

Kingborough



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
Wednesday, 8 April 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. 6 to be held on Wednesday, 8 April 2026 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



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

Thursday, 2 April 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
Wednesday, 8 April 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:

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

3 APOLOGIES

Mayor Councillor P Wriedt

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 5 held on 16 March 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail
23 March	Budget	Council's financial position and preliminary discussion on the formulation of the 2026/27 budget.
30 March	Capital Program	Update on process improvements in the delivery of capital projects and discussion on the draft capital program for 2026/27.

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*.

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.

8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

9.1 Right to Information

Mr Andrew Denman submitted the following question on notice:

The Right to Information Act 2009 (Tas) makes clear that its objects include improving democratic government by increasing accountability and enabling public participation in governance, and that information held by public authorities, including councils, is collected for and on behalf of the people of Tasmania and should be made available to provide the maximum amount of official information, reflecting an expectation of proactive disclosure.

Does Council have an Information Disclosure Policy consistent with its obligations under sections 12 and 23 of the Act and the Ombudsman's Guideline No. 3, issued 19 August 2010? If so, is that policy published on Council's website, and can Council identify the webpage on which it appears?

If not, will Council commit to developing and publishing such a policy on its website within the next 30 days?

Additionally, in the interests of transparency and open government, will Council commit to establishing a public RTI disclosure log on its website within the same 30-day timeframe to improve transparency and reduce the need for duplicate RTI applications?

Officer's Response:

Council considers that it complies with the Ombudsman Tasmania Guideline No. 3 of 2010 as well as Sections 12 & 23 in the *Right to Information Act 2009 (TAS)* ('Act').

Council has an information disclosure policy document titled "Release of Documents Policy 3.22, which is available on Council's website under the sub-heading of the "Council" icon.

In respect of information pertaining to Right to Information applications ('RTI applications'), details about the RTI process and a link to the application form is also available on the Council's website under the "Council" sub-heading icon.

There are also a number of other public disclosure examples on the Council's website, including but not limited to Annual Reports, Annual Plans, and Budget Estimates.

While Council considers that it currently meets its statutory obligations in relation to public disclosure, it is committed to the ongoing review of its practices. This includes continued education and improvement in this area, as well as a future commitment to actively disclose RTI statistics in Council's Annual Report.

In response to the specific suggestion of establishing a public RTI disclosure log on our website, in the vast majority of applications received by Council, most applications are specific to a particular matter, such as a specific property or a specific issue and in such circumstances, for the most part, there would likely be little interest on the part of the wider community being made aware that such a RTI application has been made.

Further, the main issue is Council's strict statutory obligation to comply in full with the relevant privacy legislation to release such details to the public. Council would need both the consent of the person that has lodged the RTI application with Council as well as all parties whose information has formed part of the RTI response by Council. To list any reference to the said RTI application on Council's website and clearly for the most part, it is to be expected that such consent would not be provided.

Further, under the Act, a lot of information is exempt from being disclosed for a number of different reasons including but not limited to, the information may consist of confidential communications between Council staff or for legal professional privilege reasons, and therefore any RTI response that was made public would very likely be largely redacted, and would offer little information or insight for other members of the public.

It is however noted and acknowledged of course that some matters would be of interest to the wider community, but it is very often the case that current and updated information about such matters is already readily available on Council's website or in other publications.

Subject to the commitment to include future active disclosure of RTI statistics in Council's Annual Report, Council does not consider that having a public RTI disclosure log would be of great assistance to the public.

David Rosen, Legal Counsel

9.2 Rabbit Control

Mr Larry Dunnett submitted the following question on notice:

There is a large population of rabbits which live in a large strip of blackberry brambles on council land (reserved road) adjoining our property. We have attempted to control the population on our property in

line with NRE guidance, but control is impossible without the removal of the blackberries. Does the council have responsibilities for control of the blackberries (as a declared weed in Tasmania), which will help to control the population of the rabbits which as listed as an invasive species?

Officer's Response:

Blackberry (*Rubus fruticosus* aggregate) is a declared weed under the *Biosecurity Act 2019*, with management responsibilities defined through the statutory weed management framework. In Kingborough, blackberry is classified as a Class B weed, requiring all landowners to take reasonable and practical measures to manage infestations. This obligation is risk-based and does not require immediate or comprehensive treatment of all occurrences.

Council acknowledges that dense blackberry can provide harbour for rabbits; however, control is also subject to significant legislative and operational constraints. In Tasmania, herbicide application is prohibited when plants are fruiting, substantially narrowing the available treatment window. This, together with seasonal and site-specific constraints, limits how and when successful control measures can be implemented. Effective control also requires a sustained, multi-year approach, with previously treated areas considered a priority before commencing management of new sites.

Given the widespread nature of blackberry, and the highlighted management constraints, Council takes a prioritised approach to blackberry control based on risk to environmental values and assets, legislative requirements, and the likelihood of successful outcomes. The site in question will be assessed and may be considered for future works; however, any action is subject to prioritisation as outlined, available resources, and suitable treatment conditions.

Rene Raichert, Natural Areas and Biodiversity Coordinator

9.3 Encroachment of Council Land to the Exclusion of the Public

Trail Riders Action Club submitted the following question on notice:

What action does Council employ as appropriate to reclaim Council lands that have been purloined by neighbouring properties and fenced, to the exclusion of the public?

Officer's Response:

While each matter is assessed on its individual merits, Council may either take no action, undertake remedial works, or issue notices under its By-laws to address encroachments onto Council land. Council does not have the resources to proactively identify or review encroachments. Accordingly, any rectification is managed within an established priority framework and is generally undertaken in conjunction with other processes, such as Development Applications, compliance investigations, or enforcement action.

Scott Basham, Manager Legal & Property

9.4 Council's Risk Appetite in Relation to Landscape Values

Mr Brendan Charles submitted the following question on notice:

At the previous meeting, in consideration of the LCZ zoning council resolved to advise the TPC that it's 'risk appetite in relation to question of impact to landscape values is high'.

Could council please confirm how this position might now influence the application of SAPs, in particular to Bonnet Hill, where landscape value was previously used as one part of the justification for that SAP. Given the very low potential for any further development of land within the ~125 properties within the proposed SAP (less than 5 are vacant blocks and very few others have potential for subdivision or

space & access for further dwellings), does it now reasonably follow that an SAP is no longer required for Bonnet Hill?

Officer's Response:

The outcome of the SAP review, undertaken by an independent consultant, will be tabled in a future Council Agenda. As with the LCZ review, Council will have the opportunity to consider the findings and make recommendations to the Tasmanian Planning Commission (TPC) based on that report. It is unlikely that a position on risk appetite can be provided before Council has had sufficient time consider the outcomes of the review.

Adriaan Stander, Lead Strategic Planner

9.5 SAP Review Surveys and Additional Feedback

Mr Brendan Charles submitted the following question on notice:

At a previous meeting, council staff provided an update on data collection from the on-line survey distributed in relation to the independent review of the SAPs and a commitment that the data and further submissions would be tabled.

Could council please table and confirm the final numbers of responses, broken down by the various SAP areas and provide analytic reports for each area and question?

Could council also confirm that every survey response and any additional feedback provided via the general e-mail address (kc@kingborough) has all been provided to the independent consultant and will be on-forwarded to the TPC?

Officer's Response:

A total of 129 responses were received to the survey, comprising 96 from Bruny Island, 19 from Bonnet Hill, 5 from Blackmans Bay Bluff and 9 outside these localities. The survey findings relevant to the SAP area will be presented in a future Council Agenda to outline the outcomes of the SAP review being undertaken by the independent consultant. All responses, including those submitted by email or in alternative formats, will be incorporated into that report.

Adriaan Stander, Lead Strategic Planner

9.6 Verification of Natural Values (Threatened and Endangered Species) at Bonnet Hill

Mr Brendan Charles submitted the following question on notice:

Within the 'LPS Supporting Document 2024', claims are made in relation to the presence of endangered and threatened species at Bonnet Hill as part of the 'natural values' justification for the proposed SAP (Attachment 11, page 188 onwards). No cross references, footnotes or Bibliography was provided with this document.

Despite multiple questions being raised to staff directly, at TPC hearings and via e-mails to council enquires and many promises that evidence and reports do exist to substantiate these claims and that this evidence would be shared with residents, nothing has ever been forthcoming.

Could council please table at the meeting any report that is contemporary (published within the last 5 years), publicly available, credible (i.e. scientifically based and peer reviewed) and that has been relied upon in making these claims as part of the justification for the SAP. Please note that as the Bonnet Hill SAP is specific to the ~125 properties within the proposed boundary, any such evidence and report should also be definitive and specific to those 125 properties to be considered valid.

If no such detail and evidence can be tabled, will council please note that outcome and advise the TPC that any reference to threatened or endangered species as justification for the Bonnet Hill SAP should be withdrawn and ignored.

Officer's Response:

There is no report less than five years old that is specific to Bonnet Hill to inform the SAP. Instead, the parts of the proposed SAP relating to vegetation management and collision-risk provisions have been informed by a combination of datasets, existing documentation and local knowledge. Some of this information is more than five years old. Data and documentation relied upon include:

- Regional Ecosystem Model data developed for the Natural Assets Code, including vegetation community mapping and habitat information for threatened species.
- Threatened fauna habitat descriptions and range boundaries prepared by the Forest Practices Authority.
- Threatened species recovery plans, listing statements, and species profiles produced by the Department of Natural Resources and Environment (NRE).

The findings of the SAP review undertaken by an independent consultant will be tabled at a future Council meeting and subsequently provided to the Tasmanian Planning Commission (TPC) for consideration as part of their deliberations. The TPC also retains the ability to request further information from the Planning Authority to justify any component of the SAP.

Adriaan Stander, Lead Strategic Planner

10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11 QUESTIONS ON NOTICE FROM COUNCILLORS

11.1 Soft Plastics

Cr Fox submitted the following question on notice:

1. *Has the wider community been informed that soft plastics should not be placed in their regular bins?*
2. *What happens with this soft plastic, once it reaches the depot?*
3. *What happens to the soft plastic which is deposited in regular bins?*
4. *What are the benefits of removing soft plastics from Council's regular bin collection?*

Officer's Response:

1. There are no restrictions on residents placing soft plastics in their kerbside waste bin. However, the soft plastics recycling program provides an alternative for those who wish to recycle these materials. Ongoing communication through the Council website, waste and recycling guides, bin stickers, and social and print media encourages residents to keep soft plastics out of their kerbside recycling bins.
2. Soft plastics are collected fortnightly from Barretta and transported to a facility in Austins Ferry where they are weighed and consolidated with other Council collections before being sent to a processing facility in Victoria. There, the materials are shredded/processed and transported to

recycling facilities to be converted into products such as feedstock, oil, asphalt additives, building insulation, or pellets for use in building materials.

3. Soft plastics placed in kerbside recycling bins are separated out during the sorting process at recycling facilities and are then treated as contaminated materials, meaning they are sent to landfill along with other non-recyclable materials.
4. Recycling soft plastic reduces the total amount of material sent to landfill and provides a source material for other products listed in answer 2.

Stuart Baldwin, Manager Kingborough Waste Services

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OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

12.1 DEVELOPMENT APPLICATION FOR LINK ROAD AT 67 VILLAGE DRIVE AND ALFREDS GARDEN (CT 186856/1 AND CT 187583/555), KINGSTON

File Number: DA-2025-445
Author: Trevor Bonheim, Consultant Planner
Authoriser: Sarah Silva, Senior Statutory Planner

Applicant:	Christian Homes Tasmania Ltd
Owner:	Christian Homes Tasmania Ltd
Subject Site:	67 Village Drive and Lot 555 Alfreds Garden, Kingston (CT186856/1 and 187583/555)
Proposal:	Private link road
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	Inner Residential and Open Space zones
Codes:	E1.0 Bushfire Prone Areas E5.0 Road and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management E10.0 Biodiversity E15.0 Inundation Prone Areas
Specific Area Plan:	F1.0 Kingston Green Specific Area Plan
Use Class/Category:	Residential
Discretions:	Clause 11.4.2 - Setbacks and building envelopes for all dwellings (P4) Clause 19.3.1 - Hours of Operation (P1) Clause 19.3.5 - Discretionary Use (P1) Clause 19.4.3 - Landscaping (P1) Clause 19.4.3 - Landscaping (P2) Clause 19.4.5 - Environmental Values (P1) Clause E1.5.1 - Vulnerable Uses (P1) Clause E10.7.1 - Buildings and works (P1) Clause F1.4.1.1 - Location of Use Clause F1.5.1.1 - Location of Development (P1) Clause F1.5.1.5 - Landscaping (P1)
Public Notification:	Public advertising was undertaken between 4 March 2026 and 18 March 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:	Four (4)
Recommendation:	Approval subject to conditions

1. PROPOSAL

1.1 Description of Proposal

The proposed development is a 24m section of a two-way private roadway that will link approved private roadways within the residential developments that have been approved (but not yet constructed) at 67 Village Drive and Lot 555 Alfreds Garden, Kingston.

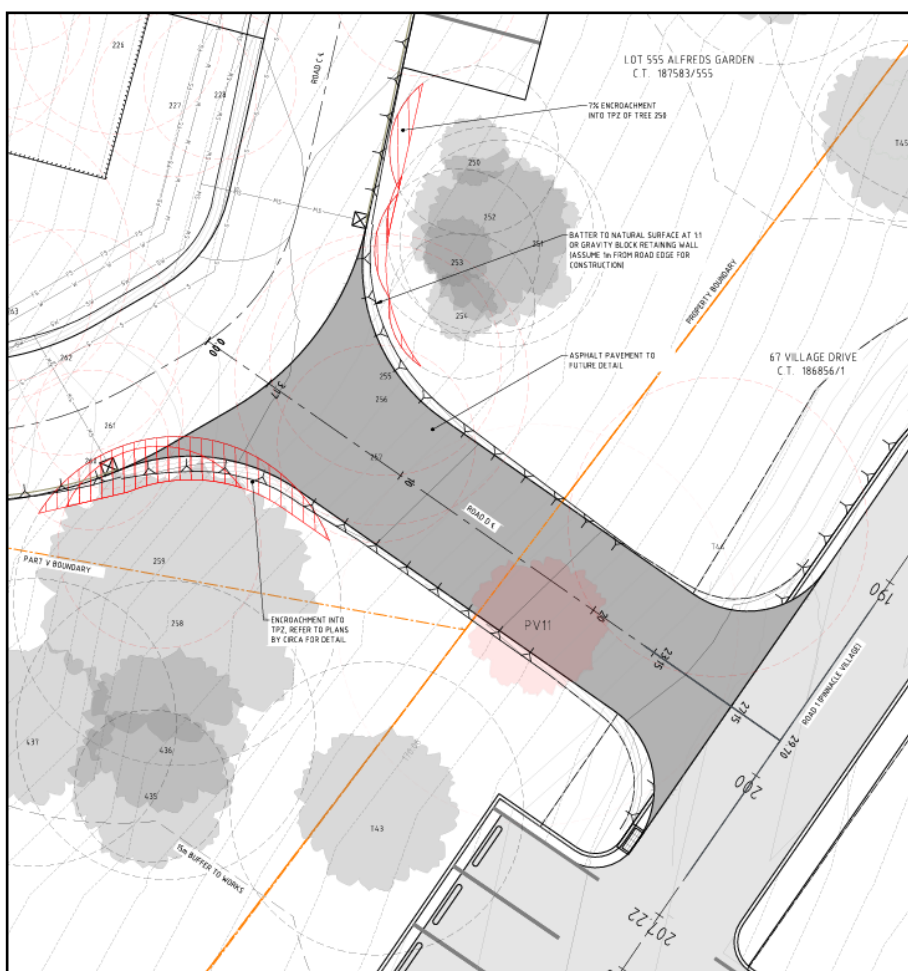


Figure 1 – The proposed private link road (Gandy and Roberts).

The proposed link road will provide a private road connection between the residential aged care facility, assisted living apartments, hairdresser, meeting room, cafe and offices at 67 Village Drive, Kingston (approved by DA-2024-286), and the retirement village with independent living units and communal building at Lot 555 Alfreds Garden, Kingston (approved by DA-2025-23). The purpose of the private road is to provide a more direct link for future staff, to be shared by both facilities, as currently without the link road in place, they would need to drive more than 1km up and around each site, through the local road network, to access both facilities.

The proposed private link road will be finished with an asphalt pavement and will require the removal of two trees at 67 Village Drive, and one tree at Lot 555 Alfreds Garden. Of these three trees, one of the trees at 67 Village Drive is a tree with significant conservation value.

It is highlighted that the proposed works are limited to the land zoned Open Space and Inner Residential only and for that reason only the applicable use and development standards for these specific zones are included in the assessment standards of this report.



Figure 2 – The proposed private link road in the context of the approved development at 67 Village Road and Lot 555 Alfreds Garden, Kingston (Gandy and Roberts).

1.2 Description of Site

The site comprises two lots - 67 Village Drive, Kingston (CT186856/1) and Lot 555 Alfreds Garden, Kingston (CT187583/555), both of which are in the ownership of Christian Homes Tasmania Ltd.

The land at 67 Village Drive is an irregularly shaped 5.221ha lot that comprises a constructed private road together with vacant land to the north, west and south of residential dwellings in Fairway Drive, and a strip of land between dwellings at 32-40 Fairway Drive and 503-523 Village Drive. It has a 20m frontage to Village Drive. It was formerly part of the Redwood Village residential estate and includes the site of the former RSL recreational use comprising a clubhouse, lawn bowling greens, tennis courts and a 9-hole golf course. This lot is included in the General Residential, Open Space, and Urban Mixed-Use zones.

The land at the 555 Alfreds Garden site is a roughly triangular shaped 4.816ha lot that is vacant and heavily vegetated. It has a 31m frontage to Alfreds Garden and a 28m frontage to Eleni Avenue. It is included in the Inner Residential zone.

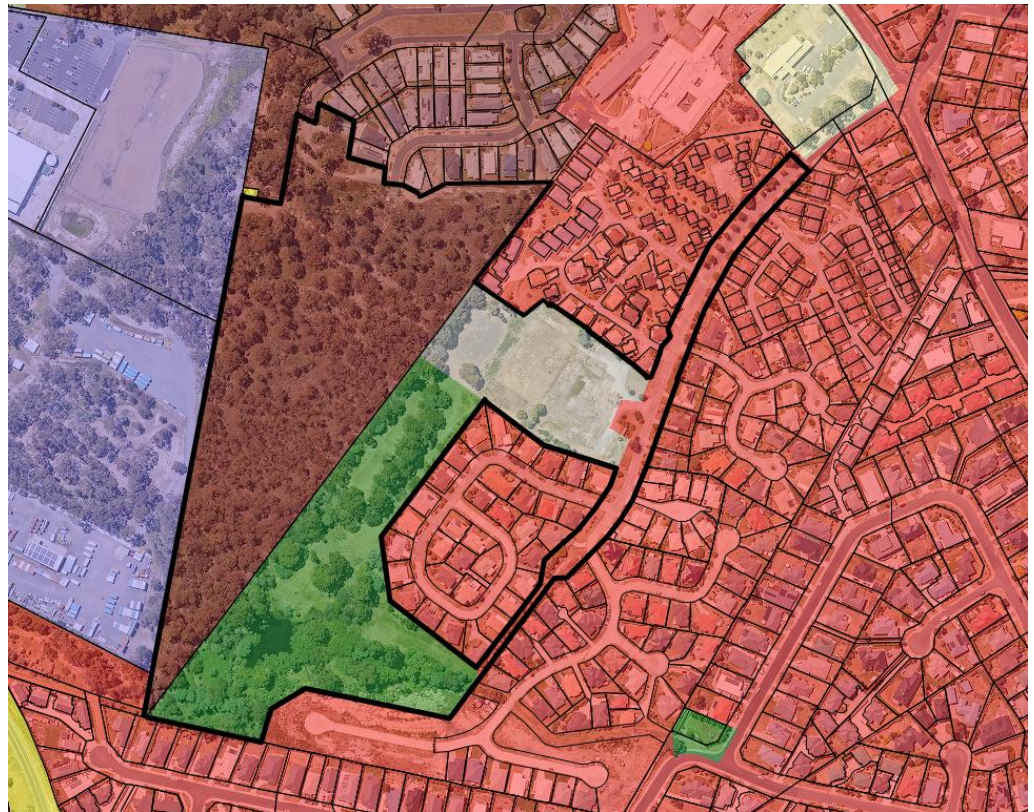


Figure 2 – The site and surrounding land showing current zoning (Spectrum).



Figure 3 – The site and surrounding land showing the Biodiversity overlay (Spectrum).

Both lots fall from east to west and range in elevation from 105m AHD to 66m AHD. Both lots, with the exception of the Village Drive roadway, are subject to the Bushfire Prone Areas overlay. The Biodiversity overlay included most of 555 Alfreds Garden and the western and southern extremities of 67 Village Drive. Flood modelling identifies areas on both lots as being potentially subject to inundation.

1.3 Background

The land at 67 Village Drive consists of part of the Redwood Village residential estate that included a recreation and community centre and recreation facilities that was approved in 1985 and developed between 1988 and 2011. The land at Lot 555 Alfreds Garden is a balance lot for the Kingston Green estate that was created by DAS-2024-3 and is subject of the Kingston Green Specific Area Plan.

Previous applications and approvals for the site include:

- DAS2003-28 - Boundary adjustment
- DAS2006-91 - Subdivision of 38 lots
- DAS2007-50 - Subdivision of 2 lots & balance lot
- DAS2024-18 - Boundary adjustment
- DAS2014-48 - Subdivision of Stage 4
- DAS2015-47 - Subdivision
- DA-2018-488 - Office, cafe, recreation and extensions to building & carparking area
- DAS2020-6 - Subdivision of 20 lots & balance lot
- DA-2020-667 - Demolition of clubhouse, recreational facilities & vegetation removal
- DAS-2024-3 - Subdivision of 2 lots & balance lot
- DA-2024-286 - Residential aged care, assisted living, hairdresser, meeting room & office
- DA-2024-286/A - Minor amendments to DA-2024-286 (currently under assessment)
- DA-2025-23 - Retirement village including independent living units & communal building

DA-2025-23 approved a 44 unit retirement village at Lot 555 Alfreds Garden. The approved plans for the permit identify an internal private road connection to the boundary with 67 Village Drive.

DA-2024-286 approved a 75 room residential aged care facility and 60 assisted living units, offices, cafe, hairdresser and meeting room at 67 Village Drive. The approved plans for this permit show an internal private road parallel to the boundary with Lot 555 Alfreds Garden with no connection to that lot.

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 Inner Residential and Open Space zones

The zone purpose statements of the Inner Residential zone are:

- 11.1.1.1 *To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.*
- 11.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 11.1.1.3 *To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.*
- 11.1.1.4 *To encourage residential development at higher densities in locations that offer good access to services and employment including activity centres and public open spaces*

Comment:

The proposed private link road will support the approved development at Lot 555 Alfreds Garden and 67 Village Drive. This development is located where there is good access to services and open space. It also contributes to the diversity of residential accommodation available in Kinborough.

The zone purpose statements of the Open Space are to:

- 19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.
- 19.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

Comment:

The proposed link road will improve connectivity between the approved retirement village, residential aged care facility, and assisted living units, and provide better opportunities for the residents of the retirement village to utilise the private open space area at 67 Village Drive for passive recreation.

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.

Inner Residential Zone			
Local Area Objectives		Implementation Strategy	
(a)	Land will be utilised for residential purposes to the maximum extent and in a manner that optimises high quality design and amenity outcomes.	(a)	Infill opportunities will be taken up with larger lots being developed at higher residential densities.
Desired Future Character Statements		Implementation Strategy	
(a)	Increased inner urban residential living opportunities will be provided that enable residents to have improved access to local services and public facilities.	(a)	Further subdivision and/or strata development will be encouraged within this zone in a manner that encourages high quality design outcomes in both the private and public realms.

The proposal complies with the above-mentioned statements and objectives as it supports the use of land for approved residential development, that have high quality design and amenity outcomes.

2.3 Statutory Planning

The use is categorised as Residential (Private link road) pursuant to Clause 8.2.2 of the Scheme as it is a use and development that is directly associated with and a subservient part of another use on the same site (i.e., the residential aged care facility and assisted living units at 67 Village Drive and the retirement village at Lot 555 Alfreds Garden) and so must be categorised into the same use class as that other use. As a use that is categorised as Residential, it is Permitted in the Inner Residential and Prohibited in the Open Space Zone.

While a retirement village is generally a Permitted use in the Inner Residential Zone, Lot 555 Alfreds Garden is also subject to the Kingston Green Specific Area Plan, and pursuant to Table F1.3.1 for the Residential Precinct, a retirement village use in this precinct is Discretionary.

However, pursuant to Clause 9.2.1 of the Scheme, as the proposed private link road does not establish a new use, or substantially intensify the existing discretionary use, where it is made Discretionary by a Use Table, it must be considered as if that use class had permitted status, and so becomes a Permitted use in the Inner Residential Zones.

While the proposed private link road is prohibited in the Open Space Zone it is for use or development for access across land that is in a different zone to that in which the main part of the use or development is located (i.e., the residential aged care facility and assisted living units in the Urban Mixed Use zone at 67 Village Drive and the retirement village in the Inner Residential Zone at Lot 555 Alfreds Garden) and is therefore a Discretionary use under Clause 9.7.1 of the Scheme, provided it satisfies 9.7.1(a)-(c). It is considered that it satisfies these requirements:

9.7.1(a) - Whether there is no practical and reasonable alternative for providing the access or infrastructure to the site.

The proposed 24m long private link road will provide a direct link between the approved residential aged care facility, assisted living units and retirement village on adjoining lots, that would otherwise require a journey of approximately 1km over local roads.

9.7.1(b) - The purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur.

While the purpose of land included in the Open Space Zone is to provide land for open space purposes including for passive recreation and natural or landscape amenity, it is privately owned and its use for outdoor recreation has creased and been overtaken by recent approval on the site for a residential aged care facility and assisted living units.

9.7.1(c) - The potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

The location of the proposed private link road relative to the approved residential aged care facility, assisted living units and retirement village and the closest residential uses on adjoining properties mean that it will not create a potential for land use conflict.

As a result of the above, the proposed private link road is Permitted in the Inner Residential and Discretionary in the Open Space Zone and the Kingston Green Specific Area Plan. The application 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

Inner Residential Zone

Clause 11.4.2 - Setbacks and building envelopes for all dwellings

Acceptable Solution
A4 - No trees of high conservation value will be impacted.
Performance Criteria
P4 – Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
Proposal
The proposal relies upon the removal of two (2) trees in the Open Space Zone (T44 and PV11) for the internal link road. PV11 is a <i>Eucalyptus globulus</i> (blue gum) with a dbh >70cm, meeting the definition of a very high conservation value tree. T44 is an <i>E. ovata</i> (black gum) just below the threshold of a high conservation value tree.

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

- There is no alternative design an internal access which avoids or further minimises the loss of high conservation value trees.
- Remaining high and very high conservation value trees are proposed to be retained and protected during construction.
- The loss of tree PV11 is able to be offset via inclusion of a condition in any planning permit issued.

Conditions are recommended for inclusion in any permit issued limiting tree removal, requiring an offset for the loss of tree PV11 and requiring the implementation of tree protection measures during construction.

Open Space Zone

Clause 19.3.1 - Hours of Operation

Acceptable Solution
A1 – Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks.
Performance Criteria
P1 – Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
Proposal
The proposed private link road will be within 50m of land in a residential zone and will be available for use 24/7.

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

- The use of the private link road to provide a connection between the retirement village at Lot 555 Alfred Gardens and the residential aged care facility and assisted living units at 67 Village Drive have not have any discernible impact upon the residential amenity of nearby residential land in Fairway Drive.

Open Space Zone
Clause 19.3.5 - Discretionary Use

Acceptable Solution
A1 – No Acceptable Solution.
Performance Criteria
P1 – Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.
Proposal
The proposal must be assessed against Performance Criteria P1.

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

- The inclusion of the land in the Open Space zone reflects the former use of part of the site for recreation facilities, and this has been overtaken by the approval of the site for residential aged care facility and assisted living units by DA-2024-286/A.

Open Space Zone
Clause 19.4.3 - Landscaping

Acceptable Solution
A1 – Landscaping along the frontage of a site must be provided to depth of not less than 1 m.
Performance Criteria
P1 – Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
Proposal
No landscaping is proposed.

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

- The proposed development is a road that has no vertical elements, is approximately 135m from the closest frontage and is not visible from that frontage.
- The provision of landscaping would not enhance the appearance of the road.
- The overall development approved by DA-2025-23 for a unit retirement village and by DA-2024-286/A for a residential aged care facility, assisted living units incorporates and other uses includes adequate landscaping for the development on the site.

Open Space Zone
Clause 19.4.3 - Landscaping

Acceptable Solution
A2 – Along a boundary with a residential zone landscaping must be provided for a depth no less than 2m.
Performance Criteria
P2 – Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.
Proposal
No landscaping is proposed.

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

- The proposed development is a road that has no vertical elements and would not, in the absence of landscaping, have an adverse impact on the visual amenity of adjoining land in the General Residential Zone and the Inner Residential Zone.
- The overall development approved by DA-2025-23 for a unit retirement village and by DA-2024-286/A for a residential aged care facility, assisted living units incorporates and other uses includes adequate landscaping for the development on the site.

Open Space Zone
Clause 19.4.5 - Environmental Values

Acceptable Solution
A1 – No environmental values will be adversely impacted.
Performance Criteria
P1 – The design, location and construction of all buildings and works must satisfy all of the following: (a) avoids, minimises and mitigates adverse environmental impacts; (b) offsets impacts on trees of high conservation value.
Proposal
The proposal relies upon the removal of two (2) trees in the Open Space Zone (T44 and PV11) for the internal link road. PV11 is a <i>Eucalyptus globulus</i> (blue gum) with a dbh >70cm, meeting the definition of a very high conservation value tree. T44 is an <i>E. ovata</i> (black gum) just below the threshold of a high conservation value tree.

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

- There is no alternative design an internal access which avoids or further minimises the loss of high conservation value trees.
- Remaining high and very high conservation value trees are proposed to be retained and protected during construction.
- The loss of tree PV11 is able to be offset via inclusion of a condition in any planning permit issued.

Conditions are recommended for inclusion in any permit issued limiting tree removal, requiring an offset for the loss of tree PV11 and requiring the implementation of tree protection measures during construction.

Bushfire-Prone Areas Code
Clause E1.5.1 - Vulnerable Uses

Acceptable Solution
A1 – No acceptable solution (requires assessment against performance criteria).
Performance Criteria
P1 – A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy and bushfire hazard management plan; and (e) other advice, if any, from the TFS.
Proposal
As there is no acceptable solution the proposal must be assessed against the Performance Criteria.

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

- The vulnerable use on both sites is already approved, and the proposed link road will not substantially intensify or alter this approved use.
- The link road does not increase risk from bushfire or adversely affect the mitigation measures that were assessed and approved under DA-2024-286 and DA-2025-23 in accordance with current best practice.
- Rather the development provides direct vehicular access between 67 Village Drive and Lot 555 Alfred Gardens that could be utilised by TFS in the event of a bushfire.
- The link road is subservient to the approved development which provides an overriding community benefit given the strong need for suitable independent living accommodation options in a central location to support Kingborough’s aging population.
- There is no alternative, lower risk location for the link road.
- There are existing Tasmania Fire Service (TFS) endorsed Emergency Management Strategies and existing Bushfire Hazard Management Plans (BHMP) (Castellan Consulting, 12 December 2024, Rev 02 for DA-2024-286 and Castellan Consulting, 24 March 2025, Rev 01 for DA-2025-23) for the approved vulnerable uses on 67 Village Drive and Lot 555 Alfred Gardens, with the BHMPs and Emergency Management Strategies proposed to be revised to include the link road.
- TFS has been consulted and have advised that, providing the BHMPs and Emergency Management Strategies are revised to include the link road, there are no concerns.

