landscape conservation zone and specific area plans for Bruny Island and Bonnett Hill.
- The Council annual general meeting was held on December 6 and was well attended with a number of motions from the floor in relation to the LPS.
- AFL High Performance Centre (HPC) and related infrastructure projects:
 - The transfer of the responsibility for the development of oval 3 to the Devils club is likely to receive approval from the Minister soon. There are synergy benefits from having the club develop the HPC and Oval 3 together and it lessens Council risk.
 - As noted at the last meeting as likely, the state government budget was announced with funding for the HPC but the budget and forward estimates do not fully fund the community infrastructure projects. The costs of these are greater than the original quantity surveyor estimates undertaken by the state government.
 - The Panel discussed reputational risk to Council in the event there are issues or delays with the HPC or associated infrastructure. Mr Stewart advised that project governance includes fortnightly meetings with the state government and Devils representatives, and that with the Devils taking on the responsibility for the delivery of Oval 3 (once the Minister approves) Council risk is lessened.
 - Notwithstanding the appointment of project staff, the Panel noted the significant draw on resources to the organisation.
 - The Panel requested a written update, including risks, for each meeting.

Mr Mackey spoke to the work to progress a strategic asset management plan (SAMP). Modelve consultants have been appointed to develop a first generation SAMP. This will be based on current data and asset condition. Further development will apply asset function, capacity and criticality also. Modelve have undertaken a current state maturity assessment and have classified Council as “aware/developing” (on a five point maturity scale: aware, developing, competent, optimising, excellent). Modelve will perform scenario modelling incorporating new/upgrade/renewal scenarios overlaid with affordability and associated tradeoffs.

Mr Mackey left the meeting at 10.20am.

RISK MANAGEMENT & BUSINESS CONTINUITY UPDATE

The WLF risk framework review report was discussed earlier in the agenda.

The Panel noted the topic for WLFs next review is business continuity plan progression.

IT Security and Policy Breaches

Nil breaches to report.

REGULATORY/GOVERNANCE UPDATES**Legal claims**

The Panel noted the status report of outstanding legal claims and the summary of current workers compensation claims.

Councillor Midgley left the meeting at 10.30am.

Audit Panel Performance Survey action list (2024 survey)

The Panel noted the status of the action items.

Audit Panel annual performance survey (2025 survey)

The Panel noted the results of the Panel's 2025 performance survey which in overall terms showed a very positive result. Within the overall result there were some variances from prior year. The Panel endorsed the proposed action list for 2026.

Register of Interests

Independent Panel members' updated Register of Interests declarations were noted.

Audit Panel Charter

The Audit Panel Charter was tabled for review. There have been no changes to the Local Government Association of Tasmania model Charter. The Panel did not consider any changes were required to its Charter.

Fraud Action Plan

The Panel noted the fraud action plan and actions undertaken during the year.

Financial report November 2025

The Panel noted the November finance report.

Capital Work in Progress (CWIP) update

A CWIP status report was tabled in the meeting showing a balance at the end of October of \$14.876M. The balance at 30 June was \$14.68M indicating capitalisations virtually match year to date capital expenditure which is a good result.

Audit Panel meeting dates 2026

The proposed meeting dates for 2026 were accepted. The Panel resolved to move the starting time of meetings from 8am to 9am.

Annual Work Plan

The Panel's annual work plan for 2026 was tabled for review.

OTHER BUSINESS**Internal audit contract**

The Panel noted the contract for internal audit services expires at 30 June 2026. It was resolved to consider the process for engaging further services at the next meeting.

ACTION LIST

Meeting	Item	Responsibility	Due Date
Feb 2025	Financial sustainability internal audit report – strategic asset management update to be provided at each meeting.	Director Engineering Services	Each meeting
May 2025	Digital experience – IT governance recommendation (high risk) – regular updates to the Panel.	Manager Digital Experience	Update provided at Oct meeting. Next update Feb meeting.
Dec 2025	Amend October Panel meeting minutes.	Director People and Finance	Table for adoption at Feb meeting
Dec 2025	AFL High Performance Centre – written update report including high level risks	Director Engineering Services	Each meeting
Dec 2025	WLF risk framework review report – retable at February meeting for further discussion	Director People and Finance	Feb meeting
Dec 2025	Internal audit contract expiry 30/6/26 – consider approach for procuring services for subsequent period	Director People and Finance	Feb meeting

CLOSURE

There being no further business the Chair declared the meeting closed at 10.56 am.

Confirmed as a true and correct record:

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Chair,
Audit Panel