Therefore, it is considered that a tolerable risk from bushfire can be achieved and maintained subject to the development and implementation of revised endorsed BHMPs and Emergency Management Strategies for the vulnerable uses on 67 Village Drive and Lot 555 Alfred Gardens.

Biodiversity Code
Clause E10.7.1 - Buildings and works

<p>Acceptable Solution</p>
<p>A1 – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.</p>
<p>Performance Criteria</p>
<p>P1 – Clearance and conversion or disturbance must satisfy the following:</p> <p>(a) if low priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire resistant design of habitable buildings; and/or <p>(b) if moderate priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire resistant design of habitable buildings; and (iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; and (iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and/or <p>(c) if high priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire resistant design of habitable buildings; and (iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; and (iv) special circumstances exist; and (v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and (vi) clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.

Proposal
The proposed private link road requires the removal of one mature tree with significant conservation value and two mature trees that do not have conservation value, in allocation that is not within a Building Area on a plan of subdivision approved under the planning scheme.

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

- The trees to be cleared and the area being disturbed do not contain priority biodiversity values, as they are not a high conservation value trees, and the threatened native vegetation community within the footprint of the link road works is already approved for removal under the permits for DA-2024-286 and DA-205-23.
- The proposed clearance and disturbance is the minimum necessary for the construction of the link road.
- Remaining values, including individual trees of high conservation value and remaining DAS adjacent to the link road are proposed to be retained.
- Tree 258 is located in an adjacent conservation zone protected under a Part 5 Agreement. An arborist confirms the disturbance to Tree 258 is acceptable and the tree is capable of retention. The works do not extend into the conservation zone or impact on priority biodiversity values within this area.
- Tree 259 does not constitute important habitat for threatened fauna.

Conditions are recommended for inclusion in any permit issued requiring offset requirements to be satisfied and start of works issued for DA-2024-286 and DA-205-23 prior to acting on this permit, limiting clearing to the removal of Tree 259, retaining and protecting remaining trees and requiring appropriate hygiene and tree protection measures during construction.

Kingston Green Specific Area Plan
Clause F1.4.1.1 - Location of Use

Acceptable Solution
Use must be in accordance with Figures F1.2 and F1.3.
Performance Criteria
Applications for use may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.
Proposal
The proposed private link road is not in a location that is in accordance with the lot layout and master plan in Figures F1.2 and F1.3.

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

- The approval of the use of the private link road will not have any impact on the realisation of residential densities on the site and provides for the orderly development of the land at both Lot 555 Alfred Gardens (which is subject to the Kingston Green Specific Area Plan) and the adjoining land at 67 Village Drive.

**Kingston Green Specific Area Plan
Clause F1.5.1.1 - Location of Development**

Acceptable Solution
A1 – Development must be in accordance with Figures F1.2 and F1.3.
Performance Criteria
P1 – Development may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.
Proposal
The proposed private link road is not in a location that is in accordance with the lot layout and master plan in Figures F1.2 and F1.3.

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

- The development of the private link road will not have any impact on the realisation of residential densities on the site and provides for the orderly development of the land at both Lot 555 Alfred Gardens (which is subject to the Kingston Green Specific Area Plan) and the adjoining land at 67 Village Drive.

**Kingston Green Specific Area Plan
Clause F1.5.1.5 - Landscaping**

Acceptable Solution
A1 – Landscaping must be provided to satisfy the following: (a) enhance the appearance of the development; (b) provide passive surveillance of public spaces, (c) provide a range of plant height and forms to create diversity, interest and amenity; and (d) retaining walls that are visible from the street must be constructed from masonry, rock or similar, and must not be constructed of treated pine.
Performance Criteria
P1 – No performance criteria.
Proposal
No landscaping is proposed.

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

- The proposed development is a road that has no vertical elements, is approximately 135m from the closest frontage and is not visible from that frontage.
- The provision of landscaping would not enhance the appearance of the road.
- The overall development approved by DA-2025-23 for a retirement village and by DA-2024-286 for a residential aged care facility, assisted living units incorporates and other uses includes adequate landscaping for the development on the site.

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 4 March 2026 to 18 March 2026. Four (4) representations were received during the public exhibition period. The following issues were raised by the representors:

2.5.1 No reason given for the link road

The application does not provide a reason for the link road.

Response

The application form indicates the link road is for the approved development at Lot 555 Alfreds Garden and 67 Village Drive. Both properties are in a single ownership, and the approved uses are similar so it would be expected that there will be operational efficiencies from there being direct vehicular access between the adjoining developments. In the absence of the link road the approved development at Lot 555 Alfreds Garden is approximately 1km by road from 67 Village Drive.

2.5.2 No Traffic Impact Assessment provided with the application

The application is not supported by a Traffic Impact Assessment that would have provided detail on the traffic movements and traffic generation impacts of the link road.

Response

The link road does not of itself generate any additional traffic movements and its presence would be expected to result in only a negligible change on traffic movements on Village Drive and Alfreds Garden that has an origin or destination at Lot 555 Alfred Gardens and 67 Village Drive. The majority of traffic from the developments on these two properties would be expected to utilise the more direct route to Redwood Road rather than using the link road. There will also be a benefit from traffic between the two sites using the link road for access between the sites and not having to rely on the longer route through Alfred Gardens, Village Drive and Redwood Road.

2.5.3 Use of the link road by through traffic

Vehicles having an origin and destination in Alfreds Gardens will utilise the link road to travel along Village Drive to access Redwood Road, and vice versa, vehicles having an origin and destination in Village Drive and adjoining streets will use the link road to travel via Alfred Gardens to access Redwood Road. It will be used by the general public as a short cut.

Response

The proposed link road is not a public road and is located on private land on which the approved retirement village, residential aged care facility, and assisted living units are to be developed. Drivers of vehicles who are not residents of these facilities, or who do not have business with these facilities, would be trespassing on private property if they were to utilise the private roadways and the link road instead of the direct link from their properties to access Redwood Drive. The transition from public to private does not occur at the link road but at the entrance to the approved retirement village at Eleni Avenue and Alfreds Garden and the entrance to the approved residential aged care facility and assisted living apartments at Village Drive, both of which are designed to clearly convey visually they are not extensions of the public road.

2.5.4 Types of vehicles and hours of operation

No information is provided on the types of vehicles that will use the link road and the hours of the day the link road will be used. There are no restrictions on the use of the link road 24 hours per day.

Response

The proposed link road will provide vehicular access between the approved uses at Lot 555 Alfreds Garden those approved at 67 Village Road. The number of vehicle movements per day would be expected to be minimal as this trip would be for a limited range of purposes. While the link road would be available for use 24/7, it is expected that it will predominantly be

used during the day. Commercial vehicle movements on the site are already regulated by the conditions attached to the permit for the residential aged care facility, assisted living apartments, hairdresser, meeting room, cafe and offices (DA-2024-286).

2.5.5 Location of the link road

The link road will terminate within the northernmost of the two overflow car parking areas at 67 Village Drive that was required by conditions of approval to be reduced in scale, and so the carparking area to be provided will as a result be the southernmost car parking area.

Response

The drawings submitted with the application show a redesign of the northernmost of the two overflow car parking areas to comply with the reduced number of spaces required by conditions attached to DA-2024-286. The private link road will terminate with the access road to this parking area to the north of the parking area. To comply with the DA-2022-286 approval condition the southernmost car parking area shown on the approved plans will not be constructed.

2.5.6 Location of Road 1 retained

Road 1 which is located to the south of the residential aged care facility, assisted living apartments, hairdresser, meeting room, cafe and offices will create noise and lighting pollution for nearby residential properties.

Response

Road 1 which provides access to the residential aged care facility, assisted living apartments, hairdresser, meeting room, cafe and offices was assessed and approved by DA-2024-286 and is not part of this application.

2.5.7 Landscape Management Plan

A landscape management plan is a requirement of DA-2024-286.

Response

The landscape management plan is required to be provided prior to the development approved by DA-2024-286 commencing. It is not required to submit the application for the proposed link road.

2.5.8 Arboricultural Impact Assessment

The Arboricultural Impact Assessment provided with the application only applies to Lot 555 Alfred Gardens and does not address the impact on trees within 67 Village Drive.

Response

The application seeks approval for the removal of one tree at 555 Alfred Gardens and two trees at 67 Village Drive, one of which is of significant conservation value. An assessment of the removal of these trees is provided in Section 2.4 of this report.

2.5.9 Fill areas intrude into tree protection zones

Filling required for the link road do not comply with the conditions of DA-2024-286 regarding impact on tree protection zones.

Response

The application is supported by advice from an arborist on the impact of the link road on tree protection zones.

2.5.10 Proposed link road is partially in the Open Space Zone

The proposed link road is partially within the Open Space Zone and is not a permitted use in that zone.

Response

It is correct that it is not a permitted use. The proposed link road is categorised into the Residential Use Category as it primarily services residential aged care facility, assisted living apartments, and retirement village developments at 67 Village Drive and Lot 555 Alfreds Garden. The Residential Use Category is prohibited in the Open Space zone; however, as it provides for access it is discretionary under Clause 9.7.1 of the planning scheme.

2.5.11 Link road serves no purpose and is unnecessary

The proposed link road is of questionable value to the residents of 67 Village Drive and of little value to those residents of the Alfred Gardens development. There is no justification and it should be disallowed for this reason.

Response

The proposed link road provides a vehicular connection between two adjoining properties in common ownership and with related approved development. It is not a public road, and it is expected it will provide efficiencies for the operation of the approved uses on both properties.

2.5.12 Impacts during construction of approved development

The use of the link road during the construction of the approved development at Lot 555 Alfreds Garden and 67 Village Drive will create amenity impacts on nearby residences.

Response

While there may be some use of the link road during construction of the residential aged care facility, assisted living apartments, and retirement village developments at 67 Village Drive and Lot 555 Alfreds Garden, it is far more likely that the more direct access to Redwood Road will be utilised.

2.5.13 Mitigation of bushfire hazard

It has been suggested that the link road will provide an alternative way out of Redwood Village in the event of a bushfire.

Response

This link road is not being provided for this purpose.

2.5.14 67 Village Drive was approved as a stand-alone development

A link road was not proposed as part of the development at 67 Village Drive.

Response

The residential aged care facility, assisted living apartments and other uses at 67 Village Drive was approved as a stand-alone development, as was the retirement village at Lot 555 Alfred Gardens. The provision of the link road does not make either development dependent on the other or restrict the ability of them to operate as stand-alone development

2.5.15 Gradient of the link road

The proposed link road will have a gradient of 15.6%.

Response

While it is steep the link road is well within the limits for the slope of internal driveways in Australian Standard AS 2890.1.

2.6 Other Matters

Weed Management

In accordance with clause 8.11.3, a condition should be included in any permit issued requiring implementation of best practice hygiene measures.

Part 5 Agreements

There are two existing Part 5 Agreements on the subject land:

- Bushfire Part 5 Agreement (Dealing No. E167945)
- Conservation Part 5 Agreement (Dealing No. E167943)

Providing recommended conditions are included in relation to tree retention and protection, the proposed development does not impact on or affect these agreements.

3. CONCLUSION

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

The proposal is assessed as satisfying some of those performance criteria and complies with those standards. For other performance criteria, compliance with the relevant standards is achieved through conditions attached to the permit.

The proposal is assessed as complying with all other relevant use and development standards in the Inner Residential and Open Space Zones, as well as the applicable standards of the Bushfire Prone Areas Code, Road and Railway Assets Code, Parking and Access Code, Stormwater Management Code, Biodiversity Code, and the Kingston Green Specific Area Plan. The application was publicly advertised for the statutory period, and four (4) 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 link road at 67 Village Drive and Lot 555 Alfreds Garden (CT 187583/555), Kingston, for Christian Homes Tasmania 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-2025-445 and Council Plan Reference No. P2 submitted on 10 February 2026.

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

2. Prior to the permit coming into effect, all offset requirements must be satisfied and start of works issued for DA-2024-286 and DA-2025-23.

3. Prior to the Permit coming into effect, revised Emergency Management Strategies endorsed by the Tasmania Fire Service for the vulnerable uses on Lot 555 Alfreds Garden and 67 Village Drive must be submitted to Council.

When endorsed and submitted, these strategies form part of the permit.

4. Prior to the Permit coming into effect, revised Bushfire Hazard Reports, Bushfire Hazard Management Plans and s51 certificates must be submitted to Council for endorsement for the vulnerable uses approved under DA-2024-86 for 67 Village Drive (CT 186856/1) and DA-2025-23 for Lot 555 Alfreds Garden (CT 187583/555).

This documentation must be:

- (a) in accordance with the Bushfire Hazard Report, Bushfire Hazard Management Plan and s51 certificate (Castellan Consulting, 12 December 2024, Rev 02) for DA-2024-286 and the Bushfire Hazard Report, Bushfire Hazard Management Plan and s51 certificate (Castellan Consulting, 24 March 2025, Rev 01) for DA-2023-25, but modified to include the internal private link road and demonstrate and certify that the development meets requirements of Clause E1.6.1 A3.
- (b) be to the satisfaction of the Manager Development Services.

When endorsed, these plans form part of the permit.

5. Prior to commencement of on-site works, 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
- The endorsed Emergency Management Strategies required under condition 3 and the certified Bushfire Hazard Management Plans endorsed under condition 4.

The Plans must include, but are not limited to:

- (a) Design of the internal road network, and associated stormwater drainage system;
- (b) Soil and water management plan;
- (c) A Tree Protection Plan which is consistent with Council Plan Reference No. P2 (submitted on 10 February 2026), including:
 - (i) the details of individual native trees with a diameter >25cm at 1.4m from natural ground level and their associated tree protection zones relative to all development and works;
 - (ii) trees to be removed and retained consistent with condition 6;
 - (iii) the extent of encroachment into tree protection zones, which must not exceed that shown in Council Plan Reference No. P2 (submitted on 10 February 2026) unless accompanied by an arborist assessment which verifies the extent of encroachment is tolerable, confirms the trees are feasible for retention and details any recommended mitigation measures;
 - (iv) tree protection measures consistent with conditions 8 and 9.

Once endorsed the plans will form part of the permit.

6. No more than three (3) trees identified as T44, PV11 and Tree 259 in Council Plan Reference No. P2 (submitted on 10 February 2026) are approved for removal for the purposes of this development.

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

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

7. To offset the loss of one (1) tree of very high conservation value (a Eucalyptus globulus tree with a DBH >70cm), a financial contribution of \$570/tree must be paid into Council's Environmental Fund, to be used to manage and conserve the habitat of the swift parrot in the vicinity of Kingston or an area that supports equivalent biodiversity values within the municipality.

This offset must be paid prior to approval of an 'Application for Approval of Planning Start of Works Notice' and removal of the tree.

8. All remaining native vegetation identified for retention in Council Plan Reference No. P2 (submitted on 10 February 2026) must be appropriately protected during and after construction in accordance with AS 4970-2025. This includes but is not limited to implementation of the following measures:

A. Prior to Construction:

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

- (a) Installing tree protection fencing in accordance with condition 9.
- (b) Providing certification by the Project Arborist of satisfactory implementation of these tree protection measures to the Manager Development Services prior to the commencement of any on-site works.

B. During Construction:

Maintaining tree protection measures required above for the duration of the construction.

C. Post Construction:

- (a) For trees within Lot 555 Alfreds Garden (CT 187583/555), retaining and managing retained trees in accordance with the executed Part 5 Agreement required under condition 4 of DA-2025-23 and the existing conservation Part 5 Agreement (Dealing No. E167943).
- (b) For trees within 67 Village Drive (CT 186856/1), retaining and managing trees within the conservation zone in accordance with the executed Part 5 Agreement required under condition of 2 of DA-2024-286 and DA-2025-23, and adhering to the following tree management measures post construction for all other areas within the tree protection zone but outside the footprint of the approved works:
 - (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
 - (ii) the tree protection zone must be free from the storage of fill, contaminants or other materials;

- (iii) machinery and vehicles are not permitted to access the tree protection zone; and
 - (iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.
9. Tree protection fencing required under condition 8 must:
- (a) Be located on the edge of the tree protection zone, unless the outer edge of works as shown on the endorsed plan are closer, in which case this tree protection fencing may be reduced to the minimum amount necessary to allow the works to be completed.
 - (b) Exclude the following from the vegetation protection zones:
 - (i) Machine excavation including trenching.
 - (ii) Machinery movement.
 - (iii) Excavation of silt fencing.
 - (iv) Cultivation.
 - (v) Storage.
 - (vi) Preparation of chemicals, including preparation of cement products.
 - (vii) Parking of vehicles and plant.
 - (viii) Refuelling.
 - (ix) Dumping waste.
 - (x) Placement of fill.
 - (xi) Lighting of fires.
 - (xii) Soil level changes.
 - (xiii) Temporary or permanent installation of utilities and signs.
 - (xiv) Physical damage to the trees.
 - (c) Be constructed in accordance with the following requirements:
 - (i) Utilise barrier mesh and star pickets fencing unless otherwise approved in writing.
 - (ii) Form a visual and physical barrier.
 - (iii) Be a minimum height of 1.5 metres above ground level.
 - (iv) Include signage clearly marked "Tree Protection Zone - No Entry" on all sides.
10. Prior to the commencement of any on-site works, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.
- This application must be lodged a minimum of 14 days prior to commencement of on-site works and works must not commence until this notice has been approved by the Manager Development Services.
11. 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.

12. Ongoing use and development must be in accordance with the Emergency Management Strategies endorsed by the Tasmania Fire Service and required under condition 3 and the certified Bushfire Hazard Reports and the associated Bushfire Hazard Management Plans endorsed under condition 4.

Once implemented, all bushfire hazard management measures must be maintained for the life of the approved use and development in accordance with the endorsed Emergency Management Strategies required under condition 3 and the certified Bushfire Hazard Management Plans endorsed under condition 4.

ADVICE

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

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

- C. The proposed development has been assessed as low risk plumbing work. The Plumber is to provide the following documentation to Council after the plumbing work is completed:
 - (a) A Form 80;
 - (b) A Form 71B; and
 - (c) An 'As Constructed' drainage plan at a scale of 1:200 in accordance with the Director's Specified List Schedule 3.

ATTACHMENTS

1. **Assessment Checklist**
2. **Title documentation**
3. **Proposed development plans**
4. **Arboricultural Impact Assessment**

Assessment Checklist for Development Applications for Use and/or Development within the Inner Residential Zone and Open Space Zone

Application No: DA-2025-445	Description: Private link road for residential aged care, assisted living units and retirement village
Applicant: Christian Homes Tasmania Ltd	Owner: Christian Homes Tasmania Ltd
Location: 67 Village Drive and Lot 555 Alfreds Garden, Kingston	

Inner Residential Zone Provisions (residential use and development)

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

Use Status

Use Class	Residential (Private link road for residential aged care, assisted living units and retirement village)
Use Status	Permitted

Clause	Compliance/Comments
<p>Clause 11.3.1 - Non-Residential Use</p> <p>A1 – Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.</p>	<p>A1 – Not applicable</p> <p>The proposed private link road is provided for a residential use.</p>
<p>A2 - Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008 issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>A2 – Not applicable</p> <p>The proposed private link road is provided for a residential use.</p>
<p>A3 - External lighting must comply with all of the following:</p> <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>	<p>A3 – Not applicable</p> <p>The proposed private link road is for a residential use.</p>
<p>A4 - Commercial vehicle movements, (including loading and unloading and garbage removal) to or</p>	<p>A4 – Not applicable</p>

Clause	Compliance/Comments
<p>from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays. 	<p>The proposed private link road is provided for a residential use.</p>
<p>Clause 11.3.2 - Visitor Accommodation A1 - Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	<p>A1 – Not applicable The proposed private link road is not for visitor accommodation.</p>
<p>Clause 11.3.3 – Local Shop A1 - A local shop must comply with both of the following:</p> <ul style="list-style-type: none"> (a) have a gross floor area no more than 100 m²; (b) not displace an existing residential use. 	<p>A1 – Not applicable The proposed private link road is not for a local shop.</p>
<p>Clause 11.4.1 - Residential Density for multiple dwellings A1 - Multiple dwellings must have a site area per dwelling of not less than 200m².</p>	<p>A1 – Not applicable The proposed private link road is not multiple dwellings.</p>
<p>Clause 11.4.2 - 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:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, 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 2m, or, if the setback from the frontage is less than 2m, 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; (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. 	<p>A1 – Not applicable The proposed private link road does not include any buildings.</p>
<p>A2 - A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 4m, or alternatively 1m behind the building line; 	<p>A2 – Not applicable The proposed private link road does not include any garages or carports.</p>

Clause	Compliance/Comments
<p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(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.</p>	
<p>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:</p> <p>(a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m 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 9.5m above existing ground level; and <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (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). 	<p>A3 – Not applicable</p> <p>The proposed private link road does not include any buildings.</p>
<p>A4 - No trees of high conservation value will be impacted.</p>	<p>A4 – Does not comply</p> <p>The proposal relies upon the removal of two (2) trees in the Open Space Zone (T44 and PV11) for the internal link road. PV11 is a <i>Eucalyptus globulus</i> (blue gum) with a dbh >70cm, meeting the definition of a very high conservation value tree. T44 is an <i>E. ovata</i> (black gum) just below the threshold of a high conservation value tree.</p> <p>As the proposal involves the removal of a very high conservation value tree, it requires assessment against the performance criteria.</p>
<p>Clause 11.4.3 - Site coverage and private open space for all dwellings</p> <p>A1 - Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 40m² associated 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>A2 - A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or 	<p>A1 – Not applicable</p> <p>The proposed private link road does not include any dwellings.</p> <p>A2 – Not applicable</p> <p>The proposed private link road does not include any dwellings.</p>

Clause	Compliance/Comments
<p>(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> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(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> <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>Clause 11.4.4 - 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 11.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 11.4):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing 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 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	<p>A1 – Not applicable</p> <p>The proposed private link road does not include any multiple dwellings.</p>
<p>Clause 11.4.5 - 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 – Not applicable</p> <p>The proposed private link road does not include any garages or carports.</p>
<p>Clause 11.4.6 - 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</p>	<p>A1 – Not applicable</p> <p>The proposed private link road does not include any dwellings.</p>

Clause	Compliance/Comments
<p>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; (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 (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. (b) the window or glazed door: <ul style="list-style-type: none"> (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; (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 (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>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> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: 	<p>A2 – Not applicable The proposed private link road does not include any dwellings.</p> <p>A3 – Not applicable The proposed private link road does not include any multiple dwellings.</p>

Clause	Compliance/Comments
<ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (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>Clause 11.4.7 - Frontage fences for all dwellings A1 - No Acceptable solution (when not exempt)</p>	<p>A1 – Not applicable The proposed private link road does not include any frontage fences.</p>
<p>Clause 11.4.8 - Waste storage for multiple dwellings 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> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <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. 	<p>A1 – Not applicable The proposed private link road does not include any multiple dwellings.</p>
<p>Clause 11.4.9 – Non-dwelling development A1 - Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling:</p> <ul style="list-style-type: none"> (a) 11.4.2 A1 and A3; (b) 11.4.3 A1 (a) and (c); (c) 11.4.7 A1. 	<p>A1 – Not applicable</p> <ul style="list-style-type: none"> (a) Not applicable - The proposed private link road does not include any buildings. (b) Not applicable - The proposed private link road does not include any buildings and so has no site coverage. (c) Not applicable - The proposed private link road does not include any fences.
<p>A2 - Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:</p> <ul style="list-style-type: none"> (a) 11.4.2 A2; (b) 11.4.5 A1. 	<p>A1 – Not applicable The proposed private link road does not include any non-residential garages or carports.</p>
<p>A3 - Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	<p>A1 – Not applicable The proposed private link road does not include any outdoor storage areas.</p>

Open Space Zone Provisions (use and/or development)

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

Use Status

Use Class	Residential (Private link road for residential aged care, assisted living units and retirement village)
Use Status	Discretionary

Clause	Compliance/Comments
19.3 Use Standards	
<p>Clause 19.3.1 – Hours of Operation A1 – Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks.</p>	<p>A1 – Does not comply The proposed private link road will be within 50m of land in a residential zone and will be available for use 24/7.</p>
<p>Clause 19.3.2 – Noise A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm and 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.</p>	<p>A1 – Complies While no noise assessment has been provided, it is reasonable to conclude that the use of the proposed private link road would not create noise levels that exceed the specified levels.</p>
<p>A2 – External amplified loud speakers or music must not be used within 50 m of a residential zone.</p>	<p>A2 – Not applicable The proposed private link road does not include amplified loud speakers or music.</p>
<p>Clause 19.3.3 – External Lighting A1 – External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>A1 – Not applicable The proposed private link road does not include any lighting.</p>
<p>Clause 19.3.4 – Commercial Vehicle Movements A1 – Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50m of a residential zone must be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) Nil Sundays and Public Holidays.</p>	<p>A1 – Not applicable The proposed private link road does not generate any commercial vehicle movements.</p>

Clause	Compliance/Comments
<p>Clause 19.3.5 – Discretionary Use A1 – No Acceptable Solution.</p>	<p>A1 – No acceptable solution The proposal must be assessed against Performance Criteria P1.</p>
<p>19.4 Development Standards for Buildings and Works</p>	
<p>Clause 19.4.1 – Building Height A1 – Building height must be no more than: 6.5 m.</p>	<p>A1 – Not applicable The proposed private link road does not include any buildings.</p>
<p>Clause 19.4.2 – Setback A1 – Building setback from frontage must be no less than: 5 m. A2 – Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.</p>	<p>A1 – Not applicable The proposed private link road does not include any buildings. A2 – Not applicable The proposed private link road does not include any buildings.</p>
<p>Clause 19.4.3 – Landscaping A1 – Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.</p>	<p>A1 – Does not comply No landscaping is proposed.</p>
<p>A2 – Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.</p>	<p>A2 – Does not comply No landscaping is proposed.</p>
<p>Clause 19.4.4 – Fencing A1 – Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p>	<p>A1 – Not applicable The proposed private link road does not include any fencing.</p>
<p>Clause 19.4.5 – Environmental Values A1 – No environmental values will be adversely impacted.</p>	<p>A1 – Does not comply The proposal relies upon the removal of two (2) trees in the Open Space Zone (T44 and PV11) for the internal link road. PV11 is a <i>Eucalyptus globulus</i> (blue gum) with a dbh >70cm, meeting the definition of a very high conservation value tree. T44 is an <i>E. ovata</i> (black gum) just below the threshold of a high conservation value tree. As the proposal involves the removal of a very high conservation value tree, it requires assessment against the performance criteria.</p>

F1.0 Kingston Green Specific Area Plan (Residential Precinct)

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

Use Status

Use Class	Residential (Private link road for residential aged care, assisted living units and retirement village)
Use Status	Discretionary

Assessment Checklist for Use and/or Development within the Kingston Green Specific Area Plan

Clause	Compliance/Comments
F1.4.1 Use Standards for Residential Precinct	
<p>Clause F1.4.1.1 - Location of Use. Use must be in accordance with Figures F1.2 and F1.3.</p>	<p>Does not comply The proposed private link road is not in a location that is in accordance with the lot layout and master plan in Figures F1.2 and F1.3.</p>
F1.5.1 Development Standards for Residential Precinct	
<p>Clause F1.5.1.1 – Location of Development A1 - Development must be in accordance with Figures F1.2 and F1.3.</p>	<p>A1 – Does not comply The proposed private link road is not in a location that is in accordance with the lot layout and master plan in Figures F1.2 and F1.3.</p>
<p>Clause F1.5.1.2 – Building Design A1 – Front verandahs, porches or patios must: (a) Be located within 2.5m of the front boundary; and (b) Have a minimum dimension of 1.8m; and (c) Be accessed directly from an internal living area; and (d) Be enclosed by a permanent roof, shade cloth, pergola or similar climate control. A2 - Building materials and finishes must be in accordance with the types of colours, materials and finishes detailed in Figure F1.4.</p>	<p>A1 – Not applicable The proposed private link road does not include any buildings.</p>
<p>A3 - Decks or uncovered verandahs built above ground level must be of a permeable surface.</p>	<p>A3 – Not applicable The proposed private link road does not include any decks or uncovered verandahs.</p>
<p>A4 - Dwelling entrances must present to the street by way of a design feature highlighting the front doorway via a clear change in roof alignment and dwelling facade.</p>	<p>A4 – Not applicable The proposed private link road does not include any dwellings.</p>
<p>Clause F1.5.1.3 – Garages and parking A1 - Garages must have a 0m rear setback where accessed from the rear of a property by a laneway</p>	<p>A1– Not applicable The proposed private link road does not include any garages.</p>
<p>A2 - Garages or carports, other than rear access garages, must be integrated into the fabric of the dwelling and: (a) The garage door must be recessed to create (b) a shadowline; or</p>	<p>A2 – Not applicable The proposed private link road does not include any garages or carports.</p>

Clause	Compliance/Comments
(c) an upstairs balcony must project over the garage door to create a shadowline.	
A3 - Except where accessed from the rear of a property by a laneway, double width garages must have a central column with two single width doors.	A3 – Not applicable The proposed private link road does not include any garages.
<p>Clause F1.5.1.4 – Fences</p> <p>A1 - Front fences must be provided and must satisfy the following:</p> <ul style="list-style-type: none"> (a) Front fences in locations around private open space must be of white painted timber as specified in Type 1 of Figure F1.5; and (b) Must be of open or closed timber picket construction to a minimum height of 900mm and maximum height of 1.20m in accordance with Figure F1.5; or (c) In other locations, may comprise of a hedge or front fence specified in “elsewhere” of Figure F1.5; or (d) Front fences for lots fronting Channel Highway must be to a height of 1.2m as specified in Type 4 of Figure F1.5 	A1 – Not applicable The proposed private link road does not include any fences.
<p>A2 - Side and rear fences must be lapped and capped timber to a height of 1.8 metres and meet the following:</p> <ul style="list-style-type: none"> (a) Side boundary fences forward of the building line and not on a street corner must be in accordance with A1(b) above. One third of the side boundary fence forward of the building line may be tapered from 1.8 metres to the height set by A1(b) above, to achieve a transition in height between the fences. (b) Side fences to street corners must begin at least 3m behind the nearest front façade and must be of a standard specified in Type 2 of Figure F1.5. Side fences to street corners from 3m behind the front façade to the front boundary must be in accordance with A1 above. (c) Rear fences to laneways and car courts must be of a standard specified in Type 3 of Figure F1.5 	A2 – Not applicable The proposed private link road does not include any fences.
<p>Clause F1.5.1.5 – Landscaping</p> <p>A1 – Landscaping must be provided to satisfy the following:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide passive surveillance of public spaces, (c) provide a range of plant height and forms to create diversity, interest and amenity; and (d) retaining walls that are visible from the street must be constructed from masonry, rock or similar, and must not be constructed of treated pine. 	A1 – Does not comply No landscaping is proposed.

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
<p>Clause E1.5.1 - Vulnerable Uses</p> <p>A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – Does not comply</p> <p>As there is no acceptable solution the proposal must be assessed against the Performance Criteria.</p>
<p>A2 – An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:</p> <p>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</p> <p>(b) the ability of occupants of the vulnerable use to:</p> <p style="margin-left: 20px;">(i) protect themselves and defend property from bushfire attack;</p> <p style="margin-left: 20px;">(ii) evacuate in an emergency; and</p> <p style="margin-left: 20px;">(iii) understand and respond to instructions in the event of a bushfire; and</p> <p>(c) any bushfire protection measures available to reduce risk to emergency service personnel.</p>	<p>A2 – Complies</p> <p>There are existing TFS endorsed emergency management strategies for the independent living units (DA-2025-23) and the aged care facility (DA-2024-286).</p> <p>TFS has confirmed that these strategies require amending to reflect the current proposal and this can be achieved via a condition of approval.</p>
<p>A3 – A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	<p>A3 – Complies</p> <p>Certified bushfire hazard management plans for the independent living units (DA-2025-23) and the aged care facility (DA-2024-286) have already been developed and approved. Notwithstanding, these BHMPs do not include the internal link road. Providing a condition is included in any permit issued requiring the development and implementation of revised BHMPs which include the internal link road, the development is capable of complying with the acceptable solution.</p>
<p>Clause E1.5.2 - Hazardous Uses</p> <p>A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – Not applicable</p> <p>No hazardous use is proposed.</p>
<p>A2 – An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to:</p> <p>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and</p> <p>(b) available fire protection measures to:</p> <p style="margin-left: 20px;">(i) prevent the hazardous use from contributing to the spread or intensification of bushfire;</p> <p style="margin-left: 20px;">(ii) limit the potential for bushfire to be ignited on the site;</p>	<p>A2 – Not applicable</p> <p>No hazardous use is proposed.</p>

Clause	Compliance/Comments
<ul style="list-style-type: none"> (iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and (iv) reduce risk to emergency service personnel. 	
<p>A3 – A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	<p>A3 – Not applicable No hazardous use is proposed.</p>
<p>Clause E1.6.1 - Subdivision: Provision of hazard management areas</p> <p>A1 – (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>A1 – Not applicable The proposed private link road does include a subdivision.</p>
<p>Clause E1.6.2 - Subdivision: Public and fire fighting access</p> <p>A1 – (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p>	<p>A1 – Not applicable The proposed private link road does include a subdivision.</p>

Clause	Compliance/Comments
<p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person. 	
<p>Clause E1.6.3 - Subdivision: Provision of water supply for fire fighting purposes A1 – In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>A1 – Not applicable The proposed private link road does include a subdivision.</p>
<p>A2 – In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>A2 – Not applicable The proposed private link road does include a subdivision.</p>
<p>E5.0 Road and Railway Assets Code</p>	
<p>This code does not apply to this proposal as it does not involve use or development of land that:</p> <ul style="list-style-type: none"> (a) that will require a new vehicle crossing, junction or level crossing; or (b) that intensifies the use of an existing access; or (c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of: <ul style="list-style-type: none"> (i) a rail network; (ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour. 	

Clause	Compliance/Comments
E6.0 Parking and Access Code	
<p>Clause E6.6.1 - Number of car parking spaces A1 - The number of on-site car parking spaces must be:</p> <ul style="list-style-type: none"> (a) no less than the number specified in Table E6.1; except if: <ul style="list-style-type: none"> (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; 	<p>A1 – Not applicable The proposed private link road does not require on-site parking spaces.</p>
<p>Clause E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability A1 - Car parking spaces provided for people with a disability must:</p> <ul style="list-style-type: none"> (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance. 	<p>A1 – Not applicable The proposed private link road does not require parking spaces for people with a disability.</p>
<p>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.</p>	<p>A1 – Not applicable The proposed private link road does not require motorcycle parking spaces.</p>
<p>Clause E6.6.4 – Number of Bicycle Parking Spaces A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>	<p>A1 – Not applicable The proposed private link road does not require bicycle parking spaces.</p>
<p>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.</p>	<p>A1 – Not applicable The proposed private link road does create any new vehicular accesses.</p>
<p>Clause E6.7.2 - Design of vehicular accesses A1 – Design of vehicle access points must comply with all of the following:</p> <ul style="list-style-type: none"> (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 Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to 	<p>A1 – Not applicable The proposed private link road does create any new vehicular accesses.</p>

Clause	Compliance/Comments
<p>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 A1 – Vehicular passing areas must:</p> <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: <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 (c) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (d) it meets a road serving more than 6000 vehicles per day; (e) have the first passing area constructed at the kerb; (f) be at intervals of no more than 30 m along the access. 	<p>A1 – Not applicable The proposed private link road does create any new vehicular accesses.</p>
<p>Clause E6.7.4 - On-site turning 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> <ul style="list-style-type: none"> (a) it serves no more than two dwelling units; 	<p>A1 – Complies The proposed private link road provides for two-way access.</p>
<p>Clause E6.7.5 - Layout of parking areas 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 – Not applicable The proposed private link road does not require on-site parking areas.</p>
<p>Clause E6.7.6 - Surface treatment of parking areas A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following:</p> <ul style="list-style-type: none"> (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, (c) unless the road from which access is provided to the property is unsealed. 	<p>A1 – Not applicable The proposed private link road does not require on-site parking areas.</p>
<p>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.</p>	<p>A1 – Not applicable The proposed private link road does not require on-site parking areas.</p>

Clause	Compliance/Comments
<p>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.</p>	<p>A1 – Not applicable The proposed private link road does not require on-site parking areas.</p>
<p>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.</p>	<p>A1 – Not applicable The proposed private link road does not require motorcycle parking areas.</p>
<p>Clause E6.7.10 – Design of bicycle parking facilities A1 - The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.</p>	<p>A1 – Not applicable The proposed private link road does not require bicycle parking facilities.</p>
<p>A2 - The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. R1</p>	<p>A2 – Not applicable The proposed private link road does not require bicycle parking spaces.</p>
<p>Clause E6.7.11 – Bicycle end of trip facilities A1 - For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.</p>	<p>A1 – Not applicable The proposed private link road does not require bicycle end of trip facilities.</p>
<p>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.</p>	<p>A1 – Not applicable The proposed private link road does not require motorcycle parking spaces.</p>
<p>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:</p>	<p>A1 – Not applicable The proposed private link road is provided for a residential use.</p>

Clause	Compliance/Comments
<p>(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;</p> <p>(b) the use is not primarily dependent on outward delivery of goods from the site.</p>	
<p>Clause E6.7.14 - Access to a road A1 – Access to a road must be in accordance with the requirements of the road authority.</p>	<p>A1 – Not applicable The proposed private link road does create any new access to a road.</p>
<p>E7.0 Stormwater Management Code</p>	
<p>Clause E7.7.1 - Stormwater drainage and disposal A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>A1 – Complies Stormwater from the new private link road will be drained by gravity to public stormwater infrastructure.</p>
<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> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>A2 – Not applicable The size of the impervious area is less than 600m², there are fewer than six (6) parking spaces provided, and the application is not a subdivision.</p>
<p>A3 – A minor stormwater drainage system must be designed to comply with all of the following:</p> <p>(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;</p> <p>(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>	<p>A3 – Complies The stormwater design meets the ARI 20 years and the increase can be accommodated in the existing system.</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 The scale of the proposal and stormwater generated does not warrant a major drainage system.</p>
<p>E10.0 Biodiversity Code</p>	
<p>Clause E10.7.1 - Buildings and works A1 – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.</p>	<p>A1 – Does not comply The proposal is unable to meet A1 as there is no building area on the title and the proposal involves the clearance and conversion of native vegetation in a Biodiversity Protection Area, with the clearance of one (1) native tree (Tree 259) for conversion to the link road and the disturbance of another native tree (Tree 258). While two additional trees (T44 and PV11) are proposed for removal for the link road, these trees are located in the Open Space Zone and outside the Biodiversity Protection Area. Therefore, their removal is assessed against the applicable zone standard rather than the Biodiversity Code. The link road also relies on the removal of a further five (5) trees and an area of <i>Eucalyptus amygdalina</i> dry forest and woodland on sandstone (DAS). DAS is a threatened native vegetation community under the</p>

Clause	Compliance/Comments
	<p><i>Nature Conservation Act 2002</i> and is a high priority biodiversity value. This vegetation has already been assessed and approved for removal under the permits for DA-2024-286 and DA-205-23. Providing the link road permit includes a condition requiring offset requirements to be satisfied and start of works issued for DA-2024-286 and DA-205-23 prior to acting on this permit, this vegetation is considered to be as cleared for the purposes of DA-2025-445.</p> <p>As the proposal relies upon the clearance of Tree 259 and disturbance of Tree 258 in a Biodiversity Protection Area, this clearance and conversion and disturbance must be assessed against the Performance Criteria.</p> <p>The performance criteria require that the clearance and conversion and disturbance must satisfy (a) if low priority biodiversity values, (b) if moderate and (c) if high. However, both trees 258 and 259 are below the threshold for a high conservation value tree. In addition, once the permits for DA-2024-286 and DA-205-23 are substantially commenced, these trees will no longer form part of a threatened native vegetation community. Consequently, this native vegetation does not meet the definition of a low, moderate or high priority biodiversity value and therefore there are no performance criteria by which to assess the clearance and conversion and disturbance of these trees. In view of this, the tree removal is assessed below having regard to the purpose of the Biodiversity Code.</p>
<p>Clause E10.8.1 – Subdivision</p> <p>A1 - Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following:</p> <ul style="list-style-type: none"> (a) be for the purposes of separating existing dwellings; (b) be for the creation of a lot for public open space, public reserve or utility; (c) no works, other than boundary fencing works, are within the Biodiversity Protection Area; (d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area. 	<p>A1 – Not applicable</p> <p>The proposed private link road does include a subdivision.</p>
<p>A2 - Subdivision is not prohibited by the relevant zone standards.</p>	<p>A2 – Not applicable</p> <p>The proposed private link road does include a subdivision.</p>
<p>E15.0 Inundation Prone Areas Code</p>	
<p>The subject site is affected by this code, however no buildings, works or change of use are on the part of the site affected by this code. Therefore, an assessment against the code is not required.</p>	

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



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 176916	FOLIO 502
EDITION 1	DATE OF ISSUE 05-Jun-2019

SEARCH DATE : 08-Mar-2024

SEARCH TIME : 05.58 AM

DESCRIPTION OF LAND

Parish of KINGBOROUGH Land District of BUCKINGHAM
 Lot 502 on Plan 176916
 Derivation : Part of Lot 678, 152 Acres Gtd. to Daniel O'Connor
 Prior CT 171933/501

SCHEDULE 1

C308396 TRANSFER to KAMTONE PTY LTD Registered 18-Jul-2001
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP139589 BENEFITING EASEMENT: A Right of Drainage over the
 Drainage Easement 2.00 wide shown passing along the
 western boundary of Lot 108 on Sealed Plan 139589
 SP156806 BURDENING EASEMENT: A Right of Carriageway
 (appurtenant to Lot 950 on Sealed Plan 156806) over
 the Right of Way (SP156806) shown on Plan 176916
 SP171932 BURDENING EASEMENT: A Right of Drainage (appurtenant
 to Lot 555 on Sealed Plan 171932) over the Drainage
 Easement variable width 'A' (SP171932) on Plan 176916
 M577328 BURDENING EASEMENT: A Right of Drainage in favour of
 Kingborough Council over the Drainage Easement
 variable width 'A' (SP171932) on Plan 176916
 Registered 24-Aug-2016 at 12.02 PM
 M577330 BURDENING EASEMENT: A Pipeline and Services Easement
 in favour of the Tasmanian Water and Sewerage
 Corporation Pty Ltd over the Drainage Easement
 variable width 'A' (SP171932) on Plan 176916 (subject
 to provisions) Registered 24-Aug-2016 at 12.03 PM
 SP176913 BURDENING EASEMENT: A Drainage Easement (appurtenant
 to Lot 700 on SP176913) over the Drainage Easement 2.
 50 wide 'B', Drainage Easement variable width 'C' and
 Drainage Easement 3.50 wide 'G' on Plan 176916
 SP176913 BURDENING EASEMENT: A Right of Drainage (appurtenant
 to Lots 407 & 408 on SP176913) over the Drainage
 Easement 3.50 wide 'G' on Plan 176916



RESULT OF SEARCH

RECORDER OF TITLES

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- SP176913 BURDENING EASEMENT: A Right of Drainage (appurtenant to Lots 410 to 417 on SP176913) over the Drainage Easement 2.50 wide 'B' and Drainage Easement variable width 'C' on Plan 176916
- M753532 BURDENING EASEMENT: A Right of Drainage in favour of Kingborough Council over the Drainage Easement 3.50 wide 'G' on Plan 176916 Registered 05-Jun-2019 at 12.05 PM
- M753544 BURDENING EASEMENT: A Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd over the Drainage Easement 3.50 wide 'B', Drainage Easement 3.50 wide 'C' and Drainage Easement 3.50 wide 'G' on Plan 176916 Registered 05-Jun-2019 at 12.06 PM
- A658191 BURDENING EASEMENT: A Pipeline Easement in favour of the Metropolitan Water Board over the land marked Pipeline Easement 4.50 wide on Plan 176916 (conditions more fully set forth in Transfer)
- A851869 BURDENING EASEMENT: A Pipeline Easement in favour of Kingborough Council over the lands marked Pipeline Easement 8.00 wide and Pipeline Easement 4.00 wide on Plan 176916 (conditions more fully set forth in Transfer)
- B863760 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 26-Aug-2003 at 12.02 PM
- E167943 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 05-Jun-2019 at 12.01 PM
- E167944 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 05-Jun-2019 at 12.02 PM
- E167945 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 05-Jun-2019 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



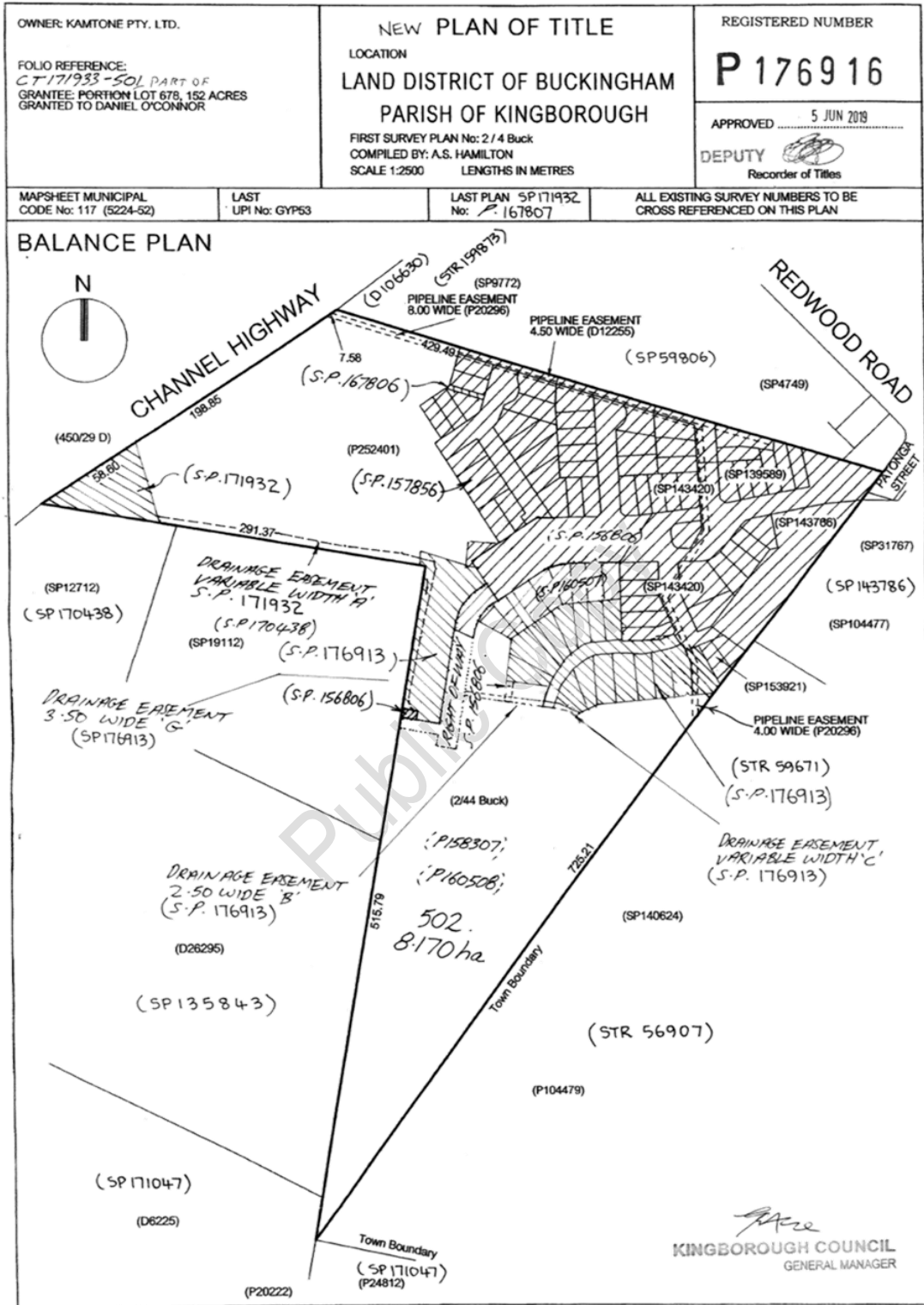
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Tasmanian Government





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 186856	FOLIO 1
EDITION 1	DATE OF ISSUE 27-May-2024

SEARCH DATE : 22-Aug-2024

SEARCH TIME : 05.00 PM

DESCRIPTION OF LAND

Town of KINGSTON
 Lot 1 on Plan 186856
 Derivation : Parts of Lot 1, 5.736ha, Lot 2, 5.112ha and Lot 4, 6.763ha (Sec. A) Gtd. to William Clark Hodgman
 Prior CTs 56907/0, 56907/500 and 56907/501

SCHEDULE 1

M677198 & E292777 CHRISTIAN HOMES TASMANIA LTD Registered
 27-Jul-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP140624 BENEFITING EASEMENT: Right of Carriageway (appurtenant to that part of the said land within described formerly being Lot 501 on Strata Plan 56907) over the Right of Way Variable Width & Right of Way 6.00 wide shown passing through Lot 8 on Sealed Plan No. 140624 & shown on Plan 186856
 D150104 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement on Plan 186856 (Subject to Provisions) Registered 12-Jan-2015 at noon
 D150102 & D150105 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement 3.00 wide on Plan 186856 (Subject to Provisions) Registered 12-Jan-2015 at noon
 SP140624 BENEFITING EASEMENT: Right of Drainage over the Drainage Easement 2.00 wide (SP28981) marked N.O.Y. on Plan 186856
 SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot 4 on SP28981) over the land marked Drainage, Pipeline & Electricity Easement XX.K.L. on Plan 186856



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lots 1-9 inclusive on SP28981) over the land marked Drainage, Pipeline & Electricity Easement B1.B2.B3.B4. B5.B6. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lots 1-3 & 6-9 inclusive on SP28981) over the land marked Drainage, Pipeline & Electricity Easement XX.K. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lots 1 & 7-9 inclusive on SP28981) over the land marked Drainage Easement 2.00 wide Y.A2. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lots 1-3 & 6-9 inclusive on SP28981) over the land marked Drainage Easement 2.00 wide B5.A2. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot 6 on SP28981) over the land marked Drainage Easement 2.00 wide P.Q. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot 6 on SP28981) over the land marked Drainage Easement 2.00 wide R.S. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot 4 on SP28981) over the land marked Drainage Easement 2.00 wide S.T. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Drainage (appurtenant to Lots 1-3 & 6-9 inclusive on SP28981) over the land marked Drainage Easement 2.00 wide A2.Q.Z. on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on SP28981) over the land marked Rights of Way 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I' & 'J' on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 2 on SP28981) over the land marked Rights of Way 'B', 'C', 'E', 'F', 'G', 'H', 'I' & 'J' on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 3 on SP28981) over the land marked Rights of Way 'B', 'C', 'D', 'F', 'H', 'I' & 'J' on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 4 on SP28981) over the land marked Rights of Way 'B', 'C', 'D', 'E', 'G', 'H' & 'I' on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 6 on SP28981) over the land marked Rights of Way 'B', 'D', 'E', 'F', 'G', 'I' & 'J' on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 7 on SP28981) over the land marked Rights of Way 'C', 'D', 'E', 'F', 'G', 'H', 'I' & 'J' on Plan 186856
- SP140624 BURDENING EASEMENT: Right of Carriageway (appurtenant



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



- to Lot 8 on SP28981) over the land marked Rights of Way 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I' & 'J' on Plan 186856
- SP140624 BENEFITING EASEMENT: a pipeline easement over the land marked Pipeline & Electricity Easement M.L. on Plan 186856
- SP140624 BURDENING EASEMENT: a pipeline easement (appurtenant to Lots 1-4 & 6-8 inclusive on SP28981) over the land marked Drainage, Pipeline & Electricity Easement XX.K.L. on Plan 186856
- SP140624 BURDENING EASEMENT: a pipeline easement (appurtenant to Lots 1-4 & 6-8 inclusive on SP28981) over the land marked Drainage, Pipeline & Electricity Easement B1.B2.B3.B4.B5.B6. on Plan 186856
- SP140624 BURDENING EASEMENT: a water right in favour of the Kingborough Council over the land marked Pipeline Easement 4.00 wide on Plan 186856
- SP140624 BENEFITING EASEMENT: an electricity easement over the land marked Pipeline & Electricity Easement M.L. on Plan 186856
- SP140624 BURDENING EASEMENT: an electricity easement (appurtenant to Lots 1-4 & 6-8 inclusive on SP28981) over the land marked Drainage, Pipeline & Electricity Easement XX.K.L. on Plan 186856
- SP140624 BURDENING EASEMENT: an electricity easement (appurtenant to Lots 1-4 & 6-8 inclusive on SP28981) over the land marked Drainage, Pipeline & Electricity Easement B1.B2.B3.B4.B5.B6. on Plan 186856

UNREGISTERED DEALINGS AND NOTATIONS

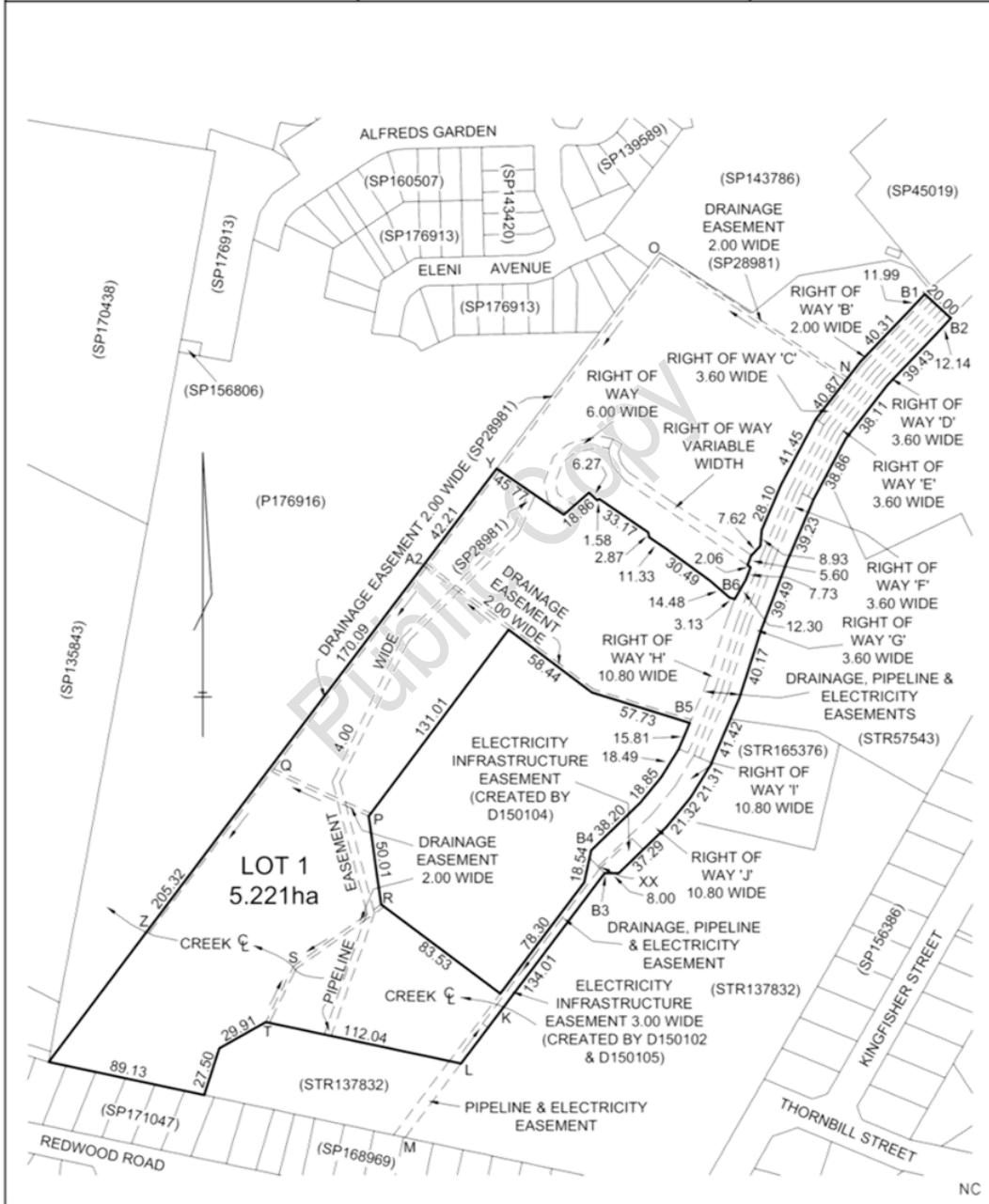
No unregistered dealings or other notations

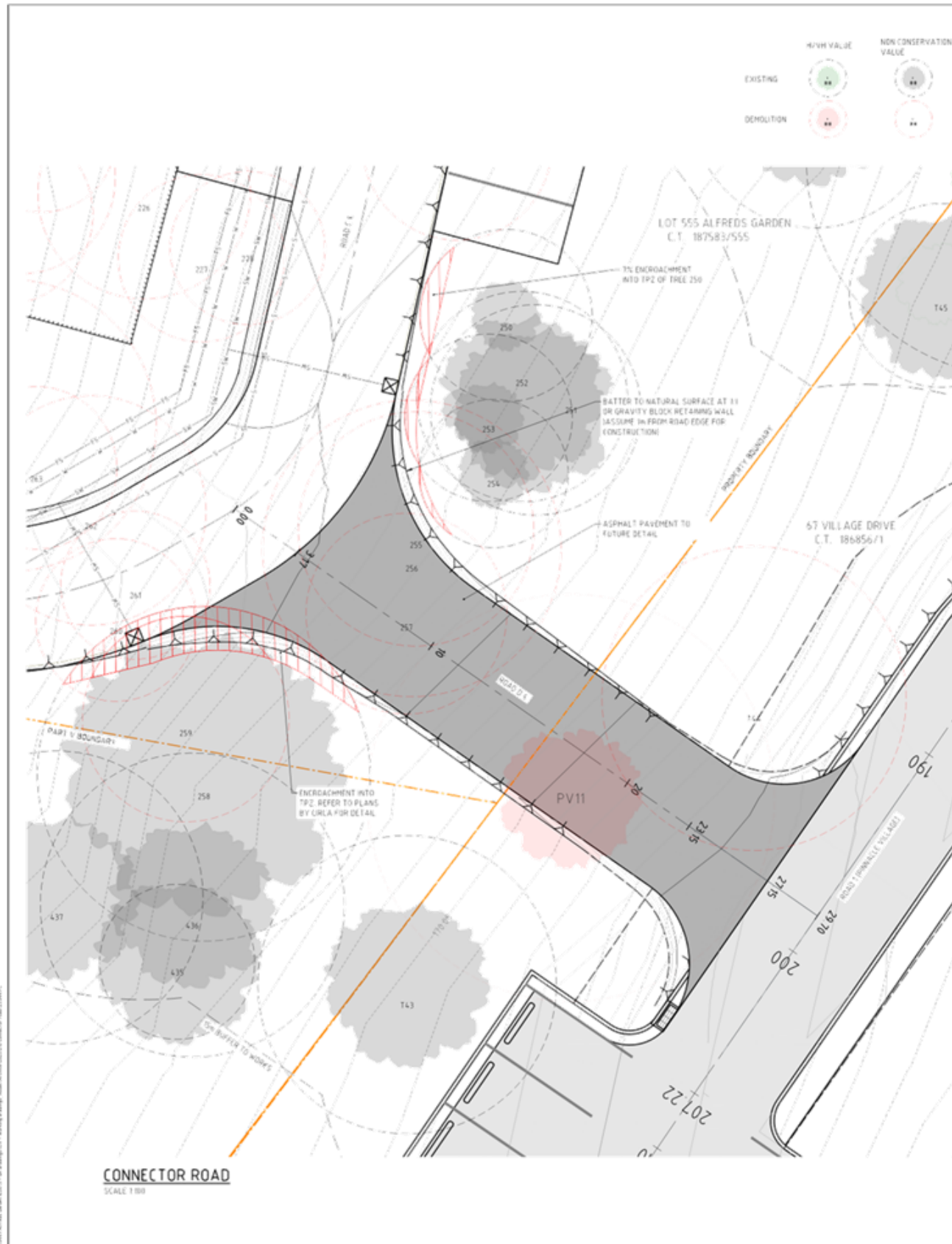


FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



OWNER: FOLIO REFERENCE: F.R.56907 - 0, 500 & 501 GRANTEE: PART OF LOT 1 (5.736ha), PART OF LOT 2 (5.112ha) & PART OF LOT 4 (6.763ha) GTD TO WILLIAM CLARK HODGEMAN.	<p align="center">PLAN OF TITLE</p> <p align="center">TOWN OF KINGSTON (SECTIONS D & G)</p> LOCATION: FIRST SURVEY PLAN No: SP140624 COMPILED BY: LTO SCALE 1:2000 LENGTHS IN METRES	Registered Number <p align="center">P.186856</p> APPROVED 27 MAY 2024 Recorder of Titles
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SIGNIFICANT CONSERVATION VALUE TREES				
ID	LOCATION	TPZ #	TPZ ENCROACHMENT	NOTE
11	PV	17.6%	1.9%	REMOVED (SUBJECT APPLICATION)

NON-CONSERVATIONAL VALUE TREES				
ID	LOCATION	TPZ #	TPZ ENCROACHMENT	NOTE
143	PV	12.48		RETAINED
144	PV	12.37	1.8%	REMOVED (SUBJECT APPLICATION)
220	AG	8.80		REMOVED (APPROVED - EA-2024-20)
221	AG	7.20		REMOVED (APPROVED - EA-2024-20)
247	AG	10.48		RETAINED
248	AG	1.00		REMOVED (APPROVED - EA-2024-20)
250	AG	1.20	6.43%	RETAINED
251	AG	8.80		RETAINED
252	AG	8.80	0.74%	RETAINED
253	AG	1.00	4.13%	RETAINED
254	AG	6.20	1.79%	RETAINED
255	AG	9.80		REMOVED (APPROVED - EA-2024-20)
256	AG	11.60		REMOVED (APPROVED - EA-2024-20)
257	AG	6.60		REMOVED (APPROVED - EA-2024-20)
258	AG PART V	16.80	12.6%	RETAINED
259	AG	6.40	1.8%	REMOVED (SUBJECT APPLICATION)
260	AG	6.80		REMOVED (APPROVED - EA-2024-20)
261	AG	6.20		REMOVED (APPROVED - EA-2024-20)
275	AG	9.40		REMOVED (APPROVED - EA-2024-20)
435	AG PART V	6.48		RETAINED
436	AG PART V	12.32		RETAINED
437	AG PART V	12.28		RETAINED
443	AG PART V	9.84		RETAINED
444	AG PART V	8.36		RETAINED
445	AG PART V	6.24		RETAINED
446	AG PART V	11.28		RETAINED
447	AG PART V	6.72		RETAINED
448	AG PART V	1.60		RETAINED



Kingborough Council
 Development Application: DA-2025-445
 Plan Reference No: P2
 Date Received: 10/02/2026
 Date placed on Public Exhibition: 04/03/2026



VERTICAL ALIGNMENT	DATUM RL63				
	5.3%	10.0%	15.6%	10.0%	5.0%
CUT (-)/FILL	7.2%	4.0%	16.0%	4.0%	2.0%
DESIGN CENTRELINE LEVEL	73.75	71.93	74.36	76.34	77.91
EXISTING SURFACE LEVEL	76.24	74.82	76.83	76.95	76.92
CHAINAGE	0.00	3.07	7.17	20.00	23.05

LONGITUDINAL SECTION Road D CL
 SCALE: HOR 1:100 VER 1:10

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
B	DEVELOPMENT APPLICATION - RFI AMENDMENTS	AC	04.02.2026				
A	DEVELOPMENT APPLICATION	AC	12.12.2025				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION



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ALFRED GARDEN ILLU'S
 LOT 502 ALFRED'S GARDEN
 KINGSTON, TAS, 7050
 DRAWING TITLE
 LINK ROAD SITEWORKS PLAN

DESIGNED	DRAWN	CHECKED
DG	DG	AC
PROJECT	DRAWING	REVISION
23.0449	C200	B

LOCATION PLAN / ZONING



TREE LEGEND



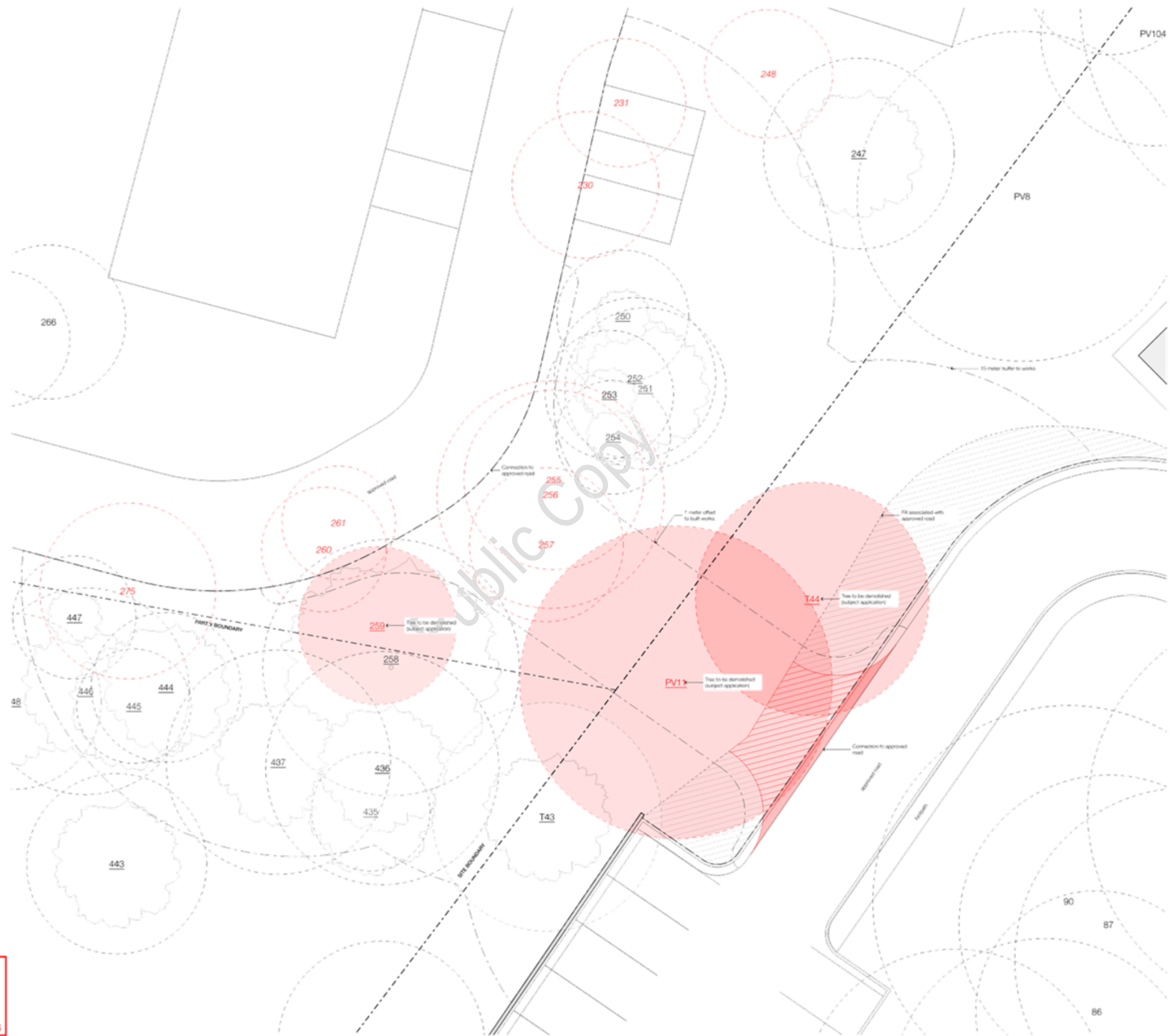
Details of all significant conservation value trees within 15m of works

ID	Location	TPZ	TPZ encroachment	Note
T1	PV	12.04	> 10%	Removed subject applications

Details of all non-conservation value trees >25 cm dbh within 15m of works

ID	Location	TPZ	TPZ encroachment	Note
T43	PV	12.04		Retained
T44	PV	12.02	> 10%	Removed subject applications
T45	AS	9.06		Removed subject applications DA 2025 238
T46	AS	7.05		Removed subject applications DA 2025 238
T47	AS	12.04		Retained
T48	AS	12.04		Retained subject applications DA 2025 238
T49	AS	7.05	6.53%	Retained
T50	AS	9.06		Retained
T51	AS	9.06	6.74%	Retained
T52	AS	7.05	5.13%	Retained
T53	AS	9.06	7.29%	Retained
T54	AS	12.04		Removed subject applications DA 2025 238
T55	AS	9.06		Removed subject applications DA 2025 238
T56	AS	12.04		Removed subject applications DA 2025 238
T57	AS	9.06		Retained
T58	AS Part 1	14.06	12.08%	Retained
T59	AS	9.06	> 10%	Removed subject applications
T60	AS	9.06		Removed subject applications DA 2025 238
T61	AS	9.06		Removed subject applications DA 2025 238
T62	AS	9.06		Removed subject applications DA 2025 238
T63	AS Part 1	9.06		Retained
T64	AS Part 1	12.02		Retained
T65	AS Part 1	12.24		Retained
T66	AS Part 1	9.06		Retained
T67	AS Part 1	9.06		Retained
T68	AS Part 1	9.06		Retained
T69	AS Part 1	9.06		Retained
T70	AS Part 1	9.06		Retained

*Total TPZ encroachment including impact from previously approved works. Where proposed work does not encroach above previous work approved encroachment is not to be added.



Issue

Issue ID	No.	Description	Date
DA 26	10	Development application	10/02/2026

Kingborough Council
 Development Application: DA-2025-445
 Plan Reference No: P2
 Date Received: 10/02/2026
 Date placed on Public Exhibition: 04/03/2026

1:100, 1:1000 (perimeter boundary only)

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Demolition site plan
 Link road

Issue ID	Development Application
2314-DA01	DA-00

LOCATION PLAN / ZONING



TREE LEGEND



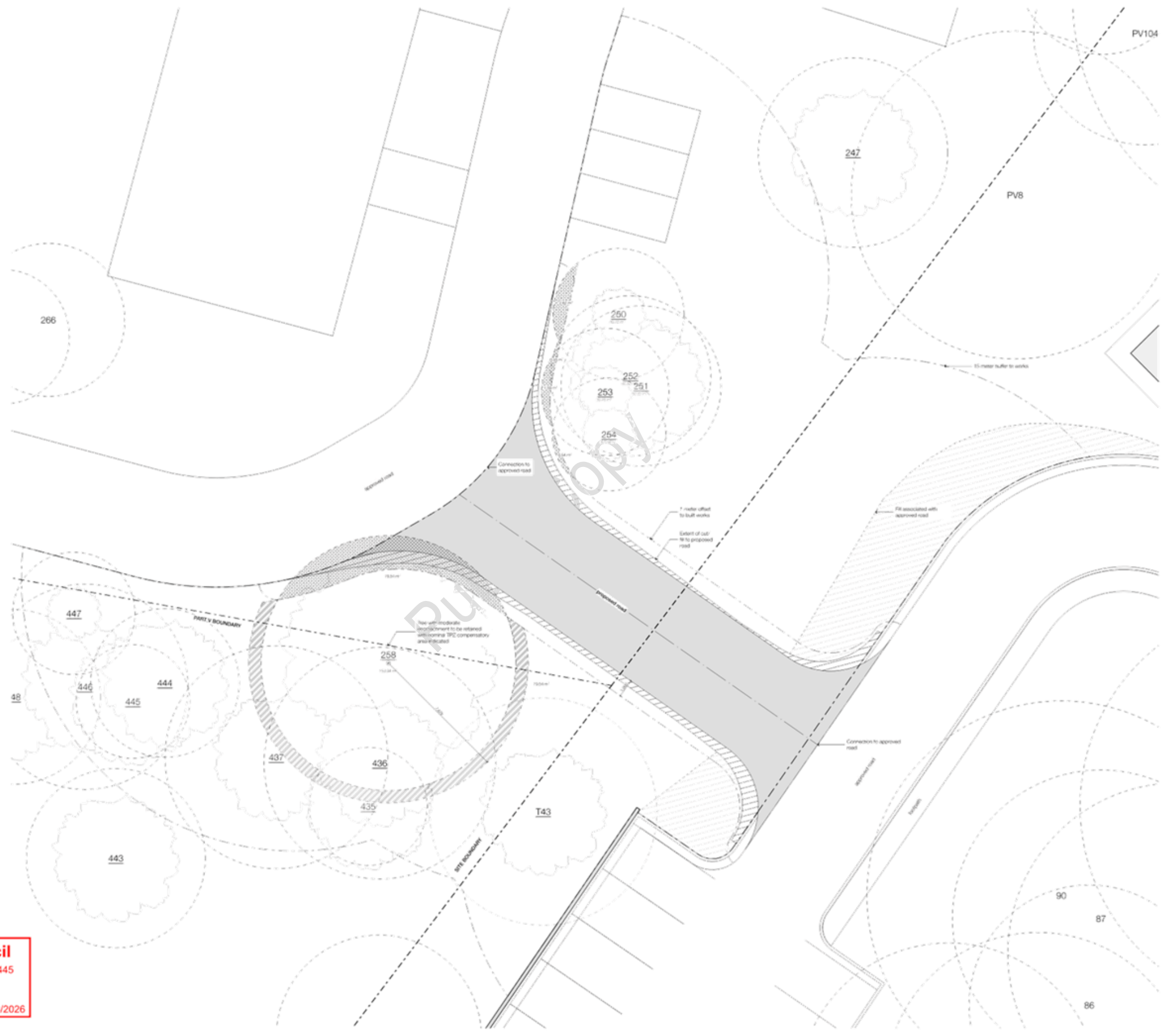
Details of all significant conservation value trees within 15m of works

ID	Location	TPZ*	TPZ encroachment	Note
11	PV	12.04	> 10%	Retained (subject application)

Details of all non-conservation value trees >25 cm dbh within 15m of works

ID	Location	TPZ*	TPZ encroachment	Note
143	PV	12.46		Retained
144	AS	12.72	> 10%	Retained (subject application)
145	AS	9.06		Retained (approved - DA 2022-23)
146	AS	7.07		Retained (approved - DA 2022-23)
147	AS	12.45		Retained
148	AS	2.00		Retained (approved - DA 2022-23)
149	AS	2.20	6.53%	Retained
150	AS	3.30		Retained
151	AS	3.30	6.74%	Retained
152	AS	2.30	5.13%	Retained
153	AS	2.30	2.79%	Retained
154	AS	2.30		Retained
155	AS	12.45		Retained (approved - DA 2022-23)
156	AS	12.45		Retained (approved - DA 2022-23)
157	AS	8.27		Retained (approved - DA 2022-23)
158	AS Part V	14.00	12.00%	Retained
159	AS	8.30	> 10%	Retained (subject application)
160	AS	8.30		Retained (approved - DA 2022-23)
161	AS	8.30		Retained (approved - DA 2022-23)
162	AS	8.30		Retained (approved - DA 2022-23)
163	AS	8.30		Retained (approved - DA 2022-23)
164	AS Part V	8.68		Retained
165	AS Part V	12.72		Retained
166	AS Part V	12.24		Retained
167	AS Part V	8.84		Retained
168	AS Part V	8.74		Retained
169	AS Part V	5.24		Retained
170	AS Part V	11.26		Retained
171	AS Part V	9.72		Retained
172	AS Part V	9.90		Retained

*Total TPZ encroachment including impact from previously approved works. Where proposed work does not encroach above previous work, approved encroachment is not to be added.



Issue

Issue ID	No. ID	Description	Date
DA-25	Development Application	10/02/2026	

Kingborough Council
 Development Application: DA-2025-445
 Plan Reference No: P2
 Date Received: 10/02/2026
 Date placed on Public Exhibition: 04/03/2026

1:100 - 1:1000 original drawing scale (1:100)

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Proposed site plan
 Link road

Issue	Development Application
DA-25	2314-DA02
Issue Date	03/03/2026
Issue No	1

2314-DA02 DA-00



**Arboricultural Impact Assessment
Report**

For

**Fraser Miller
Circa Architects**

Site

**Lot 502, Alfred Gardens, Kingston,
7050, TAS**

Prepared By

Tree Pioneers
ABN: 97 327 587 243
33 Ballantyne Heights, Franklin,
Tasmania, 7113

Consulting Arborist

Joe Loorham
Diploma of Horticulture
(Arboriculture)
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23/07/2025

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Joe Loorham
Version - 2

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1. Executive Summary

Tree Pioneers was engaged by Fraser Miller of Circa Architects to provide an Arboricultural Impact Assessment Report for the proposed development of Lot 502 Alfreds Gardens, Kingston.

The development of the site has been selected to carefully minimise the impact on Very High conservation trees.

There are 5 Very High Conservation Value trees, and 2 with No Conservation Value. All within 15 meters of the proposed development.

- 1 tree with minor encroachment which is to be retained. (Tree 296)
- 6 trees with moderate encroachment which are to be retained. (Trees 1, 19, 24, 103, 286 and 447) Tree 1 has the most encroachment with development impact on multiple sides.

The encroachments into the Tree Protection Zones (TPZ) can be managed by the site arborist. The trees will remain viable in the future landscape with the implementations of tree protection methods.

The site can be developed and effectively retain the landscape with the implementation of the following:

- Installation of TPZ fences
- Tree protection zone signs to be erected along TPZ fences as well as Trunk protection to ensure no access to area.
- Appoint a site arborist to confirm the installation of tree protection measures.
- Any work to be undertaken inside the TPZ requires supervision by a qualified arborist.
- Roots to be pruned square.
- Pruning to be undertaken by a suitably qualified person.
- No storage of machinery or materials inside TPZ.

Additional tree health measures can be implemented to assist the tree to cope with the encroachment.

2. RFI Response

- The impacts of the development on all the trees identified for retention where works encroach more than 10% into the tree protection zones of high conservation value trees for retention or encroach into the structural root zones of any tree Identified for retention, including the impacts of the proposed path and landscaping.***

Encroachment Type	Conservation value trees
Minor encroachment <10% encroachment	18, 19, 106
Moderate and Major encroachment >10% < 20% encroachment = Moderate >20% encroachment = Major	1, 24, 103, 289, 447,

Table 1. Conservation trees encroachment values.

All conservation value trees appear to be well selected. The specimens have good structure and health. The site is heavily treed and with the majority of them poor specimens. The conservation value trees selected for retention have various encroachment ranging from minor to major. The encroachment its typical for a site that is proposed to be developed.

The nature of the site with its heavy distribution of trees would suggest that Tree Protection Zones (TPZ) of the conservation value tree would not be as extensive as typical.

Trees 1, 18, 19, 24, 103, 286 and 447 have encroachment from infrastructure either services or buildings. The encroachment can be offsetting to the opposite side of the TPZ.

Tree 106 has encroachment from a foot path through the TPZ. The path is to be above grade with a permeable surface. Installation needs to be supervised by the site arborist.

All trees with encroachment need tree protection methods implement to ensure they remain viable during and after the development.

2. The feasibility of retaining trees with moderate encroachment, where additional tree protection zones equivalent to the area of moderate encroachment are not able to be provided.

The site has a dense population of trees. This would suggest that the root systems of each tree would not be at the extent of the calculated TPZ. Each encroachment into the conservation value tree is proposed to be encroached on 1 to 2 sides. This allows for the TPZ to be offset in free space between the buildings. This additional area needs to be protected as the TPZ. This area should not be altered. No grade changes are to be made in TPZ's. Plans should be made to increase the TPZ into the free space between buildings.

3. The medium to long term viability and sustainability of retaining trees proposed for retention by a suitably qualified arborist in the context of the proposed vulnerable use and changes to the hydrology on the site.

Tree Pioneers is not suitably qualified to comment on the hydrology for the site but can comment on methods to retain water within the tree's root zone.

The trees selected for retention are good specimens will be valuable assets to the landscape. The proximity to the infrastructure is acceptable and can be managed.

The change in site can affect the resources for each individual tree. The multiple hard surfaces proposed in the development can be detrimental to the retention of water on site. These hard surfaces mean the water runoff is taken away from site and does not percolate into the soil. Increasing the vegetation post development is a simple way reduce water runoff.

A management plan to ensure the trees remain viable is required. This shall be incorporated into the plans. Management plan requirements:

- Appoint a site arborist.
- Mulch TPZ for each Individual tree. Mulch inside the tree protection fence.
- The timeline for the project may be long and mulch may need to be topped up as it breaks down. Mulch levels to be monitored by the site arborist.
- During the summer months water TPZ when required. Disturb the top layer of mulch to see if it is wet. If wet, do not water. If dry, water till mulch is completely wet.

Further Requests

4. ***An arborist assessment to be undertaken for any trees which will be impacted within the Council reserve adjacent to the development, with particular reference to be made to the management of trees 457 & 476 which are within the footpath footprint or are extremely close. These trees are very high conservation trees, and their viability is to be managed throughout the construction and the arborist assessment should include details as to the actions to be undertaken during the construction activities to mitigate the impacts to the trees.***

Trees 457 and 476 appear to have pre-existing encroachment from the foot path. The encroachment does not affect and plans if the path is not altered.

If the path is to be moved, the exact encroachment for trees 457 and 476 needs to be quantified. Consider if the footpath can be moved outside TPZ to accommodate the trees.

Potentially, sensitive construction methods can be used to construct the footpath within the TPZ. Further exploratory digging to establish exact root locations can allow for typical construction methods to be used.

Tree protection methods within this report will need to be adapted.

5. ***In respect of the stormwater that is planned to be diverted from the road to flow across and into the Council reserve, it is unclear as to what impact this may have to the vegetation or if the water is likely to have pollutants.***

Waterlogged soils can be detrimental to tree health. These soil conditions have no pour space and don't allow for roots to function normally. Healthy soils require good structure with space for air and water. If the roots are waterlogged tree function can stop.

Pollutants in stormwater runoff can carry oils, grease, heavy metals, pesticides and more. These contaminants can alter soil chemistry and pH, reduce water and nutrient absorption by the roots and kill beneficial soil microorganisms. This pollutant, coupled with waterlogging can lead to poor tree health and potentially death.

3. Overview

Commissioned by Fraser Miller of Circa Architects, Tree Pioneers was engaged to provide an Arboricultural Impact Assessment Report for the proposed development of a house estate at Lot 502 Alfred Gardens, Kingston. A tree survey and plans have been provided by Fraser Miller from North Barker Ecosystem Services. Tree Pioneers visited the site on Monday 9th of June to assess the trees. Tree Pioneers was engaged to provide an assessment and recommendations for Tree 1, 19, 24, 103, 296, 286 and 447.

4. Key Objectives

- Provide a tree assessment and record tree data.
- Discuss and provide recommendations for the management of trees on development sites.

5. Method

The site was inspected from the ground on the 9th of June 2025 by Joe Loorham. The trees were assessed using the Visual Tree Assessment (VTA) methods and hazard identification methods described by Harris, Clark & Matheny (2004), Lonsdale (1999), Matheny & Clark (1998), Mattheck & Breloer (1994), and Matheny & Clark (1994). Tree data and detailed site map was supplied by North Barker Ecosystems Services. The data provided the following.

- Species identification and origin
- Approximate age of the tree
- Stem diameter at 1.4 meters above ground level with DBH tape or at ground if not possible
- An estimation of the height and width of the tree canopy with Nikon Forestry Pro 2
- The structure of the tree
- The health of the tree
- Potential habitat

The visual tree inspection was undertaken from the ground and recorded. No aerial assessment has taken place. An aerial inspection of the tree will be recommended if further assessment is required. Anything not visible from the ground cannot be accounted for. No underground investigation took place. The tree assessment relates to the data taken on the day of the assessment and does not include any changes thereafter. Any changes to site environment will render the risk assessment void.

6. Site

The site is a proposed housing estate in the municipality of Kingborough. The site has multiple dwellings, roadways and open space. The entrances to site are from Eliza Avenue and Eleni Avenue. The site is relatively flat with a slight declining slope to the North-West. There are 5 trees of Very High conservation value that require assessment. There are 2 Non-Conservation Value trees that require assessment. The trees requiring assessment are native trees.



Figure 1. Plan of site provided by Fraser Miller of Circa Architects.

Tree Pioneers
Ph: 0433 918 192

23/07/2025

7. Tree Data

ID #	Species	Diameter at Breast Height DBH (cm)	Tree Protection Zone TPZ (m)	Biodiversity Value*	Encroachment %	Comments / Action
1	<i>Eucalyptus ovata</i>	0.79	9.48	Very High	10-25%	Retain
19	<i>Eucalyptus ovata</i>	0.46	5.52	Very High	10-25%	Retain
24	<i>Eucalyptus ovata</i>	0.48 & 0.67	9.9	Very High	10-25%	Retain
103	<i>Eucalyptus amygdalina</i>	0.72	8.64	Very High	10-25%	Retain
296	<i>Eucalyptus obliqua</i>	0.71	8.52	Very High	<10%	Retain
289	<i>Eucalyptus amygdalina</i>	0.38	4.6	No Conservation Value	10-25%	Retain
447	<i>Eucalyptus amygdalina</i>	0.28	3.36	No Conservation Value	10=25%	Retain

Table 2. Table showing tree data, provide by Fraser Miller of Circa Architects.

8. Observations

The site is Lot 502 Alfred Gardens, Kingston. The site is a proposed housing estate development. There are multiple dwellings, road access and open space. There are 5 trees on site with Very High conservation value within 15 meters of development that require assessment. There are 3 *Eucalyptus ovata*, 1 *Eucalyptus obliqua* and 1 *Eucalyptus amygdalina* trees. There is a further 2 trees with No Conservation Value that require assessment. Both of these trees are *Eucalyptus amygdalina*.

Tree 296 has encroachment less than 10% into its tree protection zone. This encroachment is acceptable and can be retained with the development.

Trees 1, 19, 24, 103, 286 and 447 have been assessed to have encroachment between 10-25%. There was no exact encroachment % provided to Tree Pioneers. The 10-25% range is a wide range and is not a specification in the AS 4970-2025. After viewing plans and the site, the encroachment range of these tree appears most representative of a moderate encroachment. These trees can remain viable with the development of the site. Moderate encroachment of trees can be developed around with implementation of suitable design measures and construction control measures to mitigate impact during the development. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

Tree 1 appears to have the most encroachment with the drainage and service easements, dwelling and retaining wall. There is an existing gravel road where the proposed dwelling is a grade change between the tree and service. Tree 1 can remain viable and will require arborist supervision. It appears that Tree 1 may be near the location for the site shed. There is to be no storing of equipment or machinery inside Tree 1s TPZ.

Tree 103 has a pile of sticks and dirt push up and stacked inside the TPZ. The site has a number of piles of debris pushed up and around the base of trees. Trees that are to be retained require the debris to be moved from inside there respective TPZs.

Tree 447 could not be located as the tags were not present. Some surrounding trees had tags which could give a rough idea to Tree 447s location. Tree 447 is to be encroached on by the roadway and fence line. Design methods such as stump holes to avoid the tree roots system are effect for fence design. Encroachment from the road is unavoidable. Younger trees are better at adapting to changing site conditions. Tree 447 will remain viable with the proposed development.

The trees that are to be retained require Tree Protection Measures to be implemented. This is to provide protection for the tree during construction and ensure that the growing environments of the trees are not altered to adversely affect the trees health.

Tree Pioneers
 Ph: 0433 918 192

23/07/2025

Trees grow in a delicate balance with their surrounding environment and the effects of disturbance or site changes are often, not immediately obvious. Additional impacts to already stressed trees, such as construction activities, can add further stress and cause advanced decline. This damage cannot be reversed. Machinery and tools can also wound or cause mechanical damage to the above-ground parts of a tree. Mechanical damage to wood or bark; the tree’s outer protective tissue, creates an entry point for pathogens. Although a tree may seal a wound, the initial damage is permanent. Works such as trenching, excavation, and site cuts can directly damage trees by removing roots that absorb water and nutrients critical for tree health, or by severing structural roots that keep the tree upright. Various activities, including soil compaction in the root zone, sealing the surface, and adding fill over roots, can inhibit root growth and function by limiting oxygen and moisture availability in the soil. Such damage to trees may take several years to become apparent in the crown but can also be sudden and irreversible. It is therefore important that roots are protected throughout all stages of a development.



Figure 2. Tree 1



Figure 3. Tree 19

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Figure 4. Tree 24



Figure 5. Tree 296



Figure 6. Tree 103



Figure 7. Tree 289

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Version: 1. Version Date: 19/12/2025

9. Conclusion/Recommendations

The proposed development at Lot 502 Alfreds Gardens, Kingston has 5 Very High Value Conservation Value trees and 2 No Conservations Value trees that required assessment.

- 1 tree with minor encroachment which is to be retained. (Tree 296)
- 6 trees with moderate encroachment which are to be retained. (Trees 1, 19, 24, 103, 286 and 447) Tree 1 has the most encroachment from multiple sides.

All encroachment on site can be managed by the site arborist.

Temporary Tree Protection Measures

Listed below are protection measures to be implemented, prior, during and can be removed after all works are complete.

- Installation of TPZ fences. Figure 4. shows a typical TPZ fence. A strained wire fence with orange bunting at the edge of the Tree Protection Zone will be sufficient.
- Fence to be erected around tree and at the edge of the TPZ
- A sign installed on the Tree protection zone and along TPZ fences to ensure no access to area.
- Appoint a site arborist.
- Inspection by site arborist to 'sign off' Tree Protection measures implementation.

Tree Health

Listed below are measures to be implemented to ensure the health of the tree during the development stages.

- No scaping or altering of soil level or debris inside TPZ.
- Inspection of the trees post development to determine any changes in health. Any recommendations to be implemented to ensure the trees remain viable in the future.

Construction

Listed below are the procedures for building onsite for the protection of the trees.

- Any work to be undertaken inside the TPZ require supervision by a qualified arborist. Works inside the TPZ of Trees 1, 19, 24, 103, 286 and 447 require supervision.
- Tree Protection fences to be set up at the edge of the encroachment into Trees TPZ
- Roots to be pruned square.
- Pruning to be undertaken by a suitably qualified person.
- No storage of machinery or materials inside TPZ.

10. Tree Protection

Notional Root Zone (NRZ)

Zone enclosed by a radius 12 times the Diameter at Standard Height (DSH) that is a primary trigger for arboricultural input on a development site.

Tree Protection Zones (TPZ)

The specific area set aside above ground at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zones (SRZ)

The area around the base of a tree is of value for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in meters. This zone considers the trees structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger area.

Encroachment

In some case, encroachment into the TPZ is necessary. There are provisions for encroachment, within the Australian standards framework. Encroachment is categories as minor or major.

Minor Encroachment AS 4970-2025

Minor encroachment is less than or equal to 10% of the TPZ and doesn't enter the SRZ (Structural Root Zone). Generally, it is unlikely that there will be any significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

Moderate Encroachment AS 4970-2025

Moderate encroachment is greater than 10% and less than or equal to 20% of the TPZ and doesn't enter the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This may be through implementation of suitable design measures and construction control measures to mitigate impact during process. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

Major Encroachments AS 4970-2025

Major encroachment is greater than 20% of the TPZ and into the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This can include research such as root investigation, soil analysis, historical records of the tree or site relevant literature and examples of similar encroachment. These encroachments must be supervised by the project arborist. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

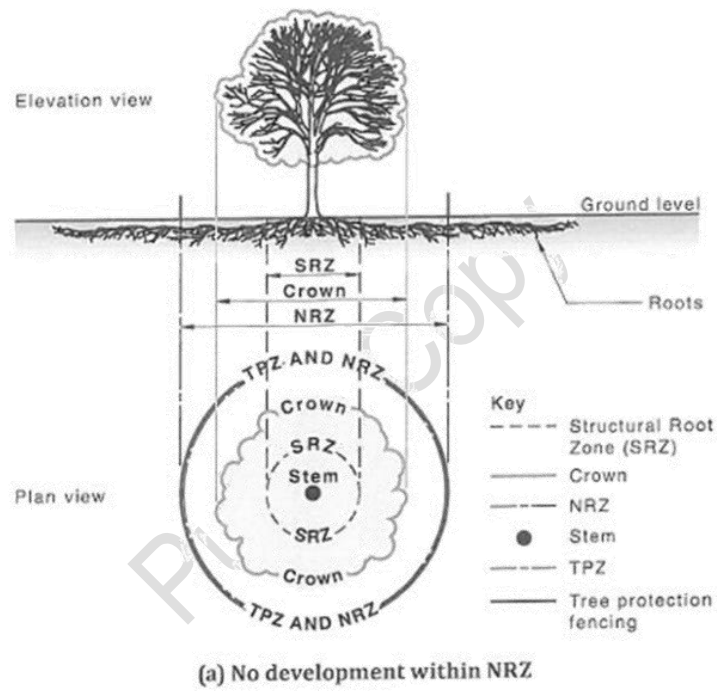
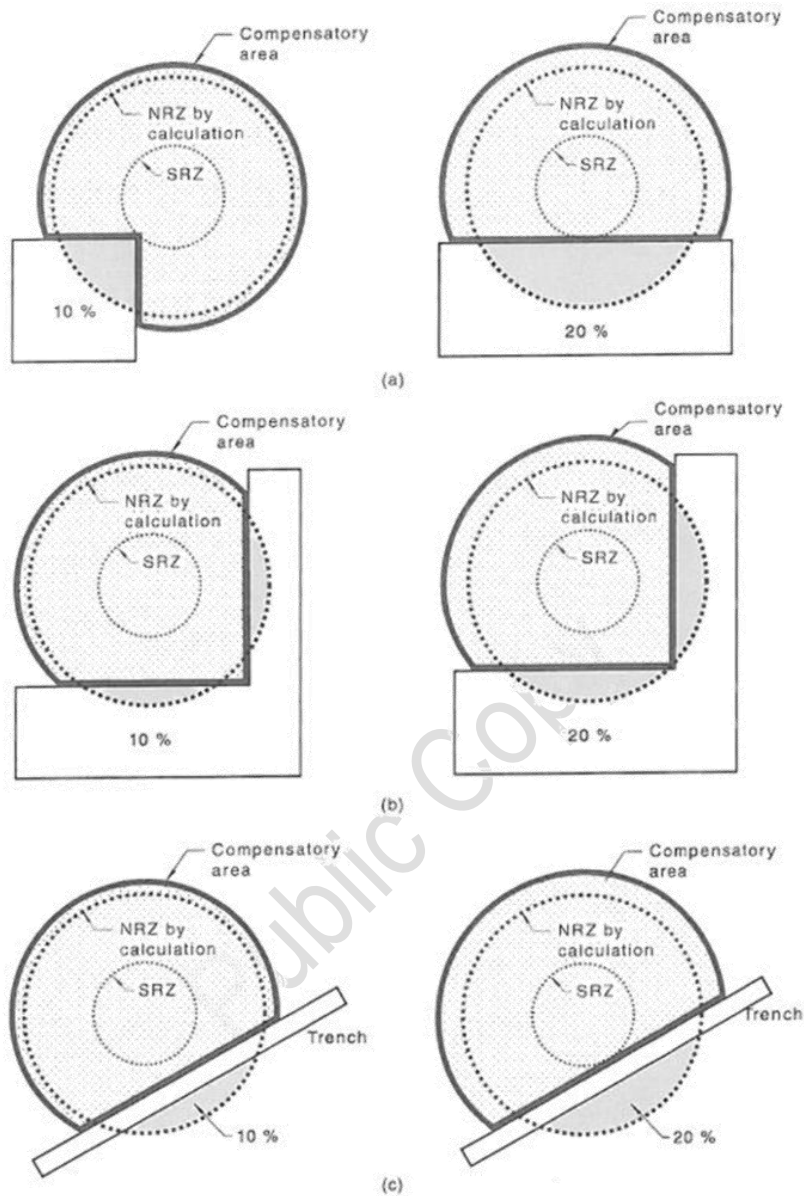


Figure 8. Image of a tree with no encroachment showing all the requirements. Image source from Australian Standard 4970-2025.

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NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see Clause 3.4). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see Clause 3.4).

Figure 9. Examples of various encroachments. Sources Australia Standard 4970-2025.

Development sites

Development sites incorporating trees need to implement protection measures to ensure the tree remains viable in the future landscape. Damage to trees during development can occur directly to the tree and indirectly to it through its environment.

- Direct damage includes mechanical injury to the trunk, severing roots, or alterations to the soil environment in the immediate vicinity of the roots. This included compaction or loss of organic matter.
- Indirect damage includes soil moisture alterations, changes in water tables and drainage patterns.

On development site, the protection of trees is achieved with a TPZ (Tree Protection Zone). TPZ are calculated according to *AS 4970-2025 Protections of amenity trees on development sites*. TPZ are 12 times the trunk diameter at 1.4m above ground level. Once the TPZ has been calculated, a TPZ fence is erected to protect the tree and its environment. These fences must be erected before any work takes place.

Guidelines for TPZ's (Tree Protection Zones):

- No building structures or hard landscape features.
- No building material storage.
- No excavation or soil disturbance work
- No placing or storing of fill.
- No lighting of fire or preparing of chemicals.
- No vehicles or pedestrian access.

TPZ requirements:

- Erect signs along the entire length of the protective fence.
- Construct TPZ to prevent pedestrian and vehicle access.
- Mulch TPZ area to a depth of 150mm with wood chips.
- Irrigate the TPZ periodically, as determined by the arborist.

TPZ Guidelines and requirements need to be adhered to at all stages of the design and development process.

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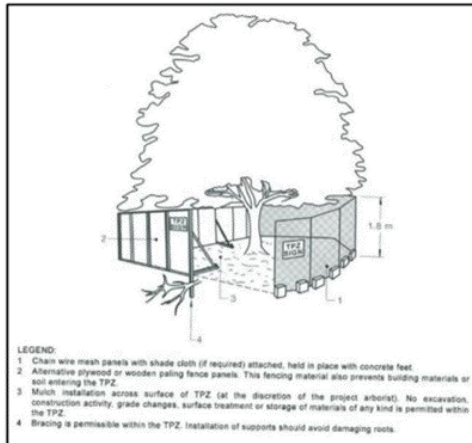


Figure 10. Tree Protection Fence and signs. Imaged sourced from the Australian Standard 4970-2025.

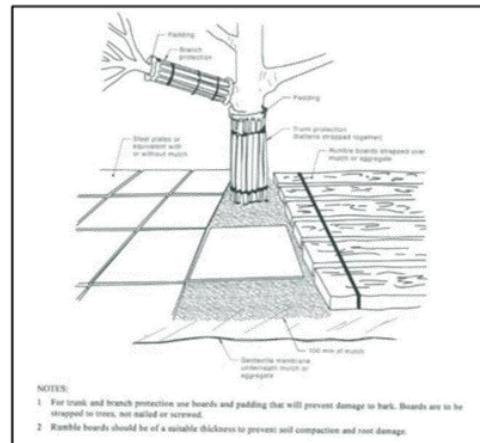


Figure 11. Trunk Protection and ground protection. Imaged sourced from the Australian Standard 4970-2025.

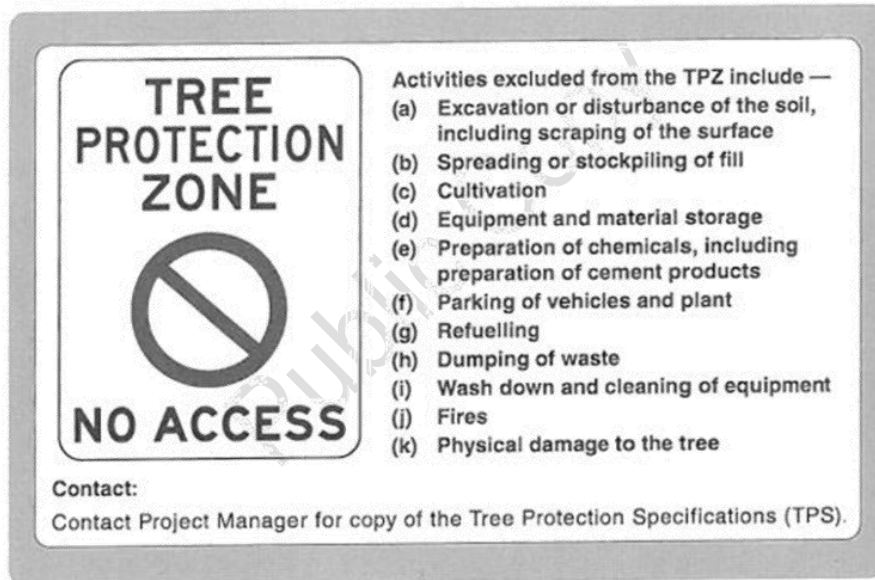


Figure 12. An example of a Tree Protection Zone Sign. Imaged sourced from the Australian Standard 4970-2025.

11. References

Australian Standards – AS 4970-2025 Protection of trees on development site.

Australian Standards – AS 4373-2007 Pruning of Amenity trees.

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Alex L. Shigo – *Modern Arboriculture: A Systems Approach to the care of trees and their associates*, 1st edition, published January 1991

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Mattheck, C. & Breleor, H. 1994, *The Body Language of Trees: A Handbook for Failure Analysis*. The Stationary Office, London, UK.

Lonsdale, D, 1999. Principles of Tree Hazard Assessment and Management. The Stationery Office, London, UK.

Matheny, N & Clark, J, 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2nd Ed. ISA, Champaign, Ill, USA.

Matheny, N & Clark, J, 1998. Trees and Development: A Practical Guide to Preservation of Trees During Land Development. ISA, Champaign, Ill, USA.

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Stokes. A. Tree Supporting Roots of Trees and Woody Plants: Forms, Function and Physiology 2000

12. Tree Descriptors

AGE

The notation of age is based on the following categories.

Category	Description
Young	Less than 20% of the life expectancy of the tree.
Mature	20 – 80% of the life expectancy of the tree.
Over Mature	>80% of the life expectancy for the tree.
Dead	Tree is no long alive.

HEALTH

Pertains to the health and growth potential of the tree. The notation of 'health' is based on the following categories.

Category	Description
Good	Full canopy, good foliage density, average leaf colour for species. Average growth indicators such as good extension of growth per growing season, typical leaf size. Little to no dieback in the canopy, minimal deadwood. Good wound wood development. Tree exhibits above average health and minimal to no work is required.
Fair	Tree has <25% deadwood and may have minor canopy dieback. Foliage density and colour may be slightly below average for species. Imperfections in canopy present, pathogen signs present. Average growth indicators such as good extension of growth per growing season, typical leaf size and canopy density. Moderate wound wood development. Tree exhibits below average health, and remedial works may be employed to improve tree health.
Poor	Tree has >25% deadwood and has canopy die back. Foliage density and colour is below average for species. Leaf size distorted and discoloured. Epicormic growth is present throughout the canopy. Canopy is incomplete and has pathogen damage present. Poor wound wood development. Tree exhibits low health and remedial work or removal may be required.
Very Poor	Tree has more than 50% deadwood and extensive canopy dieback. Foliage density is sparse and leaf and colour is atypical for species. Epicormic shoots can make up large sections of canopy. Pathogen and stress agent is present are leading to decline. Very poor wound wood development. Tree exhibits low health and remedial work or removal are required.
Dead	Tree is no longer living.

RETENTION VALUE

Retention Value is rated into three levels: LOW, MEDIUM and HIGH.

Category	Description
Low	Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

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STRUCTURE

Pertains to the physical structure of the tree including main scaffold branches and roots. Structure includes those attributes that may influence the probability of major, trunk, root or limb failure.

Category	Description
Good	Tree has well-defined and balance canopy. Branch unions appear strong and without defects evident. Trunk and branches have nice taper. Tree is unlikely to suffer trunk or branch failure under normal conditions. The tree is considered a good example of the species with well-developed form.
Fair	Tree has some minor problems in the structure of the crown. The crown may slightly out on balance and some branch unions may exhibit structural faults. Tree may have a slight lean. Tree may have slight root damage. These defects are not likely to result in catastrophic trunk or branch failure, although some branch failure may occur under normal conditions.
Poor	Tree may have significant problems in structural scaffold limbs and trunk. Canopy may be lopped sided and have gaps. Limbs crossing in canopy. Branch unions may be poor with faults present. Tree may have substantial lean. Tree may have suffered significant root damage. Tree may have basal or trunk damage. Tree may have co-dominate stems. Tree may have bifurcated unions. These defects may predispose the tree to major trunk and branch failure.
Hazardous	Tree has very significant problems in structural scaffold limbs and trunk. Canopy is lopped sided and has gaps. Limbs crossing in canopy causing rubbing and damage. Branch unions are poor with faults at the point of attachment. Tree has substantial lean. Tree has suffered significant root damage. Tree has basal or trunk damage. Tree has co-dominate stems. Tree has bifurcated unions. These defects are likely to predispose the tree to trunk and scaffold limb failure

USEFUL LIFE EXPECTANCY (ULE)

U.L.E. pertains to the span of time that the tree might reasonably be expected to provide useful amenity value with an acceptable level of safety at an acceptable cost. Trees with have varying U.L.E. according to the environment, economical and other factors. **(Note: Useful life expectancy is relevant to the tree if it is maintained and nothing significantly in the environment changes)**

The notation of U.L.E. is based on the following categories.

Category	Description
Short	The tree appears to be retainable with an acceptable level of risk for 5 to 15 years.
Medium	The tree appears to be retainable with an acceptable level of risk for 15 to 40 years.
Long	The tree appears to be retainable with an acceptable level of risk for more than 40 years.
Remove	The tree presents with a high level of risk that would need removal within the next 5 years

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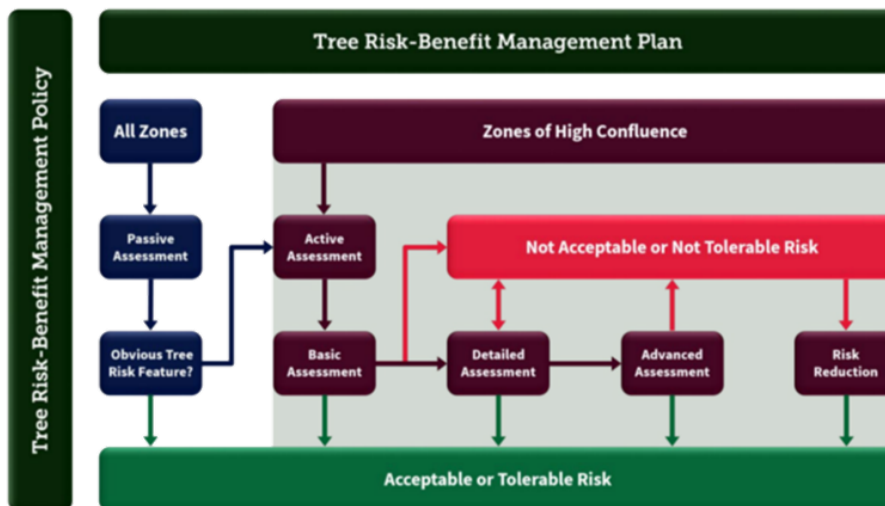
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RISK

Risk is calculated using the following chart.



Passive Assessment - is simply picking up on Obvious Tree Risk Features you can't help but notice as you got about your daily routine. We carry it out in all zones of use. Passive Assessment is our most valuable risk management asset because it can be done by anyone and it's going on day in day out.

Active Assessment - is where we have trained assessors looking for risks that might not be Acceptable or Tolerable. Or where Passive Assessment has picked up an Obvious Tree Risk Feature that needs a closer look. Active Assessment has three levels to it that increase in depth of investigation from Basic, to Detailed, up to Advanced. We'll carry out Active Assessment in zones of high confluence every 5 years.

Risk Ratings - VALID has applied ISO 31000: Risk Management and the Tolerability of Risk Framework to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees and branches falling using four easy-to-understand traffic light signal coloured risk ratings. Red Not Acceptable risks will be reduced to an Acceptable level Amber Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks Green Acceptable risks will not be reduced.

More documentation is attached.

TREE PROTECTION ZONES

The T.P.Z. applied is AS 4970-2025 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground.

$$T.P.Z. \text{ radius} = DBH \times 12$$

STRUCTURAL ROOT ZONE

The S.R.Z. applied is AS 4970-2025 'Protection of trees on development site'. The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

$$SRZ \text{ radius} = (D \times 50)^{0.42} \times 0.64$$

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13. Assumptions and limitations

1. Any legal description provided to Tree Pioneers is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Tree Pioneers assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Tree Pioneers has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however, Tree Pioneers can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Pioneers control.
4. No Tree Pioneers employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Tree Pioneers invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Tree Pioneers.
7. This report and any values expressed herein represent the opinion of the Tree Pioneers consultant and the Tree Pioneers fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Tree Pioneers, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Tree Pioneers consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers' experience and observation.

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

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 LAND LEASE - KINGBOROUGH SPORTS PRECINCT

File Number: 20.159

Author: Daniel Smee, Acting 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 change to the method of disposal of land in the Kingborough Sports Precinct.

2. BACKGROUND

- 2.1 At its meeting of 17 June 2024, Council resolved to formally advertise its intent to dispose of land within the Precinct to the State Government for the purpose of developing a High Performance Training Centre (HPTC) for the Tasmanian JackJumpers basketball team.
- 2.2 Advertising of Council's intent to dispose of the land (by either transfer or lease) was subsequently undertaken in accordance with the provisions of the *Local Government Act 1993*.
- 2.3 At its meeting of 5 August 2024, Council considered six submissions received during the public advertising period and resolved to authorise the Chief Executive Officer to negotiate the disposal of the land required for the construction of the HPTC by means of transfer at nil consideration to the State Government.

3. STATUTORY REQUIREMENTS

- 3.1 Sections 177 and 178 of the *Local Government Act 1993* provide details of the process for the disposal of public land. These processes have been followed as prescribed.

4. DISCUSSION

- 4.1 Council's initial position in respect to making the land available for the development of the JackJumpers HPTC was that a long-term lease was preferred.
- 4.2 However, the stance of the State Government at the time was that the required model for operation of the facility involved transfer of the land on a freehold basis.
- 4.3 Council agreed to this model on the basis that a reversionary clause be included as part of the land transfer agreement such that ownership of the land reverts to Council should it no longer be required for use by the Tasmanian JackJumpers as a HPTC.
- 4.4 The fact that the State Government has funded the construction of a \$20m asset on the land has made the inclusion of a reversionary clause challenging from a legal perspective.
- 4.5 Following lengthy negotiations and exploration of options to achieve the intent of Council's resolution, both parties have agreed that a long-term lease agreement over the land represents the best way forward.
- 4.6 A long-term lease obviates the need for a reversionary agreement but provides the State Government with the necessary security of tenure to protect their investment.
- 4.7 It is a good outcome for Council in terms of retention of ownership of the land and from a financial perspective as transfer at nil consideration would have resulted in a loss on disposal equivalent to the value of the land.
- 4.8 The land is part of the Kingborough Sports Precinct main title but is currently going through a subdivision process to create a discrete lot (as required for transfer).
- 4.9 The creation of a discrete title remains a requirement for a lease of more than ten years.
- 4.10 It is noted that in August 2025, the Women's National Basketball League awarded a license to the Tasmanian Jewels basketball team as a counterpart to the JackJumpers. This team will also use the HPTC that is set for completion in the middle of this year.

5. FINANCE

- 5.1 The cost of the construction of the JackJumpers/Jewels HPTC is being met by the State Government, with Council's contribution limited to provision of the land on which the facility is being constructed.
- 5.2 Other than any relevant statutory obligations associated with use of the land, Council will not be responsible for any aspect of the operations of the facility, including maintenance, insurance or depreciation of the asset.
- 5.3 Independent advice has confirmed that a lease agreement can be structured such that Council is protected against incurring depreciation costs for the asset constructed on the leased land.
- 5.4 An independent valuation has been obtained for the land that indicates a market rental of \$25,000 per annum.
- 5.5 It is proposed that Council lease the land at a peppercorn rental (as originally intended), with full rates and relevant statutory charges to apply.
- 5.6 This is consistent with the model upon which land in the Precinct is being made available for the Tasmanian Devil's Football Club's HPTC.

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with this matter. Construction of the HPTC was subject to a development application that considered environmental impacts.

7. COMMUNICATION AND CONSULTATION

- 7.1 The process as prescribed by Section 178(4) of the Local Government Act was followed in relation to public notification of Council's intent to dispose of the land (via lease or transfer).

8. RISK

- 8.1 A lease agreement will be structured to minimise risks to Council.

9. CONCLUSION

- 9.1 Following negotiations with the State Government with respect to transfer of the land associated with the construction of the Tasmanian Jack Jumpers HPTC, both parties have agreed that a long-term lease is the best land tenure option.

10. RECOMMENDATION

That on completion of a subdivision and issue of title for ~7,785m² of land within the Kingborough Sports Precinct, the Chief Executive Officer be authorised to negotiate a long-term lease agreement with the State Government for use of the land for the purpose of a High Performance Training Centre for the Tasmanian JackJumpers and Jewels basketball teams with the following key terms and conditions to apply:

- (a) Term – 99 years.
- (b) Rental – peppercorn with full rates and charges applicable to the property to apply.
- (c) Use – High Performance Training and Administration Centre and associated uses.
- (d) Asset ownership - lease applies to land only with the Crown to be the owner of all assets constructed thereon and responsible for full asset depreciation costs.
- (e) Insurance – Crown to self-insure.
- (f) Assignment – subject to landlord consent.
- (g) Improvements – subject to statutory approvals with GM consent not to be unreasonably withheld.

ATTACHMENTS

Nil

15.2 AGM NOTICE OF MOTION RESPONSE - SUPPORTING RESIDENTS TO IMPROVE ENERGY EFFICIENCY

File Number: 8.182

Author: Pdraig Pearce, Climate Change Advisor

Authoriser: Liz Quinn, Manager Environmental Services

Strategic Plan Reference

Key Priority Area: 1. Helping our community stay safe, healthy and well connected.

Strategic Outcome: 1.2 Greater collective wellbeing and social cohesion.

1. PURPOSE

- 1.1 The purpose of this report is to respond to the Annual General Meeting (AGM) Notice of Motion from 6 December 2025 that requested Council investigate options to support Kingborough residents improve the energy efficiency, comfort, and cost of running their homes.

2. BACKGROUND

- 2.1 At the AGM on 2 December 2025, the following motion was made:

'That during 2026, Kingborough Council investigates and reports back on affordable and cost-effective options to assist Kingborough residents improve the energy efficiency, costs of running and comfort of their homes.'

- 2.2 The process of electrifying and reducing the cost of energy to run your home ranges from low cost actions such as the addition of insulation and draught proofing to high cost investments such as purchasing solar panels and batteries.
- 2.3 Though Council does provide access to home energy audit toolkits (HEATs), it currently does not deliver education or other targeted options for community energy efficiency beyond this. Programs of this nature are currently in delivery by several councils across Australia, such as "Electrify 2515".
- 2.4 During 2017 Kingborough participated in a trial bulk-buy of energy efficiency devices through the RCCI with partner southern councils and Sustainable Living Tasmania. Though the program was successful, it was determined that the bulk-buy approach posed broader challenges regarding speed of uptake, competitiveness of discounts and the resourcing required to maintain the program.
- 2.5 The Tasmanian Government's Energy Saver Loan Scheme ended in September 2025. Over three years the scheme supported 7500 homeowners by providing interest free loans for sustainable home upgrades such as solar panels and heat pump water heaters.

3. STATUTORY REQUIREMENTS

- 3.1 There are no statutory requirements associated with this report.

4. DISCUSSION

- 4.1 Council has been exploring potential programs for supporting community energy efficiency, including partnership with third-party providers to link community with installers, community education programs, and community funding mechanisms. Options are being explored jointly with other southern councils through the Regional Climate Change Initiative (RCCI)

which, if successful, will improve consistency across communities and to improve likelihood of success through shared resources.

- 4.2 One of the collaborations is exploring current energy efficiency programs on offer within Tasmania to identify gaps for community electrification programs. This workshop, hosted by the City of Hobart, resolved to support the development of new opportunities that may be pursued by Council.
- 4.3 This workshop considered the current and past programs available to Tasmanians and has identified that there are a high number of information-only programs in delivery. An information-only education program is therefore not recommended as it would risk adding confusion and duplicating services for residents with lesser benefits. The workshop further identified that there is a service gap for addressing cost of these improvements with the conclusion of the State Government Energy Saver Loan Scheme in October 2025, increasing the difficulty for low income households and renters to access these solutions.
- 4.4 There are several programs and businesses which support homeowners to electrify their homes and reduce energy use while maintaining comfort. These businesses work one on one with the householder to provide independent advice about options and appropriate suppliers. They stay connected throughout the process to answer questions and ensure the installation is completed satisfactorily.
- 4.5 The Net Zero Channel community group held a community event in early March 2026 sharing the learnings from their community electrification trial. The cost-effective options for energy efficiency demonstrated that these programs can significantly improve the energy literacy and energy efficiency for a broad community group, including renters and low income households.
- 4.6 There are a range of common reasons that prevent people from taking the first steps to electrify or reduce power in their home. Understanding these 'blockers' is key to delivering a successful program. Trust has been found to be a critical element so programs that go beyond generalised education messages and provide tailored advice and a list of pre-vetted suppliers can be more successful.
- 4.7 Council's investigation will look for programs that will be effective for a range of socioeconomic and home ownership situations.
- 4.8 Officers will continue to investigate program options for Council consideration to support these outcomes. A further report will be provided by June to inform the outcomes of existing collaborative opportunities.

5. FINANCE

- 5.1 There are no financial implications arising from the recommendations contained in this report.
- 5.2 Future options for programs are likely to incur a cost both financially and in-kind. This will be included in a future report.

6. ENVIRONMENT

- 6.1 Electrification and energy efficiency have a co-benefit of reducing household greenhouse gas emissions within the municipality. There are no identified environmental impacts beyond this.

7. COMMUNICATION AND CONSULTATION

- 7.1 Outcomes of the investigations will be communicated via report to Council by June.

8. RISK

8.1 No additional risks have been identified.

9. CONCLUSION

9.1 At the 6 December 2025 AGM a motion was carried that *during 2026, Kingborough Council investigates and reports back on affordable and cost effective options to assist Kingborough residents improve the energy efficiency, costs of running and comfort of their homes.*

9.2 Council officers are currently exploring program options to deliver on these outcomes through the Climate Change Program to improve energy efficiency and electrification for residents.

10. RECOMMENDATION

That the response to the motion is noted and that a report communicating the outcome of the investigation be brought to Council in June 2026.

ATTACHMENTS

Nil

Public Copy

15.3 AGM MOTION - ENGAGEMENT WITH RURAL COMMUNITIES

File Number: 5.589

Author: Sam Adams, Communications Lead

Authoriser: Daniel Smee, Acting Chief Executive Officer

Strategic Plan Reference

Key Priority Area: 1. Helping our community stay safe, healthy and well connected.

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

1. PURPOSE

- 1.1 The purpose of this report is to respond to the Annual General Meeting (AGM) resolution from 6 December 2025 relating to additional engagement methods that may be employed for rural communities within Kingborough on Council actions that will affect them.
- 1.2 The intent of this report is to assess whether current engagement and communication practices reach geographically dispersed communities and whether there are opportunities to improve accessibility, inclusion and communication between the community and Council.

2. BACKGROUND

- 2.1 At the Annual General Meeting held on Saturday 6 December 2025, the following motion was moved:

“That Council investigate and make recommendations on additional engagement methods than those currently employed with the rural and semi-rural communities of Kingborough on Council actions that will affect them.”

3. STATUTORY REQUIREMENTS

- 3.1 The *Local Government Act 1993* (Tasmania), Section 20(2) outlines that “In performing its functions, a council is to consult, involve and be accountable to the community.”
- 3.2 Council’s Communications and Engagement Policy 1.2 states that “Council recognises that good communication and engagement underpin our democratic system of government. It improves service delivery, manages expectations and informs the community about Council policy.”

4. DISCUSSION

- 4.1 Council currently employs a range of communication and engagement methods to inform and engage the community on matters such as changes to service delivery, policy and strategy development, when required by regulation, and for infrastructure and capital works projects.
- 4.2 Council’s Communications and Engagement Policy and Framework recognises that communication and engagement are complementary but distinct activities that support effective interaction with the community.
- 4.3 Communication refers to the provision of clear, timely and accessible information to ensure the community is aware of Council projects, decisions and initiatives.
- 4.4 Engagement, by contrast, involves actively seeking input from the community to inform Council’s decision making processes. Engagement activities are typically two-way and may

include surveys, workshops, community meetings and other participatory opportunities designed to gather feedback, perspectives and local knowledge.

- 4.5 In accordance with Council's Communications and Engagement Policy and Framework, engagement approaches are guided by the International Association for Public Participation (IAP2) Public Participation Spectrum, which outlines varying levels of community participation including Inform, Consult, Involve, Collaborate and Empower.
- 4.6 Communication supports each stage of this spectrum by ensuring the community has access to the information required to participate meaningfully in engagement processes.
- 4.7 When planning engagement activities, Council considers how best to reach the intended audience, including maximising participation and targeting specific groups. This includes consideration of geographic location (such as rural or urban communities), appropriate communication channels, timing, messaging, accessibility requirements, and the need to ensure inclusive participation.
- 4.8 The type of community involvement is determined by the purpose of the engagement, the nature, scale and potential impacts of the project, associated risks, and any relevant legislative or regulatory requirements. These considerations may vary across different stages of an engagement project.
- 4.9 Council promotes its engagement activities through a range of channels, including local and state media, Council's website and social media, letters, working groups, posters and through the Kingborough Community Forum and its networks.
- 4.10 The Kingborough Community Forum is an important engagement setting for sharing information, surveys, raising issues of significance and receiving feedback on Council priorities, initiatives and emerging matters that affect the municipality.
- 4.11 Surveys form a significant part of Council's engagement practice and are distributed through Council's available communication tools which includes ensuring that community members can access printed versions which are available at the Civic Centre and the Bruny Island Service Centre. Staff are also available to offer help to community members via the phone when filling out surveys.
- 4.12 Consistent with Council's Communications and Engagement Framework, engagement outcomes are reviewed to understand who was reached and what information gaps remain. These insights are used to refine and improve the planning and delivery of future engagement activities.
- 4.13 It is proposed that Council undertake an engagement initiative, delivered through the rate notices, to increase ratepayer participation in Council engagement activities. The engagement will seek feedback on how ratepayers prefer to receive information about Council activities, their preferred communication channels, and provide an opportunity to opt in to receive engagement notifications throughout the year.
- 4.14 Council is committed to investigate and make recommendations concerning engagement methods for rural and semi-rural communities, including but not limited to, the use of QR codes to capture feedback at events and programs, and continued support of rural participation of Kingborough Community Forum. This may also include the use of rural focussed surveys to better understand how community members engage with Council on projects, services and activities.

5. FINANCE

- 5.1 There are no financial implications associated with this report, but it is acknowledged that additional engagement activities or otherwise would incur minor financial implications.

6. ENVIRONMENT

6.1 There are no environmental implications associated with this report.

7. COMMUNICATION AND CONSULTATION

7.1 The outcomes of this decision will be recorded and published in the Council Meeting Minutes.

7.2 An improvement objective is to ensure that community members are consulted via written letters when changes are to be made on major projects.

8. RISK

8.1 There are no risks associated with the recommendations contained in this report.

9. CONCLUSION

9.1 At the 6 December 2025 Annual General Meeting, a motion was carried that Council investigate and make recommendations on additional engagement methods, beyond those currently employed, with the rural and semi-rural communities of Kingborough in relation to Council projects and significant changes to services that may affect them.

9.2 The AGM motion reflects a community expectation that Council provide clear and accessible opportunities for rural and semi-rural communities to have their views heard and considered on matters that affect them.

9.3 Where Council projects or decisions involve significant changes with the potential to directly impact rural and semi-rural residents, this report recognises the value of direct written communication to affected community members.

9.4 This report also identifies that while Council employs a range of communication and engagement methods, and reviews outcomes after each engagement there are always more opportunities to strengthen awareness and understanding among all community members about matters that directly affect them.

10. RECOMMENDATION

That Council resolves to consider investigating and implementing where appropriate, the use of additional engagement tools and methods to better enable rural and semi-rural communities to engage with Council on matters that may affect them.

ATTACHMENTS

Nil

15.4 TREASURY MANAGEMENT POLICY REVIEW

File Number: 12.86

Author: Anthony Lovell, Manager Finance

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: 5.1 Council has financial capacity to meet future needs and opportunities.

1. PURPOSE

1.1 The purpose of this report is to consider the updated Treasury Management Policy.

2. BACKGROUND

2.1 The existing policy was last approved by Council in December 2023 and is due for review and update.

3. STATUTORY REQUIREMENTS

3.1 Legislation relevant to this matter includes the *Local Government Act 1993* – Section 75, Section 78-80 and the *Trustee Act 1898*.

4. DISCUSSION

4.1 The policy outlines the risks associated with treasury management and provides a framework that allows Council's Finance team to manage those risks whilst minimising the cost of debt and maximising returns on surplus funds.

4.2 The policy outlines how required borrowings will be raised and how cash and investments will be managed to fund Council operations.

4.3 The policy ensures that all of Council's bank instruments and authorities are appropriately authorised and signed by authorised Council Officers.

4.4 The policy has been reviewed and was considered to be meeting strategic needs and priorities, however as a result of the review some minor updates have been made.

4.6 Minor adjustments include the change in name of the main credit reporting agency used to assess the credit rating of investments and change in officer titles as necessary.

5. FINANCE

5.1 Updates to the policy recommended will not have any financial impact.

6. ENVIRONMENT

6.1 There are no environmental considerations related to this report.

7. COMMUNICATION AND CONSULTATION

7.1 The policy will be made available to the public on Council's website.

7.2 Council's investments, cash position, and borrowings are reported in the monthly council finance report.

8. RISK

8.1 The update of this policy does not incur any additional risk and aligns with Council's risk management practices.

9. CONCLUSION

9.1 The policy has been reviewed and updated in line with Council requirements and Strategic Plan.

10. RECOMMENDATION

That Council approves the Treasury Management Policy 3.8, as attached to this report.

ATTACHMENTS

1. **Policy 3.8 Treasury Management Tracked Changes**
2. **Policy 3.8 Treasury Management**

Public Copy

EXISTING POLICY WITH TRACK CHANGES



Treasury Management Policy

Policy No:	3.8
Approved by Council:	December 2023 April 2026
New Review Date:	December 2025 April 2030 28
Minute No:	C399/24-2023
ECM File No:	12.86
Version:	4.0 <u>1</u>
Responsible Officer:	Manager Finance
Strategic Plan Reference:	The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability. — <u>1.Accountability</u> <u>2.4 Strategic Priorities</u> <u>5.Doing the essentials efficiently and effectively so we can build for the future.</u>

Kingborough

Treasury Management Policy 3.8

1. POLICY STATEMENTS

- 1.1 The policy outlines the risks associated with treasury management and provides a framework that allows the Finance Department to manage those risks whilst minimising the cost of debt and maximising returns on surplus funds.
- 1.2 The policy outlines how required borrowings will be raised and how cash and investments will be managed to fund Council operations.
- 1.3 The policy ensures that all of Council's bank instruments and authorities are appropriately authorised and signed by authorised Council Officers.

2. DEFINITIONS

2.1 Credit Rating

A credit rating is an evaluation of the credit risk of an institution, predicting their ability to pay back debt, and an implicit forecast of the likelihood of the debtor defaulting.

The credit rating represents an evaluation by a credit rating agency of the qualitative and quantitative information for a prospective debtor, including information provided by the prospective debtor and other non-public information obtained by the credit rating agency's analysts.

2.2 Credit Risk

Credit risk is the risk of potential loss associated from default or insolvency of a financial institution. The Council's credit risk arises from transactions entered into with financial institutions.

2.3 Funding Risk

Funding Risk is the risk that Council has not, or is unable to arrange, adequate debt finance to fund future financial commitments.

2.4 Interest Rate Risk

Interest rate risk is the impact of volatility in net interest income / expense on the financial position of Council.

2.5 Interest Rate Swaps

An interest rate swap is a derivative transaction that provides the ability to swap a stream of floating interest rate interest payments for interest payments at a fixed rate. The swap allows interest rate risk to be managed independently of a floating rate debt facility.

2.6 Liquidity Risk

Liquidity risk is the risk that Council does not have access to sufficient available funds to enable it to make all payments as they become due.

2.7 Refinancing Risk

Refinancing risk is the inability to rollover existing facilities as they mature.

2.8 Sustainability Risk

Sustainability risk is the inability to sustain financial outcomes while preserving the environment.

3. OBJECTIVE

- 3.1 The objective of this policy is to set the principles and criteria with regards to Council's treasury (cash) management in the context of its Strategic Plan, Long Term Financial Plan (LTFP) and Annual Budget with its associated projected cash receipts and expenditure.

Kingborough

Treasury Management Policy 3.8

4. SCOPE

4.1 This Policy will apply to all bank accounts, investment funds and loan funds controlled by Council and administered through the Finance Department. It is not intended to cover interests in associated entities or subsidiaries.

5. PROCEDURE (POLICY DETAIL)

5.1 Risk Management

5.1.1 Credit Risk

Objective: To manage the overall level of credit exposure to individual financial institutions to acceptable levels of credit risk through institutional selection and diversification.

Management: Bank deposits must be invested within the allocation constraints outlined in the 'Funds for Investment' section.

Prior to any bank deposit transaction being placed, the current exposure to a counterparty must be checked to ensure the new transaction will not result in a breach of policy.

5.1.2 Short Term Liquidity Risk

Objective: To ensure the Council has the financial flexibility to meet all financial obligations as they fall due with surplus cash held specifically for this reason.

Management: The Council will hold a minimum level of liquidity in cash or cash equivalents in line with its statutory reserves.

5.1.3 Funding and Refinancing Risk

Objective: To ensure the Council can obtain new debt and roll over existing debt in order to meet its financial requirements in a timely manner.

Management: The long-term financial plan will identify the possible need for debt funding, while the annual plan will detail the amount required during the next twelve months.

The Director People & Finance (DPF) is required to develop and maintain management procedures relating to debt facilities.

The DPF is to identify annual debt funding requirements with Treasury in the Loan Council Allocation survey.

5.1.4 Interest Rate Risk

Objective: To monitor and manage interest income and expense volatility to acceptable levels.

Management: Council manages its interest rate risk on deposits by investing in short-term maturities.

Council will seek to minimise the interest rate risk of borrowings by taking debt for the minimum amount of time or utilising interest rate swaps to reduce the level of risk.

5.1.5 Sustainability Risk

Council gives preference to fossil fuel free Authorised Deposit-Taking Institutions when making deposits if:

- i. the rate of return on investment is greater than or equal to the rates of other Authorised Deposit-Taking Institutions which comply with Council's investment policy;
- ii. the financial institution and product is otherwise compliant with Council policy.

Kingborough

Treasury Management Policy 3.8

5.2 Investment Guidelines

Funds for Investment

5.2.1 Council’s Direct Investments

Council may deposit funds with any Commonwealth, State or Financial Institution having a rating as prescribed below.

i. Quotations on Investments

Not less than three quotations shall be obtained from authorised deposit-taking institutions whenever an investment is proposed. The best quote will be successful after allowing for administrative and banking costs, as well as having regard to the limits set in the Policy.

ii. Credit Rating

With the exception of investments for which the principal and interest are guaranteed by the Federal Government or a State Government, the amount invested with any one financial institution shall not exceed 50% of the total funds invested, subject to the following spread of credit risk across the whole portfolio.

Short Term Rating (Standard & Poors S&P Global)	Long Term Rating (Standard & Poors S&P Global)	Maximum Percentage of Total Investment
A1+	AAA to AA-	100%, max. 50% for any one institution
A1	A+ to A-	50%
A2	BBB+ to BBB	30%

If any of the financial institutions are downgraded such that they no longer fall within Council’s Investment Policy guidelines, they will be divested as soon as practicable, and in any case within 30 days of Council becoming aware of the downgrade.

Debt security definitions are the criteria given by [Standard & Poors S&P Global](#) and are as follows:

Short Term Rating	Definition
A-1+	Extremely strong degree of safety regarding timely payment
A-1	A strong degree of safety for timely repayment
A-2	A satisfactory capacity for timely repayment

Long Term Rating	Definition
AAA to AA-	Very strong to extremely strong capacity to repay
A+ to A-	A strong capacity to repay
BBB+ to BBB-	An adequate capacity to repay

[Note: where a financial institution is credit rated by a rating agency other than S&P Global, the equivalent rating of that agency to those above shall be used.](#)

iii. Term to Maturity

Kingborough

Treasury Management Policy 3.8

The term to maturity of any of Council's direct investments may range from "at call" to 1 Year.

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Treasury Management Policy 3.8

iv. Performance Benchmarks

Type of Fund	Benchmark
Cash	11am Cash Rate
Cash Enhanced	UBS 90 Day Bank Bill Index
Fixed Interest	UBS Composite Bond Index

Type of Fund	Minimum Time Horizon	Maximum Percentage of Total Available Investment
Cash	0 – 90 days	100%
Cash Enhanced	3 – 12 months	100%
Fixed Interest	3 – 12 months	25%

5.2.2 Reporting

A report on the performance of each investment shall when practicable form part of the monthly financial report presented to Council.

5.2.3 Borrowing Guidelines

Council manages its income and expenditure to ensure there is sufficient cash to service its operating requirements. Borrowings can be utilised to fund significant capital projects and should be repaid over a defined period.

i. Need for Borrowings

The need for borrowings will be identified in Council’s LTFP, while the specific amount required for the financial year will be included in the annual budget. The annual borrowing requirements will be included in the Loan Council Allocation survey to be determined by the Treasurer.

ii. Regulations

Council shall at all times conduct its borrowings in accordance with the requirements of the Local Government Act 1993, PART 8 – Financial Management, Division 2 – Borrowings. The Act places a maximum limit on Council borrowings of repayments of 30% of its revenue in the preceding financial year.

iii. Borrowing Terms

In undertaking borrowings Council will consider the period over which the funds are required and the potential future movements in interest rates in determining the loan term. Council recognises the importance of balancing risk management and costs and in an effort to minimise both risk and interest cost, may utilise various borrowing mechanisms including:

- Fixed interest borrowings (including credit foncier and interest only)
- Variable interest borrowings including cash advances and long-term interest only).
- Interest rate swaps.

Kingborough

Treasury Management Policy 3.8

iv. Reporting

Where additional borrowings are required, prior to any borrowing, the request will be included with the budget papers, or, a separate report will be prepared for Council's approval, highlighting the following:

- the reason behind the need for additional cash
- level of borrowings required
- Council's overall debt maturity profile and mix
- an assessment of future interest rate movements
- the period over which cash is likely to be required and subsequently repaid
- cost of the borrowings.

5.2.4 Signatories Guidelines

i. Cheques

The authorising signatories for the signing of cheques shall be any two of the ~~General Manager~~Chief Executive Officer, Director People & Finance, Manager Finance or the ~~Senior Finance Officer~~Assistant Manager Finance.

The authorising signatories for the countersigning of cheques shall be any of the other authorised signatories or any Executive Management Team member. Selected Departmental Managers or Systems Officer may also be used.

ii. Investments

The authorising signatories for the signing of investment documents and the withdrawal of investments shall be the ~~Chief Executive Officer~~General Manager, Director People & Finance, Manager Finance or the ~~Assistant Manager Finance~~Senior Finance Officer.

The authorising signatories for the countersigning of investment documents and the withdrawal of investments shall be any of the other authorised signatories or any Executive Management Team member. Selected Departmental Managers or Systems Officer may also be used. Investments may only be undertaken in accordance with this Policy.

iii. Electronic Funds Transfer Payments

The authorising officers for the approval of electronic funds transfer payments shall be the ~~General Manager~~Chief Executive Officer, Director People & Finance, Manager Finance or the ~~Senior Finance Officer~~Assistant Manager Finance.

The authorising officers for the counter-approval of electronic funds transfer payments shall be any of the other authorised signatories or any Executive Management Team member. Selected Departmental Managers or Systems Officer may also be used.

iv. Loan Borrowings

Any loan borrowings can only be approved by the Council. The following signatories may sign loan borrowings documents, the ~~General Manager~~Chief Executive Officer, the Director People & Finance or the Manager Finance. All loan documents must incorporate the placement of the Council seal.

v. Any Other Bank Instruments

Kingborough

Treasury Management Policy 3.8

Any other bank instruments can only be approved by the Council. The following signatories may sign the documents associated with any other bank instruments, the ~~General Manager~~ Chief Executive Officer, the Director People & Finance or the Manager Finance.

- vi. Other Officers

No other Council Officer is authorised to sign any form of bank instrument or authority.

5.2.5 Policy Variations

The ~~General Manager~~ Chief Executive Officer and the Director People & Finance are authorised to approve temporary variations to this policy in exceptional circumstances, if the investment is to Council's advantage and/or also due to revised legislation.

Such variation will be reported to Council as soon as practicable. Any major variations to this policy will be submitted to Council for approval.

6. GUIDELINES

- 6.1 There is no specific section of the Local Government Act 1993 requiring Council to make this policy, however the following will be taken into consideration:

6.1.1 Funds for Investment

Investments of Council's funds are to be in accordance with Council's power of investment under:

- i. *Local Government Act 1993 - Section 75.*
- ii. *The Trustee Amendment (Investment Powers) Act 1997* *Trustee Act 1898.*

6.1.2 Borrowing of Funds

Borrowings by Council will be in accordance with the following:

- i. *Local Government Act 1993 - Section 78-80.*

7. COMMUNICATION

- 7.1 Kingborough Councillors are informed of this policy.
- 7.2 A copy of the policy will be made available on Council's website. ~~is available.~~

8. LEGISLATION

- 8.1 *Local Government Act 1993.*
- 8.2 *Trustee Act 1898.* ~~*he Trustee Amendment (Investment Powers) Act 1997.*~~

9. RELATED DOCUMENTS

- 9.1 Nil.

10. AUDIENCE

- 10.1 Councillors.
- 10.2 Public.

UPDATED POLICY FOR APPROVAL



Treasury Management Policy

Policy No:	3.8
Approved by Council:	April 2026
New Review Date:	April 2030
Minute No:	TBA
ECM File No:	12.86
Version:	4.0
Responsible Officer:	Manager Finance
Strategic Plan Reference:	5.1 Council has financial capacity to meet future needs and opportunities.

1. POLICY STATEMENTS

- 1.1 The policy outlines the risks associated with treasury management and provides a framework that allows the Finance Department to manage those risks whilst minimising the cost of debt and maximising returns on surplus funds.
- 1.2 The policy outlines how required borrowings will be raised and how cash and investments will be managed to fund Council operations.
- 1.3 The policy ensures that all of Council's bank instruments and authorities are appropriately authorised and signed by authorised Council Officers.

2. DEFINITIONS

- 2.1 Credit Rating
 - 2.1.1 A credit rating is an evaluation of the credit risk of an institution, predicting their ability to pay back debt, and an implicit forecast of the likelihood of the debtor defaulting.
 - 2.1.2 The credit rating represents an evaluation by a credit rating agency of the qualitative and quantitative information for a prospective debtor, including information provided by the prospective debtor and other non-public information obtained by the credit rating agency's analysts.
- 2.2 Credit Risk
 - 2.2.1 Credit risk is the risk of potential loss associated from default or insolvency of a financial institution. The Council's credit risk arises from transactions entered into with financial institutions.
- 2.3 Funding Risk
 - 2.3.1 Funding Risk is the risk that Council has not, or is unable to arrange, adequate debt finance to fund future financial commitments.
- 2.4 Interest Rate Risk
 - 2.4.1 Interest rate risk is the impact of volatility in net interest income / expense on the financial position of Council.
- 2.5 Interest Rate Swaps
 - 2.5.1 An interest rate swap is a derivative transaction that provides the ability to swap a stream of floating interest rate interest payments for interest payments at a fixed rate. The swap allows interest rate risk to be managed independently of a floating rate debt facility.
- 2.6 Liquidity Risk
 - 2.6.1 Liquidity risk is the risk that Council does not have access to sufficient available funds to enable it to make all payments as they become due.
- 2.7 Refinancing Risk
 - 2.7.1 Refinancing risk is the inability to rollover existing facilities as they mature.
- 2.8 Sustainability Risk
 - 2.8.1 Sustainability risk is the inability to sustain financial outcomes while preserving the environment.

3. OBJECTIVE

- 3.1 The objective of this policy is to set the principles and criteria with regards to Council's treasury (cash) management in the context of its Strategic Plan, Long Term Financial Plan (LTFP) and Annual Budget with its associated projected cash receipts and expenditure.

4. SCOPE

- 4.1 This Policy will apply to all bank accounts, investment funds and loan funds controlled by Council and administered through the Finance Department. It is not intended to cover interests in associated entities or subsidiaries.

5. PROCEDURE (POLICY DETAIL)

5.1 Risk Management

5.1.1 Credit Risk

Objective: To manage the overall level of credit exposure to individual financial institutions to acceptable levels of credit risk through institutional selection and diversification.

Management: Bank deposits must be invested within the allocation constraints outlined in the 'Funds for Investment' section.

Prior to any bank deposit transaction being placed, the current exposure to a counterparty must be checked to ensure the new transaction will not result in a breach of policy.

5.1.2 Short Term Liquidity Risk

Objective: To ensure the Council has the financial flexibility to meet all financial obligations as they fall due with surplus cash held specifically for this reason.

Management: The Council will hold a minimum level of liquidity in cash or cash equivalents in line with its statutory reserves.

5.1.3 Funding and Refinancing Risk

Objective: To ensure the Council can obtain new debt and roll over existing debt in order to meet its financial requirements in a timely manner.

Management: The long-term financial plan will identify the possible need for debt funding, while the annual plan will detail the amount required during the next twelve months.

The Director People & Finance (DPF) is required to develop and maintain management procedures relating to debt facilities.

The DPF is to identify annual debt funding requirements with Treasury in the Loan Council Allocation survey.

5.1.4 Interest Rate Risk

Objective: To monitor and manage interest income and expense volatility to acceptable levels.

Management: Council manages its interest rate risk on deposits by investing in short-term maturities.

Council will seek to minimise the interest rate risk of borrowings by taking debt for the minimum amount of time or utilising interest rate swaps to reduce the level of risk.

5.1.5 Sustainability Risk

Council gives preference to fossil fuel free Authorised Deposit-Taking Institutions when making deposits if:

- i. the rate of return on investment is greater than or equal to the rates of other Authorised Deposit-Taking Institutions which comply with Council's investment policy;
- ii. the financial institution and product is otherwise compliant with Council policy.

5.2 Investment Guidelines

Funds for Investment

5.2.1 Council’s Direct Investments

Council may deposit funds with any Commonwealth, State or Financial Institution having a rating as prescribed below.

i. Quotations on Investments

Not less than three quotations shall be obtained from authorised deposit-taking institutions whenever an investment is proposed. The best quote will be successful after allowing for administrative and banking costs, as well as having regard to the limits set in the Policy.

ii. Credit Rating

With the exception of investments for which the principal and interest are guaranteed by the Federal Government or a State Government, the amount invested with any one financial institution shall not exceed 50% of the total funds invested, subject to the following spread of credit risk across the whole portfolio.

Short Term Rating (S&P Global)	Long Term Rating (S&P Global)	Maximum Percentage of Total Investment
A1+	AAA to AA-	100%, max. 50% for any one institution
A1	A+ to A-	50%
A2	BBB+ to BBB	30%

If any of the financial institutions are downgraded such that they no longer fall within Council’s Investment Policy guidelines, they will be divested as soon as practicable, and in any case within 30 days of Council becoming aware of the downgrade.

Debt security definitions are the criteria given by S&P Global and are as follows:

Short Term Rating	Definition
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A-2	A satisfactory capacity for timely repayment

Long Term Rating	Definition
AAA to AA-	Very strong to extremely strong capacity to repay
A+ to A-	A strong capacity to repay
BBB+ to BBB-	An adequate capacity to repay

Note: where a financial institution is credit rated by a rating agency other than S&P Global, the equivalent rating of that agency to those above shall be used.

iii. Term to Maturity

The term to maturity of any of Council’s direct investments may range from “at call” to 1 Year.

iv. Performance Benchmarks

Type of Fund	Benchmark
Cash	11am Cash Rate
Cash Enhanced	UBS 90 Day Bank Bill Index
Fixed Interest	UBS Composite Bond Index

Type of Fund	Minimum Time Horizon	Maximum Percentage of Total Available Investment
Cash	0 – 90 days	100%
Cash Enhanced	3 – 12 months	100%
Fixed Interest	3 – 12 months	25%

5.2.2 Reporting

A report on the performance of each investment shall when practicable form part of the monthly financial report presented to Council.

5.2.3 Borrowing Guidelines

Council manages its income and expenditure to ensure there is sufficient cash to service its operating requirements. Borrowings can be utilised to fund significant capital projects and should be repaid over a defined period.

i. Need for Borrowings

The need for borrowings will be identified in Council’s LTFP, while the specific amount required for the financial year will be included in the annual budget. The annual borrowing requirements will be included in the Loan Council Allocation survey to be determined by the Treasurer.

ii. Regulations

Council shall at all times conduct its borrowings in accordance with the requirements of the Local Government Act 1993, PART 8 – Financial Management, Division 2 – Borrowings. The Act places a maximum limit on Council borrowings of repayments of 30% of its revenue in the preceding financial year.

iii. Borrowing Terms

In undertaking borrowings Council will consider the period over which the funds are required and the potential future movements in interest rates in determining the loan term. Council recognises the importance of balancing risk management and costs and in an effort to minimise both risk and interest cost, may utilise various borrowing mechanisms including:

- Fixed interest borrowings (including credit foncier and interest only)
- Variable interest borrowings including cash advances and long-term interest only).
- Interest rate swaps.

iv. Reporting

Where additional borrowings are required, prior to any borrowing, the request will be included with the budget papers, or, a separate report will be prepared for Council’s approval, highlighting the following:

- the reason behind the need for additional cash
- level of borrowings required
- Council's overall debt maturity profile and mix
- an assessment of future interest rate movements
- the period over which cash is likely to be required and subsequently repaid
- cost of the borrowings.

5.2.4 Signatories Guidelines

i. Cheques

The authorising signatories for the signing of cheques shall be any two of the Chief Executive Officer, Director People & Finance, Manager Finance or the Assistant Manager Finance.

The authorising signatories for the countersigning of cheques shall be any of the other authorised signatories or any Executive Management Team member. Selected Departmental Managers or Systems Officer may also be used.

ii. Investments

The authorising signatories for the signing of investment documents and the withdrawal of investments shall be the Chief Executive Officer, Director People & Finance, Manager Finance or the Assistant Manager Finance.

The authorising signatories for the countersigning of investment documents and the withdrawal of investments shall be any of the other authorised signatories or any Executive Management Team member. Selected Departmental Managers or Systems Officer may also be used. Investments may only be undertaken in accordance with this Policy.

iii. Electronic Funds Transfer Payments

The authorising officers for the approval of electronic funds transfer payments shall be the Chief Executive Officer, Director People & Finance, Manager Finance or the Assistant Manager Finance.

The authorising officers for the counter-approval of electronic funds transfer payments shall be any of the other authorised signatories or any Executive Management Team member. Selected Departmental Managers or Systems Officer may also be used.

iv. Loan Borrowings

Any loan borrowings can only be approved by the Council. The following signatories may sign loan borrowings documents, the Chief Executive Officer, the Director People & Finance or the Manager Finance. All loan documents must incorporate the placement of the Council seal.

v. Any Other Bank Instruments

Any other bank instruments can only be approved by the Council. The following signatories may sign the documents associated with any other bank instruments, the Chief Executive Officer, the Director People & Finance or the Manager Finance.

vi. Other Officers

No other Council Officer is authorised to sign any form of bank instrument or authority.

5.2.5 Policy Variations

The Chief Executive Officer and the Director People & Finance are authorised to approve temporary variations to this policy in exceptional circumstances, if the investment is to Council's advantage and/or also due to revised legislation.

Such variation will be reported to Council as soon as practicable. Any major variations to this policy will be submitted to Council for approval.

6. GUIDELINES

6.1 There is no specific section of the Local Government Act 1993 requiring Council to make this policy, however the following will be taken into consideration:

6.1.1 Funds for Investment

Investments of Council's funds are to be in accordance with Council's power of investment under:

- i. *Local Government Act 1993 - Section 75.*
- ii. *Trustee Act 1898.*

6.1.2 Borrowing of Funds

Borrowings by Council will be in accordance with the following:

- i. *Local Government Act 1993 - Section 78-80.*

7. COMMUNICATION

7.1 Kingborough Councillors are informed of this policy.

7.2 A copy of the policy will be made available on Council's website.

8. LEGISLATION

8.1 *Local Government Act 1993.*

8.2 *Trustee Act 1898.*

9. RELATED DOCUMENTS

9.1 Nil.

10. AUDIENCE

10.1 Councillors.

10.2 Public.

15.5 PROPOSED NEW ROAD NAME - 'TRIAL BAY VIEW', KETTERING

File Number: DAS-2025-4; ECM 23.1058
Author: Emma Carson, Senior Planning Support Officer
Authoriser: Sarah Silva, Senior Statutory Planner

Strategic Plan Reference

Key Priority Area: 2. Growing together with well-planned spaces and infrastructure.
Strategic Outcome: 2.2 Embedded and contemporary land use planning systems to manage the current and future impacts of development.

1. PURPOSE

1.1 The purpose of this report is to seek endorsement from Council for one proposed road name, 'Trial Bay View', to be used for a new road being developed as part of a subdivision at 461 Channel Highway, Kettering. The new road will be accessed from Channel Highway in Kettering servicing seven lots zoned as 'Low Density Residential (Area A)' as outlined in Figure 1.

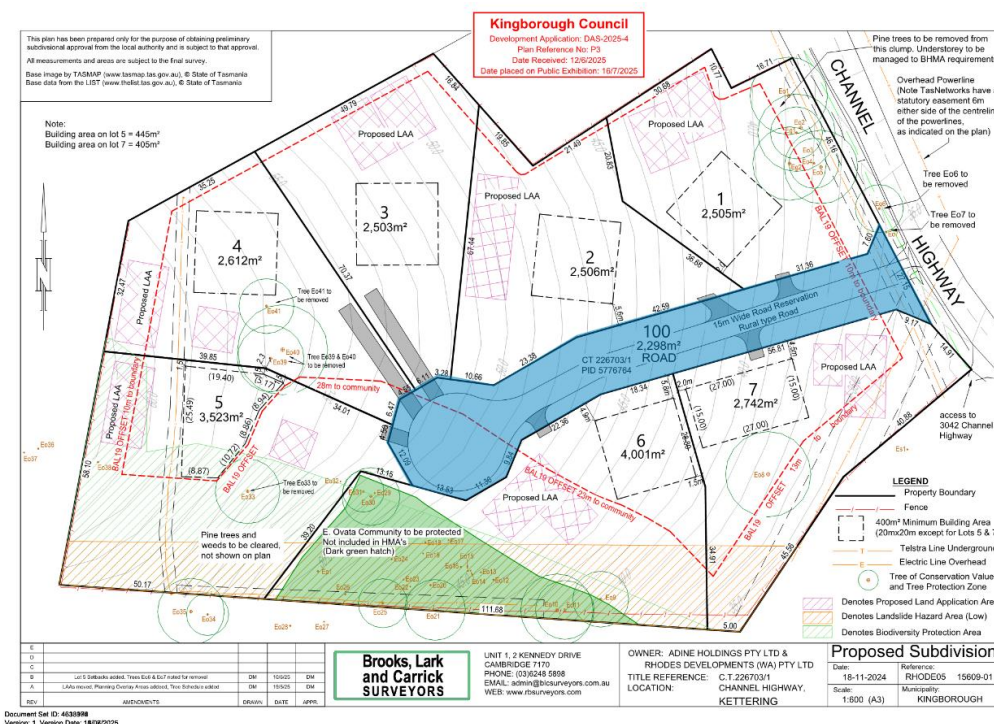


Figure 1 – Extract from advertised plans showing proposed 'Trial Bay View' in blue.

2. BACKGROUND

2.1 Council endorsement of a proposed road name was previously sought for the same development at Council Meeting No. 18 scheduled for 20 October 2025, the Agenda for which outlines the background of this application (refer to Attachment 1).

2.2 Following the endorsement of 'Harbour View Rise' at the abovementioned Council Meeting, a submission was made to Placenames Tasmania to have the endorsed name registered and made official on 10 November 2025.

- 2.3 Placenames Tasmania advised that the chosen name was unacceptable as it was noncompliant with Clauses 7.4 and 7.7 of the *Tasmanian Place Naming Guidelines 2022* (refer to Attachment 2) on 12 November 2025.
- 2.4 On 18 November 2025 Council provided Placenames Tasmania with the list of four proposed names from the Developer's agent ('Harbour View Rise', 'Ocean View Rise', 'Marine Rise' and 'Hillcrest Rise'), however these were also deemed unacceptable and noncompliant.
- 2.5 Placenames Tasmania provided the alternative suggestions 'Flights Creek View/Rise' and 'Trial Bay View/Rise', which were relayed to the Developer's agent by Council staff on 17 March 2026.

3. STATUTORY REQUIREMENTS

- 3.1 In accordance with the *Place Names Act 2020*, the proposed name 'Trial Bay View' has been deemed compliant with the *Tasmanian Place Naming Guidelines 2022* by way of suggestion by Placenames Tasmania and internal assessment.
- 3.2 If the proposed name is endorsed by Council, the name will be submitted via the Placenames Tasmania online portal and subject to the assessment and approval by the Registrar of Placenames. If deemed to be approved under the *Place Names Act 2020*, the name will be accepted into the Register and official use of the name can commence.

4. DISCUSSION

- 4.1 Council advised the Developer's agent that the previously endorsed 'Harbour View Rise' had been rejected and provided the alternative road name suggestions by Placenames Tasmania.
- 4.2 After consultation with their client, the Developer's agent confirmed 'Trial Bay View' as the preferred name for the new road.
- 4.3 The road type 'View' is defined as *a roadway commanding a wide panoramic view across surrounding areas* (refer Attachment 3) and is suitable for the new road as the land possesses such views southeasterly over Trial Bay as shown in Figure 2.



Figure 2 – Photo provided by Developer's agent (October 2025) showing view from 461 Channel Highway, Kettering looking southeast over Trial Bay

4.4 The Developer's agent advised Council to proceed with 'Trial Bay View' as the proposed name.

5. FINANCE

5.1 There are no financial implications to Council.

6. ENVIRONMENT

6.1 There are no environmental implications to Council.

7. COMMUNICATION AND CONSULTATION

7.1 Council contacted the Developer's agent to advise of the rejection of 'Harbour View Rise' and alternative suggestions provided by Placenames Tasmania as outlined in the Discussion section of this report.

7.2 No other external consultation was required under the relevant legislation.

8. RISK

8.1 There are no risk implications to Council.

9. CONCLUSION

9.1 A new road being developed as part of a subdivision in Kettering requires a road name. The previously proposed and endorsed name was 'Harbour View Rise', however this was not suitable and the alternate name 'Trial Bay View' is recommended.

10. RECOMMENDATION

That Council endorse the road name 'Trial Bay View' for use within the subdivision currently located at 461 Channel Highway, Kettering.

ATTACHMENTS

1. Council Meeting Agenda No. 18 (20 October 2025)
2. Placenames Tasmania's Reasons for Non-Acceptance ('Harbour View Rise')
3. Appendix A of the Australian and New Zealand Standards for Rural and urban addressing (AS/NZS 4819:2011)

16.2 PROPOSED NEW ROAD NAME - 'HARBOUR VIEW RISE', KETTERING

File Number: DAS-2025-4; 23.1058

Author: Emma Carson, Senior Planning Support Officer

Authoriser: Tasha Tyler-Moore, Manager Development Services

Strategic Plan Reference

Key Priority Area: 3 Sustaining the natural environment whilst facilitating development for our future.

Strategic Outcome: 3.4 Best practice land use planning systems are in place to manage the current and future impacts of development.

1. PURPOSE

1.1 The purpose of this report is to seek endorsement from Council for one proposed road name, 'Harbour View Rise', to be used for a new road to be developed as part of a subdivision at 461 Channel Highway, Kettering. The new road will be accessed from Channel Highway in Kettering servicing seven lots zoned 'Low Density Residential (Area A)' (refer to Figure 1 below).

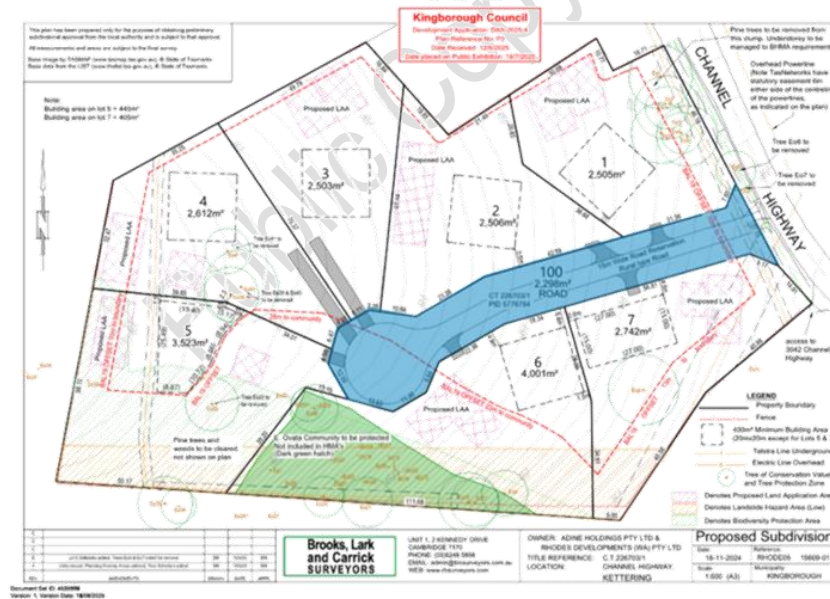


Figure 1 – Extract from advertised plans showing proposed 'Harbour View Rise' in blue

2. BACKGROUND

2.1 Development of the new road was approved by Council under subdivision DAS-2025-4 on 11 August 2025.

Ordinary Council Meeting Agenda No. 18

20 October 2025

- 2.2 Following the issue of the approved planning permit, Council was contacted by an agent acting on behalf of the Developer to propose names for the road within the parameters of road naming under the *Place Names Act 2020*.
- 2.3 The agent provided a list of four proposed names for consideration in order of the Developer's preference. These names were, in their order of preference, 'Harbour View Rise', 'Ocean View Rise', 'Marine Rise' and 'Hillcrest Rise'. Two of the proposed names, 'Ocean View Rise' and 'Hillcrest Rise', were unsuitable because they were not in compliance with the *Tasmanian Place Naming Guidelines* due to near duplication within the municipality (ie. Ocean Esplanade in Blackmans Bay, Hillcrest Road in Margate).
- 2.4 The Developer's first preferred road name 'Harbour View Rise' is in reference to the location of the subject land, which sits on the upper part of Kettering and provides water views over the Oyster Cove marina and harbour (see Figure 2 and Figure 3 below).



Figure 2 - Photo provided by Developer's agent (October 2025) showing view from 461 Channel Highway, Kettering looking northeast over the Oyster Cove marina



Figure 3 – Photo provided by Developer's agent (October 2025) showing view from 461 Channel Highway, Kettering looking southeast over Trial Bay

- 2.5 The Developer's second preferred name, 'Marine Rise', is in reference to the subject land's proximity to the water.

3. STATUTORY REQUIREMENTS

- 3.1 In accordance with the *Place Names Act 2020*, the proposed name 'Harbour View Rise' has been deemed compliant with the *Tasmania Place Naming Guidelines*.
- 3.2 If the proposed name in this report is endorsed by Council, the name will be submitted via the Placenames Tasmania online portal and subject to the assessment and approval by the Registrar of Placenames. If deemed to be approved under the provisions of the *Place Names Act 2020*, the name will be accepted into the Register and official use of the name can commence.

4. DISCUSSION

- 4.1 The Developer's agent confirmed 'Harbour View Rise' as the preferred name for the new road, the significance of which is outlined in the Background section of this report.
- 4.2 The road type 'Rise' is defined as *a roadway going to a higher place or position* (refer to Attachment 1) and is suitable for the new road as it will be developed on an incline.
- 4.3 The Developer's agent advised Council to proceed with 'Harbour View Rise' as the proposed name. Internal investigation concluded that there are no instances of duplication with the capacity to cause confusion, and the proposed name is considered to be relevant to and appropriate for the subdivision and road type.

5. FINANCE

- 5.1 There are no financial implications to Council.

6. ENVIRONMENT

6.1 There are no environmental implications to Council.

7. COMMUNICATION AND CONSULTATION

7.1 The agent acting on behalf of the Developer approached Council to collaborate on and determine an appropriate road name within the parameters of road naming under the *Place Names Act 2020*, as outlined in the Discussion section of this report.

7.2 No other external consultation was required under the relevant legislation.

8. RISK

8.1 There are no risk implications to Council.

9. CONCLUSION

9.1 A new road being developed as part of a subdivision in Kettering requires a road name. The name 'Harbour View Rise' has been proposed by the Developer's agent and has been deemed compliant with the *Tasmanian Place Naming Guidelines* by way of internal investigation.

10. RECOMMENDATION

That Council endorse the road name 'Harbour View Rise' for use within the subdivision currently located at 461 Channel Highway, Kettering.

ATTACHMENTS

1. **Appendix A of AS/NZS 4819:2011**

Ordinary Council Meeting Agenda No. 18

20 October 2025

AS/NZS 4819:2011

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APPENDIX A
ROAD TYPES—AUSTRALIA

(Normative)

The road type shall be selected from those specified as suitable for open ended roads, culs-de-sac, or pedestrian only roads (see Clauses 4.3, 4.6.2, 7.2 and 8.3.2(a)).

Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Alley	Ally	Usually narrow roadway in cities or towns, often through city blocks or squares.	✓	✓	
Approach	App	Roadway leading to an area of community interest (e.g. public open space, commercial area, beach etc.)	✓		
Arcade	Arc	Passage having an arched roof, or any covered passageway, especially one with shops along the sides.			✓
Avenue	Av	Broad roadway, usually planted on each side with trees.	✓		
Boardwalk	Bwk	Promenade or path, especially of wooden planks, for pedestrians and sometimes vehicles, along or overlooking a beach or waterfront.			✓
Boulevard	Bvd	Wide roadway, well paved, usually ornamented with trees and grass plots.	✓		
Break	Brk	Vehicular access on a formed or unformed surface, which was originally prepared as a firebreak.	✓		
Bypass	Bypa	Alternative roadway constructed to enable through traffic to avoid congested areas or other obstructions to movement.	✓		
Chase	Ch	Roadway leading down to a valley.	✓	✓	
Circuit	Cct	Roadway enclosing an area.	✓		
Close	Cl	Short, enclosed roadway.		✓	
Concourse	Con	Roadway that runs around a central area (e.g. public open space or commercial area).	✓		
Court	Ct	Short, enclosed roadway.		✓	
Crescent	Cr	Crescent-shaped thoroughfare, especially where both ends join the same thoroughfare.	✓		
Crest	Crst	Roadway running along the top or summit of a hill.	✓	✓	
Drive	Dr	Wide thoroughfare allowing a steady flow of traffic without many cross-streets.	✓		
Entrance	Ent	Roadway connecting other roads.	✓		
Esplanade	Esp	Level roadway, often along the seaside, lake or a river.	✓		

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Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Firetrail	Ftrl	Vehicular access on a formed or unformed surface, which was originally prepared as a firebreak.	✓		
Freeway	Fwy	Express, multi-lane highway, with limited or controlled access.	✓		
Glade	Gld	Roadway usually in a valley of trees.	✓	✓	
Grange	Gra	Roadway leading to a country estate, or focal point, public open space, shopping area etc.	✓		
Grove	Gr	Roadway that features a group of trees standing together.	✓	✓	
Highway	Hwy	Main road or thoroughfare, a main route.	✓		
Lane	Lane	Narrow way between walls, buildings or a narrow country or city roadway.	✓	✓	
Loop	Loop	Roadway that diverges from and rejoins the main thoroughfare.	✓		
Mall	Mall	Sheltered walk, promenade or shopping precinct.			✓
Mews	Mews	Roadway in a group of houses.		✓	
Parade	Pde	Public promenade or roadway that has good pedestrian facilities along the side.	✓		
Parkway	Pwy	Roadway through parklands or an open grassland area.	✓		
Passage	Psge	Narrow street for pedestrians.			✓
Path	Path	Roadway used only for pedestrian traffic.			✓
Place	Pl	Short, sometimes narrow, enclosed roadway.		✓	
Plaza	Plza	Roadway enclosing the four sides of an area forming a market place or open space.		✓	
Promenade	Prom	Roadway like an avenue with plenty of facilities for the public to take a leisurely walk, a public place for walking.	✓		
Quays	Qys	Roadway leading to a landing place alongside or projecting into water.	✓		
Ramp	Ramp	Access road to and from highways and freeways.	✓		
Retreat	Rtt	Roadway forming a place of seclusion.		✓	
Ridge	Rdge	Roadway along the top of a hill.	✓		
Rise	Rise	Roadway going to a higher place or position.	✓	✓	
Road	Rd	Open way or public passage primarily for vehicles.	✓		
Square	Sq	Roadway bounding the four sides of an area to be used as an open space or a group of buildings.	✓	✓	
Steps	Stps	Route consisting mainly of steps.			✓

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Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Street	St	Public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.	✓		
Subway	Sbwy	Underground passage or tunnel that pedestrians use for crossing under a road, railway, river etc.			✓
Terrace	Tce	Roadway usually with houses on either side raised above the road level.	✓	✓	
Track	Trk	Roadway with a single carriageway. A roadway through a natural bushland region. The interpretation for both Track and Trail is limited to roadways, whereas in many areas (e.g. Tasmania) these are often associated with walking rather than vehicular movement.	✓		
Trail	Trl	See 'Track'.			
View	View	Roadway commanding a wide panoramic view across surrounding areas.	✓	✓	
Vista	Vsta	Roadway with a view or outlook.	✓	✓	
Walk	Walk	Thoroughfare with restricted access used mainly by pedestrians.			✓
Way	Way	Roadway affording passage from one place to another. Usually not as straight as an avenue or street.	✓		
Wharf	Whrf	A roadway on a wharf or pier.	✓	✓	✓

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Second, unfortunately 'Harbour View Rise' is not acceptable as the specific part of the name contains a road type generic – 'View' and 'Rise' are both valid generics. Road types must not be used as part of the specific and double generics must be avoided, so 'View' and 'Rise' cannot both be used.

From the Guidelines:

(7.4) *A road or street name should ideally consist of a single name part (specific) followed by a standard road type, such as Dulverton Road. **The use of a double generic must be avoided unless the road name has been derived or relates to a specific geographic feature**; for instance Dulverton Hill Road is acceptable. Road types must not be used as part of the specific; an unacceptable example would be Back Street Road. **All road and street names must include a single road type (generic).***

(7.7) *The specific part of the road name must not include a road generic. Unacceptable examples include White Street Road, Yellow Crescent Drive and Esplanade Road.*

Also, it is preferred that roads not be named after other generic feature types, such as a harbour, but rather include a specific name relevant to the local feature – e.g. 'Oyster Cove Harbour' rather than just 'Harbour'. This creates a more unique and meaningful name and helps us avoid situations such as the existence of 14 'Jetty Road's across the state.

(7.7) *Road names should not use an existing feature as the specific part of a name, as in Church Road, Jetty Street, Racecourse Crescent, School Road, Wharf Road and Cemetery Road. In these cases it is preferable to use an additional supporting specific, such as Kings Wharf Road.*

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APPENDIX A
ROAD TYPES—AUSTRALIA
(Normative)

The road type shall be selected from those specified as suitable for open ended roads, culs-de-sac, or pedestrian only roads (see Clauses 4.3, 4.6.2, 7.2 and 8.3.2(a)).

Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Alley	Ally	Usually narrow roadway in cities or towns, often through city blocks or squares.	✓	✓	
Approach	App	Roadway leading to an area of community interest (e.g. public open space, commercial area, beach etc.)	✓		
Arcade	Arc	Passage having an arched roof, or any covered passageway, especially one with shops along the sides.			✓
Avenue	Av	Broad roadway, usually planted on each side with trees.	✓		
Boardwalk	Bwlk	Promenade or path, especially of wooden planks, for pedestrians and sometimes vehicles, along or overlooking a beach or waterfront.			✓
Boulevard	Bvd	Wide roadway, well paved, usually ornamented with trees and grass plots.	✓		
Break	Brk	Vehicular access on a formed or unformed surface, which was originally prepared as a firebreak.	✓		
Bypass	Bypa	Alternative roadway constructed to enable through traffic to avoid congested areas or other obstructions to movement.	✓		
Chase	Ch	Roadway leading down to a valley.	✓	✓	
Circuit	Cct	Roadway enclosing an area.	✓		
Close	Cl	Short, enclosed roadway.		✓	
Concourse	Con	Roadway that runs around a central area (e.g. public open space or commercial area).	✓		
Court	Ct	Short, enclosed roadway.		✓	
Crescent	Cr	Crescent-shaped thoroughfare, especially where both ends join the same thoroughfare.	✓		
Crest	Crst	Roadway running along the top or summit of a hill.	✓	✓	
Drive	Dr	Wide thoroughfare allowing a steady flow of traffic without many cross-streets.	✓		
Entrance	Ent	Roadway connecting other roads.	✓		
Esplanade	Esp	Level roadway, often along the seaside, lake or a river.	✓		

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Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Firetrail	Ftrl	Vehicular access on a formed or unformed surface, which was originally prepared as a firebreak.	✓		
Freeway	Fwy	Express, multi-lane highway, with limited or controlled access.	✓		
Glade	Gld	Roadway usually in a valley of trees.	✓	✓	
Grange	Gra	Roadway leading to a country estate, or focal point, public open space, shopping area etc.	✓		
Grove	Gr	Roadway that features a group of trees standing together.	✓	✓	
Highway	Hwy	Main road or thoroughfare, a main route.	✓		
Lane	Lane	Narrow way between walls, buildings or a narrow country or city roadway.	✓	✓	
Loop	Loop	Roadway that diverges from and rejoins the main thoroughfare.	✓		
Mall	Mall	Sheltered walk, promenade or shopping precinct.			✓
Mews	Mews	Roadway in a group of houses.		✓	
Parade	Pde	Public promenade or roadway that has good pedestrian facilities along the side.	✓		
Parkway	Pwy	Roadway through parklands or an open grassland area.	✓		
Passage	Psg	Narrow street for pedestrians.			✓
Path	Path	Roadway used only for pedestrian traffic.			✓
Place	Pl	Short, sometimes narrow, enclosed roadway.		✓	
Plaza	Plza	Roadway enclosing the four sides of an area, forming a market place or open space.		✓	
Promenade	Prom	Roadway like an avenue with plenty of facilities for the public to take a leisurely walk, a public place for walking.	✓		
Quays	Qys	Roadway leading to a landing place alongside or projecting into water.	✓		
Ramp	Ramp	Access road to and from highways and freeways.	✓		
Retreat	Rtt	Roadway forming a place of seclusion.		✓	
Ridge	Rdge	Roadway along the top of a hill.	✓		
Rise	Rise	Roadway going to a higher place or position.	✓	✓	
Road	Rd	Open way or public passage primarily for vehicles.	✓		
Square	Sq	Roadway bounding the four sides of an area to be used as an open space or a group of buildings.	✓	✓	
Steps	Stps	Route consisting mainly of steps.			✓

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Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Street	St	Public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.	✓		
Subway	Sbwy	Underground passage or tunnel that pedestrians use for crossing under a road, railway, river etc.			✓
Terrace	Tce	Roadway usually with houses on either side raised above the road level.	✓	✓	
Track	Trk	Roadway with a single carriageway. A roadway through a natural bushland region. The interpretation for both Track and Trail is limited to roadways, whereas in many areas (e.g. Tasmania) these are often associated with walking rather than vehicular movement.	✓		
Trail	Trl	See 'Track'.			
View	View	Roadway commanding a wide panoramic view across surrounding areas.	✓	✓	
Vista	Vsta	Roadway with a view or outlook.	✓	✓	
Walk	Walk	Thoroughfare with restricted access used mainly by pedestrians.			✓
Way	Way	Roadway affording passage from one place to another. Usually not as straight as an avenue or street.	✓		
Wharf	Whrf	A roadway on a wharf or pier.	✓	✓	✓

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15.6 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*

Lease of Facilities - Kingborough Sports Centre

Regulation 17(2)(c), and (2)(g) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business, and proposals for the council to acquire land or an interest in land or for the disposal of land.*

Tender Assessment - AB2601 Wyburton Place and Clare Street Reconstruction

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

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

Open Session of Council adjourned at

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	
Lease of Facilities - Kingborough Sports Centre	
Tender Assessment - AB2601 Wyburton Place and Clare Street Reconstruction	

CLOSURE

Public Copy

APPENDICES

- A Kingborough Environmental Fund Progress Report 2025
- B Quarterly Summary Action Report to December 2025

Public Copy

A KINGBOROUGH ENVIRONMENTAL FUND PROGRESS REPORT 2025

File Number: 36.127

Author: Nicholas Alexander, Biodiversity Officer

Authoriser: Liz Quinn, Manager Environmental Services



KINGBOROUGH ENVIRONMENTAL FUND (KEF)

PROGRESS REPORT 2025 & KEF LANDOWNER REFLECTIONS



Contents

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Revegetation	5
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2025/26 Financial Snapshot	8
Future of the Fund	9
Landowner Involvement in the KEF	10
Landowner Reflections:	11-18



2025 Snapshot



Biodiversity Offsets

1 An animated video was released in January, aimed at clarifying the process behind biodiversity offsets and the KEF.



2 A KEF celebration and conservation covenant tour was held at Oyster Cove in April.



3 The KEF Steering Committee met in July to review progress of the program and assess new proposals.



4 A site on North Bruny for the 2026 black peppermint forest and woodland on sandstone revegetation project was confirmed.



5 The Coastal Scrub Revegetation Project was completed in Cloudy Bay, with over 1000 native shrubs planted to restore this bioregionally threatened vegetation community.



6 A new private land reserve at Alonnah protecting critical swift parrot habitat was supported by the Steering Committee.



7 A potential private land reserve on Bruny Island was confirmed as containing critically endangered black gum forest and woodland.



8 Approximately \$64,000 in stewardship funding was implemented across 6 conservation covenants secured under the KEF.

Background



Kingborough Council started using biodiversity offsets in 2003 as an approach to addressing the challenge of balancing development needs whilst conserving biodiversity values. Financial offsets, which are the last step in the offsetting hierarchy, are held by Council in the Kingborough Environmental Fund (KEF), which enables pooled contributions to grow to a level that allows a more strategic application of the funds. Council formalised its approach to offsetting in 2010 by endorsing the Biodiversity Offset Policy (Policy 6.10).

The income stream of the KEF to date has been derived from offsets related to development applications through the planning scheme and loss of high conservation trees on private land previously regulated through the *Health and Environmental Services By-law 3 of 2011*.

A project manager was employed in 2018 to implement projects under the KEF, with the second iteration of the KEF Implementation Plan being endorsed by Council in February 2023. A steering committee of experts in the field of conservation meets as required to provide leadership, technical assistance, and advice for the expenditure of the accumulated offset funds.

The creation of the KEF resulted in over \$760,000 being invested in conservation and land management in Kingborough, the majority of which is being invested in permanent nature reserves on private land.

“It’s great to see that offset funding is actually being used appropriately...”
Christine Participating Landowner

Steering Committee

Role Summary

To guide projects, review and monitor proposals, provide strategic advice, foster respectful collaboration, and promote the Fund’s achievements.

Chair

Liz Quinn; Manager Environmental Services, Kingborough Council

Committee

Rachel Brown; PLCP Program and Projects Manager; NRE Tasmania

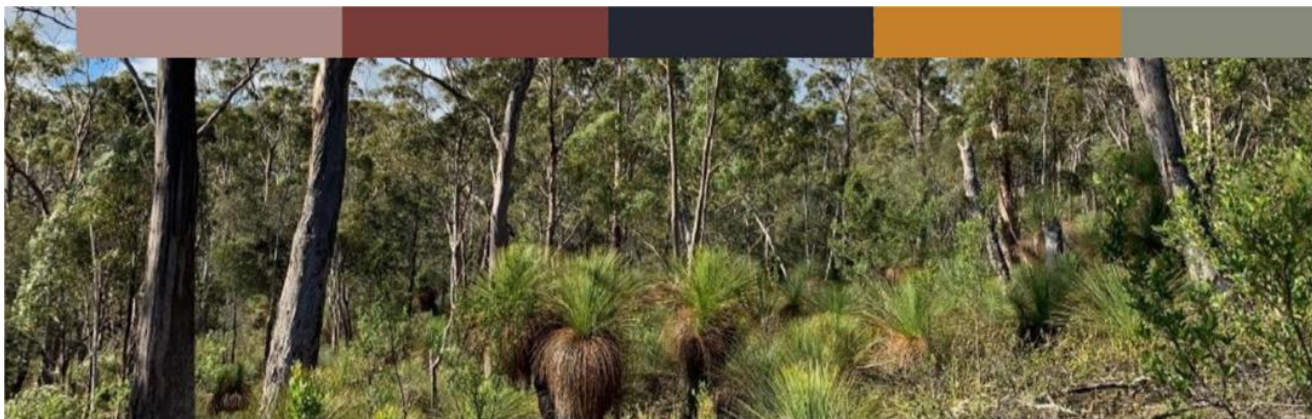
Sally Bryant; Chair; Forty-spotted Pardalote Recovery Team

Tonia Cochran; Managing Director, Inala-Bruny Island

Nikki denExter; Coordinator Environmental Planning, Kingborough Council

Todd Nation; Executive Director Strategy and Business; NRM South

Nicole Sheriff; Conservation Programs Manager, Tasmanian Land Conservancy



Message from the Chair

Across Kingborough, the Environmental Fund continues to deliver meaningful projects that offset the loss of native vegetation and wildlife habitat resulting from development.

Through the Fund, Council continues to demonstrate environmental stewardship by carefully balancing the community's need for new infrastructure with our shared responsibility to protect the biodiversity that sustains us. As David Attenborough reminds us, we must "cherish the natural world, because you're a part of it and you depend on it." Holding these truths together is a wicked problem, and one that rightly invites ongoing, thoughtful debate and action.

This year the Fund has celebrated the power of collaboration and the meaningful contributions of the people that form the foundation of the KEF. An enduring offset site depends on the willingness and capacity of the landowner. The KEF is shaped by people who care for Country, who feel a deep connection to place, and who are committed to leaving the land in better condition for those who will follow. I hope you enjoy their stories in this report and the soon to be released film. I want to personally thank the expert guidance and passion we receive from the Steering Committee members who have shaped the KEF and ensured its success.

We are 60% through the KEF Implementation Plan and well placed to achieve the 12 conservation targets by 2027. The Steering Committee is turning its mind to the future of the KEF beyond the current Implementation Plan to ensure the investments are enduring and our community can continue to benefit from the work of the Fund.

Liz Quinn



Message from the CEO



Spending time on KEF sites and speaking directly with participating landowners has been one of the most meaningful parts of my engagement with the program. Seeing first-hand the care, commitment and long-term stewardship that landowners bring to their properties has reinforced the real value of the Kingborough Environmental Fund. I am proud of what has been achieved to date and encouraged by how the program is supporting the biodiversity of Kingborough for the future.

Dave Stewart



Engagement and Governance

In early 2025 Council released an animated video aimed at helping demystify the process behind biodiversity offsets. The animation takes viewers on a journey from environmental impact through to how KEF expenditure is directed. To date it has received 120 views on Council's website and 1532 views on social media.

To celebrate the first round of KEF conservation covenants, and the stewardship that has been undertaken since they were protected, Council held a covenant tour in April. The event was attended by Councillors, Council staff, steering committee members and participating landowners, and showcased the direct positive impacts that the KEF is having on these properties.

A steering committee meeting was held in July. The committee was updated on the progress of existing projects and stewardship, supported two project proposals and discussed the future of the KEF.



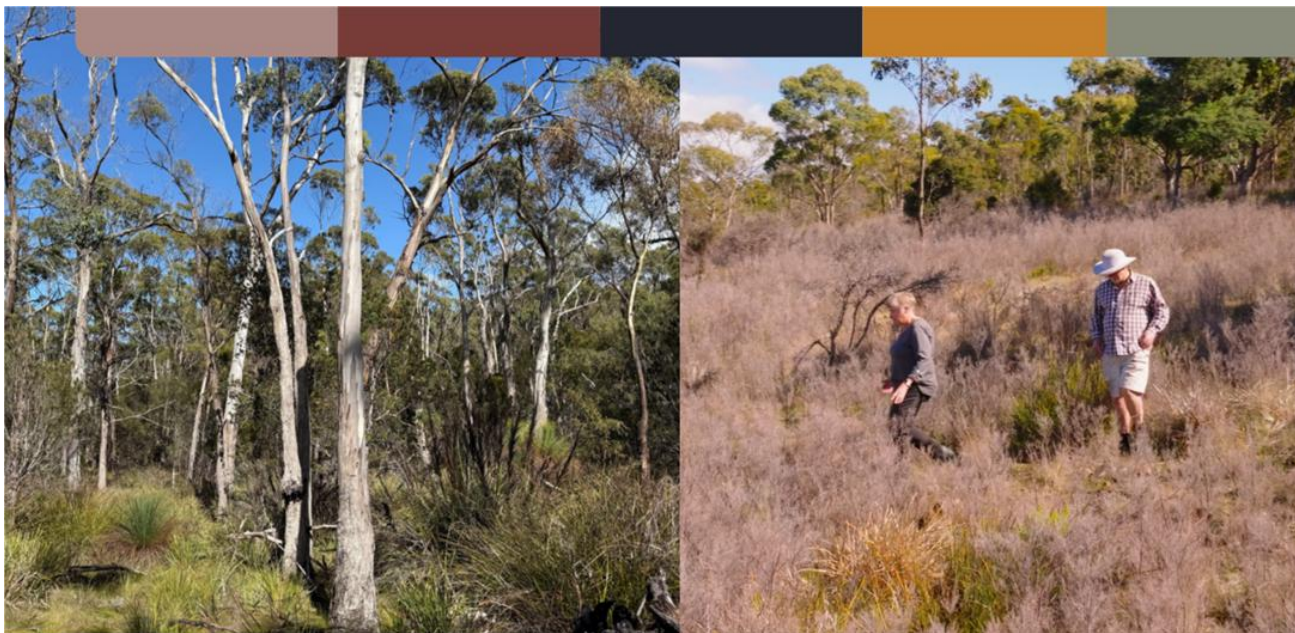


Revegetation

The Coastal Scrub Revegetation Project was completed at Cloudy Bay over the winter months. The project saw approximately 1100 endemic shrubs planted in an area that had been previously impacted by grazing, radiata pines and bushfire. The project helped restore Coastal Scrub, which is considered a threatened vegetation community in the Southern Ranges Bioregion and would have once occurred naturally in this area.

A site for the 2026 black peppermint (*Eucalyptus amygdalina*) forest and woodland on sandstone Revegetation Project was confirmed for a property at Killora on Bruny Island. The project will involve 1 hectare of revegetation with 2200 trees and shrubs representative of this threatened vegetation community.





Private Land Reserves

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A proposal for a private land reserve at Alonnah was approved by the steering committee for progressing through the State Government reserve application process. The reserve which is over 30 hectares in size will target priority swift parrot foraging and breeding habitat. The draft conservation covenant and Part 5 Agreement documents have been completed and will be submitted in the first half of 2026.

The creation of a new reserve at Great Bay on Bruny Island targeting critically endangered Black gum (*Eucalyptus ovata*) forest and woodland is being considered. This reserve will protect approximately 4.4 hectares of this valuable vegetation community along with approximately 1 hectare of forty-spotted pardalote habitat.

Stewardship of the six conservation covenants secured in the first round of KEF reserves continued with approximately \$64,000 spent in 2025. A large focus of stewardship in 2025 was on the continued management of a large infestation of Spanish heath at a covenant in Oyster Cove. Other activities completed included white gum planting at Oyster Cove, fencing at Killora, and general weed control across all reserves.



KEF Implementation Plan 2023-27 Progress

Threatened Species and Vegetation Communities: Recovery Actions

PROJECT	LOCATION	STATUS
<i>Allocasuarina duncanii</i> planting	Longley	Completed
Coastal Scrub revegetation project	Cloudy Bay	Completed
<i>Eucalyptus amygdalina</i> forest and woodland on sandstone revegetation project	Killora	To be completed Winter 2026
<i>Lepidosperma tortuosum</i> propagation/seed collection	TBC	To be completed

All three revegetation projects in the current Implementation Plan will have been completed by the end of the 2025-26 financial year.

Over the course of the implementation of the KEF, 8 separate revegetation projects covering a total of 7.9 hectares have been completed.

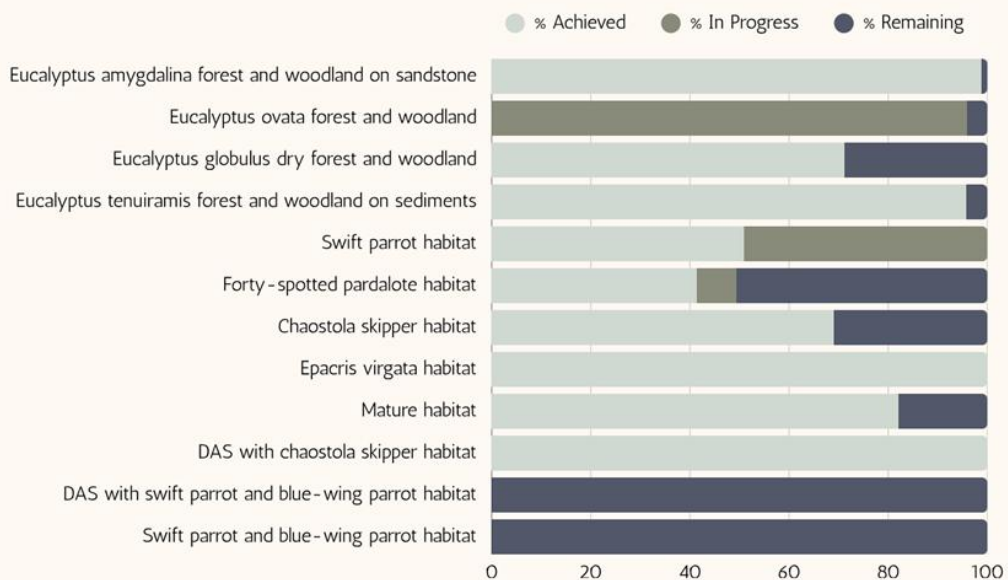
Private land conservation targets are continually growing in response to financial offsets received into the KEF.

The current remaining target for swift habitat (17.93 ha) will be met by the in-progress private land reserve in Alonnah.

96% of the current target for Black gum forest and woodland (4.59 ha) would be met by a potential private land reserve in Great Bay.

Early discussions are underway with landowners on Bruny Island around private land reserves that will meet most of the remaining targets.

Private Land Conservation Targets

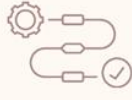


2025/26 Financial Snapshot



\$646,086

Financial Year Opening Balance



\$85,027

Projected Income (5 year Average)



\$105,000

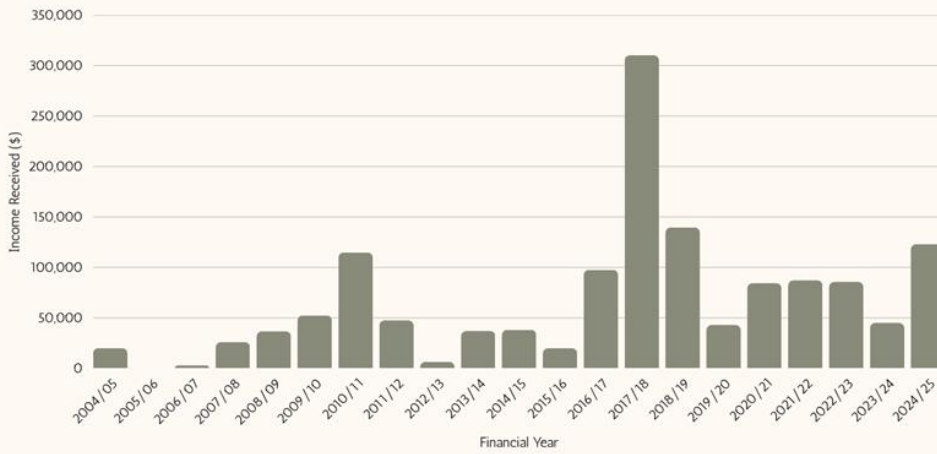
Projected Expenditure



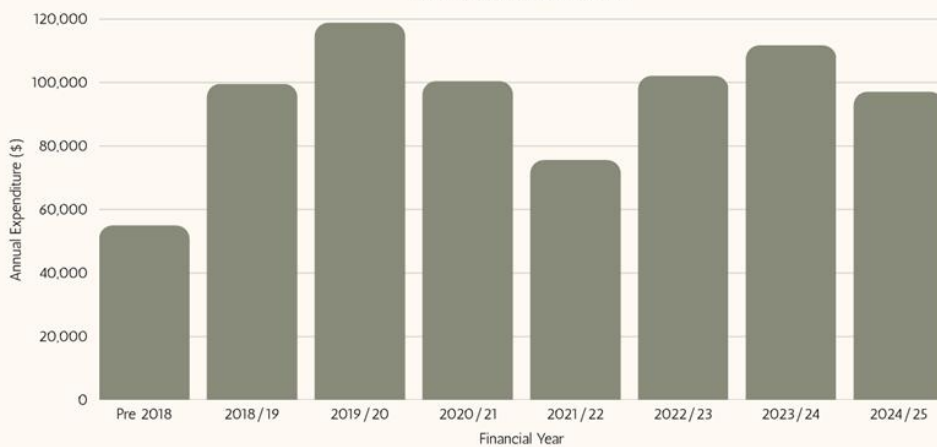
\$68,200

Allocated Stewardship Funds

KEF Financial Contributions Received



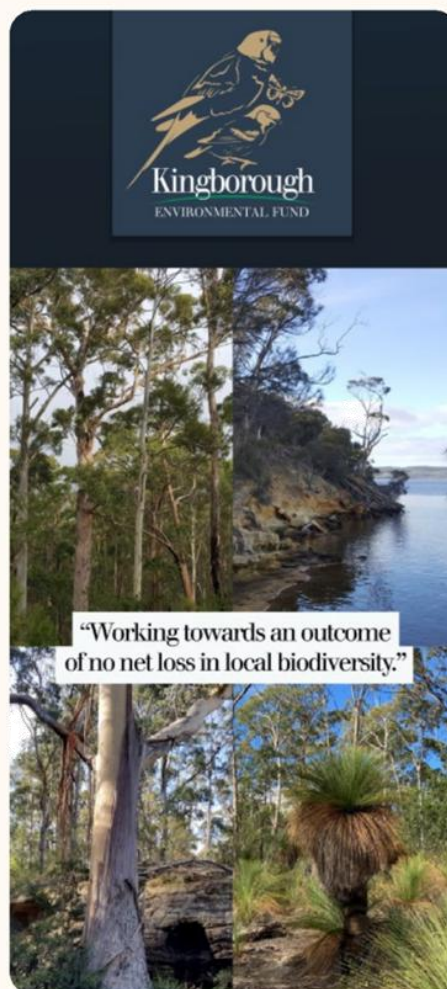
KEF Annual Expenditure





Future of the Fund

- The 5 year stewardship period is approaching its end-point for the conservation covenants secured in the first round under the KEF.
- New private land reserve targets for black peppermint forest, swift parrot habitat and blue-wing parrot habitat have been created in response to recently received financial contributions.
- There is potential for the majority of current private land reserve targets to be met through the creation of 2-3 new reserves on Bruny Island, and discussions are in the early stages.
- As of the 25-26 financial year, the interest that is earned on the financial contributions held in the Fund will be credited back to the fund at the end of each financial year.
- The KEF is investigating use of unallocated funds from the first round of conservation covenants and interest gained by the KEF to resource a landowner support program for residents with onsite offsets.
- A short film presenting the experiences of the landowners that have been involved in the KEF will be released in the first half of 2026.
- The Kingborough Implementation Plan 2028-2032 will be drafted next year in preparation for Council endorsement.





Landowner Involvement in the KEF

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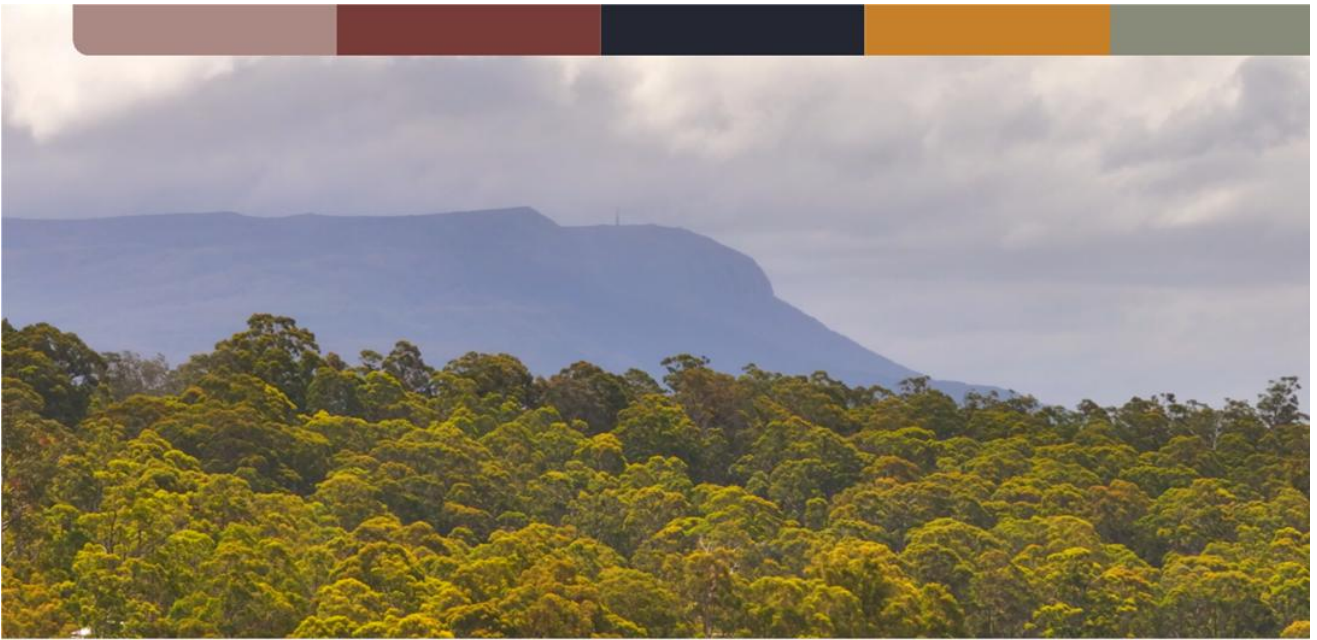
The creation of new conservation reserves on private land is the most important delivery stream of the KEF.

Over 40% of Tasmania's remaining native forest is unprotected on privately owned land, and the preservation of these areas is vital to the survival of many of our threatened species and vegetation communities.

Many landowners want to ensure their patch of bush is protected for future generations, however conservation covenants are currently only permitted through established programs such as the KEF.

The KEF is providing landowners the opportunity to undertake meaningful conservation on their properties, as part of a targeted and strategic program that actively supports the participating landowners.





Landowner Reflections - Louise



Oyster Cove



50.7 ha

Biodiversity Values Protected

Black peppermint (*Eucalyptus amygdalina*) forest and woodland on sandstone; blue gum (*Eucalyptus globulus*) dry forest and woodland; silver peppermint (*Eucalyptus tenuiramis*) forest and woodland on sediments; swift parrot habitat; forty-spotted pardalote habitat; pretty heath (*Epacris virgata*) habitat.

Stewardship Actions

Fencing, radiata pine removal; weed control; revegetation.

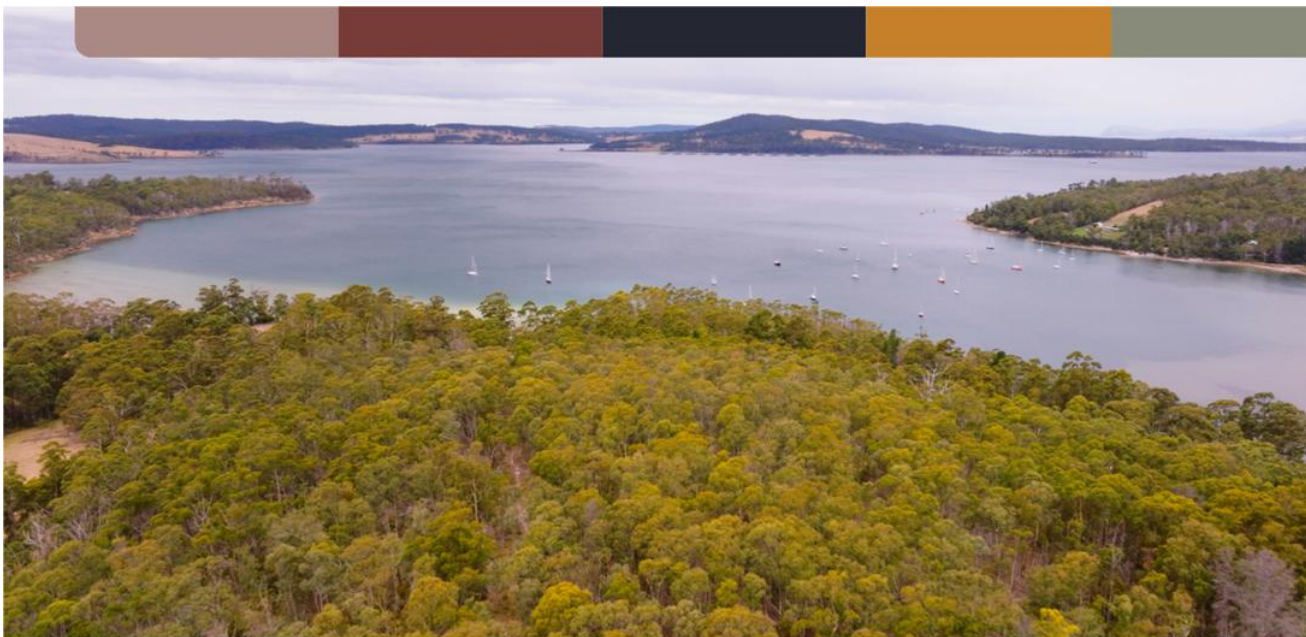


"I live on a lovely property at Oyster Cove, which was a family property. The original part of it was owned by my grandfather. And now I find myself looking after it, a custodian of this property.

"I really wanted to set my land aside as a private reserve because I wanted to look after it. And when I found out that I could be supported to do that through the Kingborough Environmental Fund, I was absolutely delighted that I wasn't alone in looking after the property.

"I was absolutely delighted when I realised that I wasn't alone in looking after the property."

- Louise



Landowner Reflections - Louise...cont

"I also valued the financial incentives because I had a lot of outgoings on the property. I was facing the possibility of not being able to look after it anymore, not being able to stay on it. The exemptions from land tax and reductions in rates and funding for fencing and plantings, were significant reasons for protecting it under the scheme.

"I knew I loved the bush, but I didn't actually realise what environmental values were on my property until this process. And I was really delighted when I found out what they were.

"My hopes for the property is that it will continue to be protected. And that very little will change actually. And when I say protected, I think that means to me, leaving it alone to do its own thing where that's possible, which it's very good at.

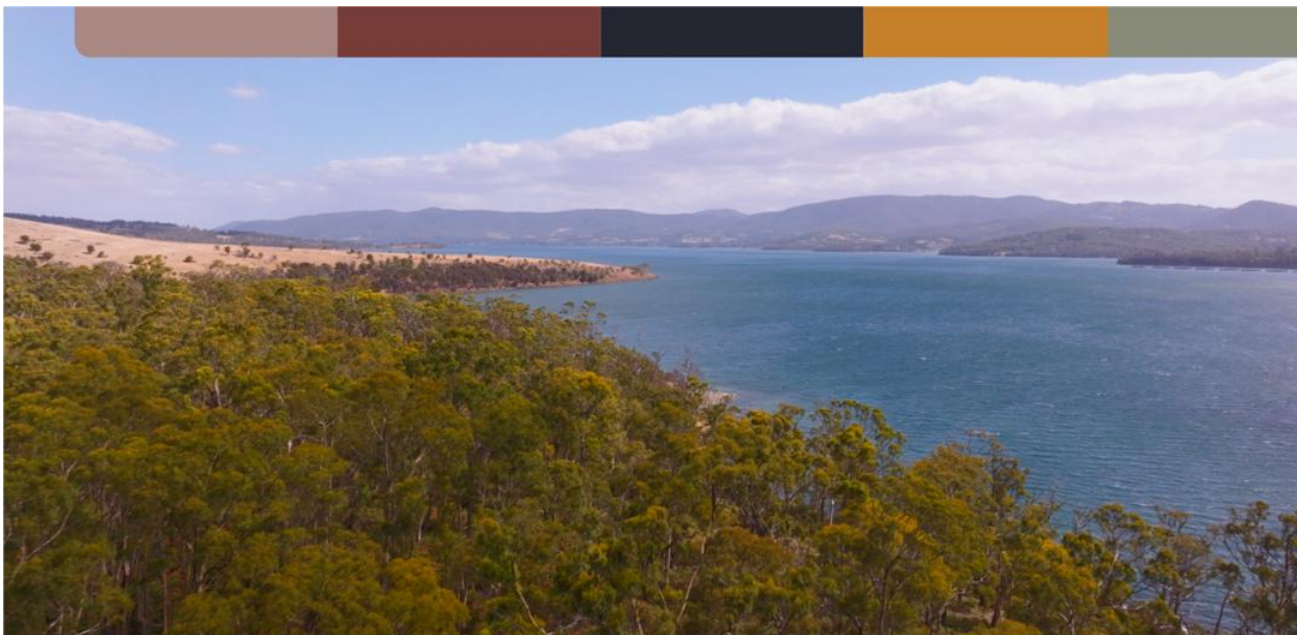
"And I think with all the talk of damage to the environment, climate change and loss of biodiversity and habitat, just in a small way, I feel that this is actually a positive action that I can take. Which makes me feel pretty good.

"My father really prioritised the property over many other things in his life. He loved it and I think he'd be very pleased to see it now."

"I knew I loved the bush, but I didn't actually realise what environmental values were on my property until this process."

- Louise





Landowner Reflections - Suzie



Killora



18 ha

Biodiversity Values Protected

Black peppermint (*Eucalyptus amygdalina*) forest and woodland on sandstone; forty-spotted pardalote habitat

Stewardship Actions

Radiata pine removal, fencing, weed control, revegetation.

"My name's Suzie and I own a property in Killora. Bruny Island's always been a very special place to me and it feels like coming home every time I come here.

"I was motivated to join the Kingborough Environmental Fund program through a responsibility to the land, by a real need to make sure that I left it better than when I had actually got it.

"Councils are known generally for rates, roads and rubbish. Things like the Kingborough Environmental Fund are not seen as being logically their responsibility. But in much the same way as I was entrusted, I think Councils have trust placed upon them to do what they can to ensure that their community and the land is made better for the future as well.



"I was motivated to join the Kingborough Environmental Fund program through a responsibility to the land..."

- Suzie



Landowner Reflections - Suzie...cont

“Working with Council, I felt supported through the whole process. And I also thought that we were in partnership, that we were doing things together. It wasn't any form of coercion or pressure. It was just an enjoyable opportunity to talk about the things that matter.

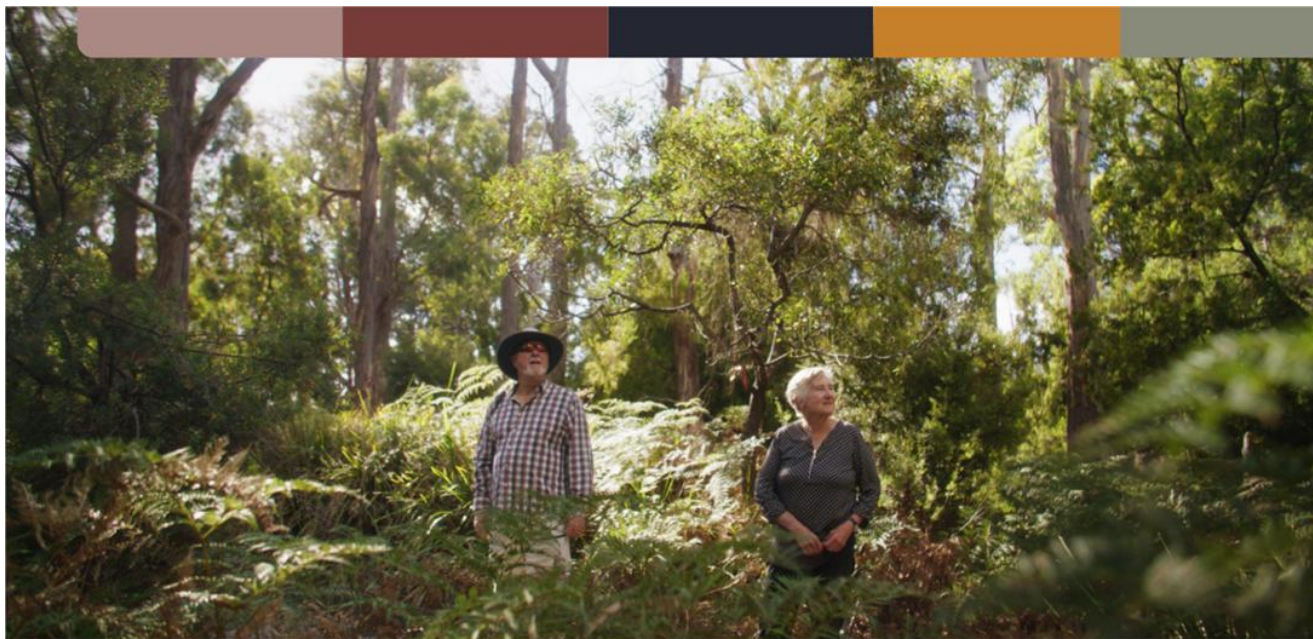
“I've talked to people who are being a bit dubious about, oh, you've given your land away. And I keep on saying, no, no, no, it's just all good. I don't see anything bad about what I'm doing.

“There was a moment in this whole process, and it had been after a few dark days where I thought I didn't really know what I was doing and whether I'd made a mistake. But I came down to the property and so many of the pine trees had been removed. I walked into the house, and I opened up the blinds in the lounge room window. And where once it was surrounded and canopied by the pine trees, there was suddenly so much light. And I could see the gum trees below, and the water, and light was coming in, and it just felt like it was right. The light had been brought back to the property.”

“The light had been brought back to the property.”

- Suzie





Landowner Reflections - Martin & Suzanne



Oyster Cove



142 ha

Biodiversity Values Protected

Black peppermint forest (*Eucalyptus amygdalina*) forest and woodland on sandstone; blue gum (*Eucalyptus globulus*) dry forest and woodland; swift parrot habitat; forty-spotted pardalote habitat.

Stewardship Actions

Spanish heath control, fencing.



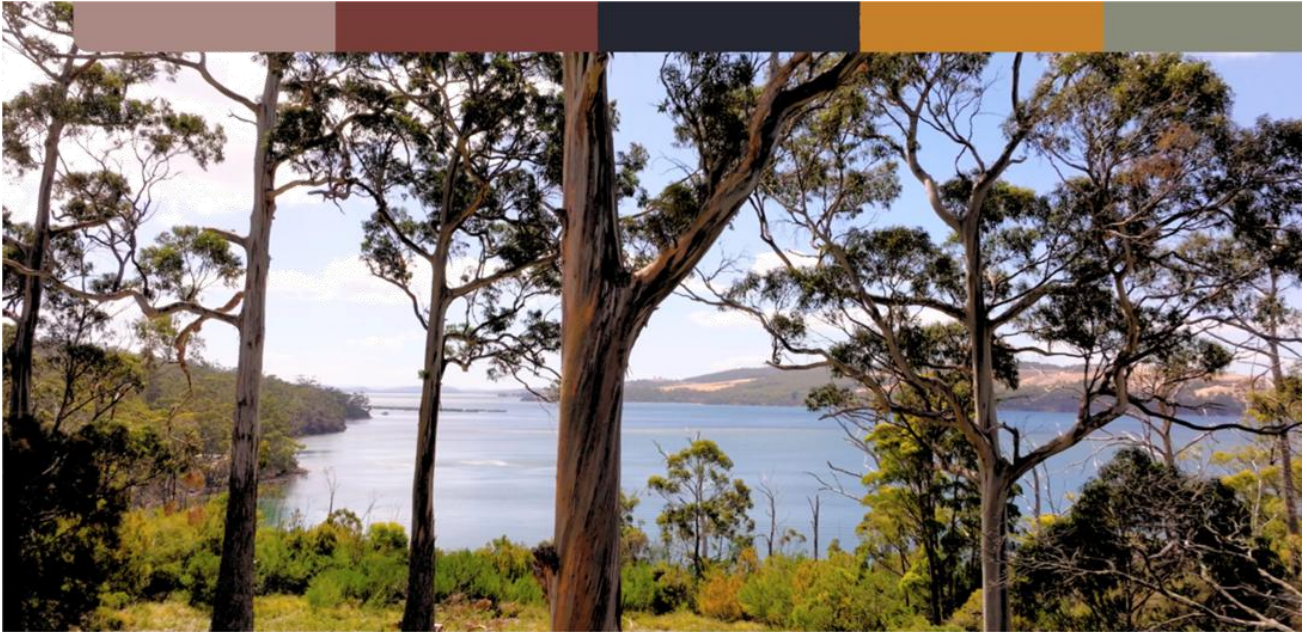
"We are Martin and Suzanne and we've been in Oyster Cove for about 50 years, and here at on this property for 33 years. When we first visited the property we couldn't believe it, and every day we still cannot believe it because it has so many aspects that just are wonderful.

"Being part of the Kingborough Environmental Fund made us realise that the Council is interested in the environment and not just roads and sewerage and the tip. This program has brought in expertise and support to undertake a project that would otherwise be too big for us.

"The changes we have seen have been incredible. Spanish heath was one of our major problems. Since a large area of it has been eradicated it's allowed native grasses such as Poa and some other little native flowering plants to regenerate and that's very gratifying for us.

"... it makes us realise that the Council is interested in the environment and not just roads and sewerage and the tip."

- Martin & Suzanne



Landowner Reflections - Martin & Suzanne...cont

"There's an awful lot of land in Kingborough that I think needs protecting and this is the sort of approach that's needed. We would certainly recommend this process because it's got an excellent outcome and it's been an interesting process. Its been educational for us too, learning more about the trees and the plants and the wildlife on our property.

"I think council needs to put more resources into these teams of people and their expertise. It's a very important program. Kingborough is a wonderful area and it has to be managed extremely carefully otherwise it'll end up with it like every other area, too urbanised.

"The world needs places like this looked after for the future, it's not all about development and cement, it's about preserving the environment because without the environment we humans haven't got a lot left.

"I hope that after we're gone it's still the beautiful place that it is. I hope that people have the chance to experience it. That the animals have a chance to live here and hopefully long after we're gone it will be as beautiful as it is now."

"The world needs places like this looked after for the future, it's not all about development and cement..."

-Martin & Suzanne





Landowner Reflections - Christine



Cloudy Bay



3.5 ha

Biodiversity Values Protected

Coastal Scrub

Stewardship Actions

Revegetation

"My name is Christine and I own 64 acres of land at Cloudy Bay in a beautiful spot between the lagoon and the ocean. We've owned this property for 36-37 years, and we bought it at a time when people said we were absolutely crazy for buying land at the bottom end of the earth. We've had many wonderful times here with family and friends."

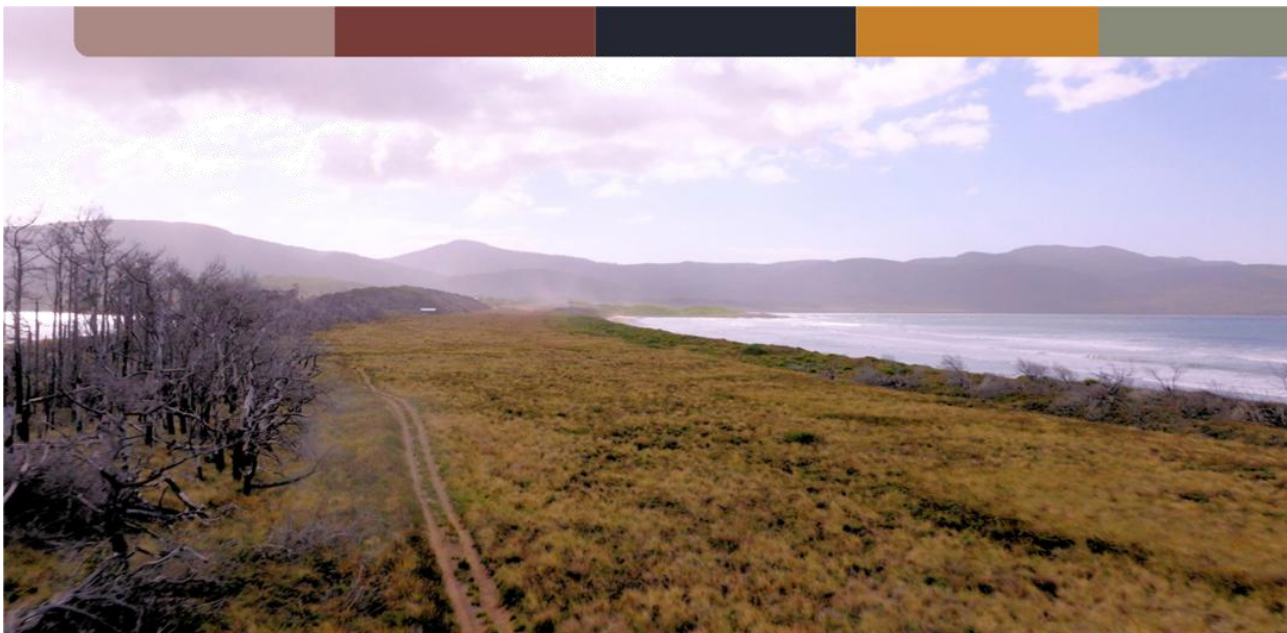
"I was interested in being part of this project because a bushfire seven years ago wiped out the whole area, and it provided the opportunity to try and return the pine forest back to native vegetation. Being able to plant all these coastal shrubs with the help of the Kingborough Environmental Fund was fantastic."

"The planting area is about 200 meters long and it's along where the pine trees have died so it's an excellent opportunity to replant with a wide diversity of coastal shrubs."



"Being able to plant all these coastal shrubs with the help of the Kingborough Environmental Fund was fantastic."

- Christine



Landowner Reflections - Christine

“The plantings are the shrubs that would have originally been there. Because of the pine plantation and then grazing, mainly with cattle, quite a lot of damage was done to the place, and so this is very much an opportunity to return it back to its native vegetation with a high level of biodiversity.”

“I was really impressed when Council came and collected seeds to be able to develop local provenance seedlings to plant here and I was also very impressed with the way that the staff from Kingborough Council came and helped plant all the seedlings. It was very efficient operation.”

“I go and check some of the seedlings every month or two. I've been amazed at how many have survived. The Banksia have been exceptional. Others have been slower to get going.”

“It's great to see that offset funding is actually being used appropriately and hopefully it will lead to increased native vegetation on my property. Into the future I would love to see all the pine trees gone and the property returned to the native vegetation.”

“I was really impressed when Council came and collected seeds to be able to develop local provenance seedlings...”

-Christine



B QUARTERLY SUMMARY ACTION REPORT TO DECEMBER 2025

Key to Status Symbols			
—	●	✓	➔
None	On Target	Ahead of Schedule	Ongoing

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
1.1	A Council that engages with an enables its community					
1.1.1	Maximise community engagement and communication by using fit-for-purpose technology solutions that are easily accessible to the community.	Digital Experience & Governance	50	50	✓	Council chambers AV was upgraded in late 2025 to provide fit-for-purpose technology for community engagement. Online options provided for engagement
1.1.2	Deliver services and events to ensure the needs, issues and aspirations of young people in our community are embedded into program delivery by Council.	Community Services	50	50	✓	
1.1.3	Provide services and programs that meet the needs of older people in our community.	Community Services	50	50	✓	
1.1.4	Undertake stakeholder engagement as part of the development, review and updates of Council strategies and masterplans.	Governance	50	50	●	Occurs on an ongoing basis.
1.1.5	Undertake community consultation in relation to Council’s budget.	Finance	0	0	●	Consultation will be undertaken during the budget process.
1.1.6	Maintain an active involvement at regional and state government levels to advocate on behalf of the local community.	Executive Management	50			

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
1.1.7	Maintain an active involvement at regional and state government levels to advocate on behalf of the local community.	Executive Management	50	50	●	Council maintains representation on a wide range of regional and State partnerships, committees and working groups.
1.2	An inclusive community that has a strong sense of pride and local identity					
1.2.1	Deliver a range of civic, cultural and community events that celebrate local attributes.	Community Services	50	50	✓	
1.2.2	Provide services, events, advocacy and leadership for arts and culture.	Community Services	50	50	✓	
1.2.3	Maximise the usage of the Kingborough Community Hub as a focal point for community activities.	Community Services	50	50	✓	
1.2.4	Prepare a Local Historic Heritage Code to protect the historic cultural heritage significance of places, precincts and landscapes.	Development Services	50	50	●	
1.2.5	In partnership with local community groups, develop heritage trails and interpretive signage for areas of historical and cultural significance.	Recreation & Property	50	50	●	Signage developed for NW Bay River Trail
1.2.6	Implement the <i>Kingborough Multicultural Action Plan</i> .	Community Services	50	50	●	
1.3	A resilient community with the capacity to flourish					
1.3.1	Meet obligations under the <i>Emergency Management Act 2006</i> and Tasmanian Emergency Management arrangements.	Emergency Management	50	50	●	As detailed in Kingborough Municipal Emergency Management Plan
1.3.2	Support the community to prepare for emergency events.	Emergency Management	50	50	➔	Programme of events and education activities
1.3.3	Identify the municipality's risks and vulnerabilities to different hazards and then put specific measures in place to help manage and reduce them.	Emergency Management	50	50	➔	As detailed in Kingborough Municipal Emergency Management Plan. Includes work with other departments eg coastal hazards

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
1.3.4	Deliver the Kingborough Volunteer Program to assist older residents to continue to live in the community with dignity.	Community Services	50	50	✓	
1.3.5	Continue organisational support for volunteering opportunities and recognise and celebrate volunteers in the community.	Community Services	50	50	✓	
1.3.6	Provide support to community groups through a transparent and targeted provision of grants for community-based projects.	Community Services	50	50	✓	
1.4	A Council that acknowledges the existence of a climate change and biodiversity emergency and has in place strategies to respond					
1.4.1	Facilitate community engagement on climate change and strengthen community resilience to its impacts.	Environmental Services	50	50	●	Coastal adaptation options engagement with Snug community. Support for community energy efficiency and electrification with Net Zero Channel
1.4.2	Implement the <i>Kingborough Coastal Hazards Policy</i> to guide Council coastal works and asset management actions in the context of climate change.	Environmental Services	50	50	➔	Coastal Hazards assessment for Council projects ongoing. Successful statewide grant to improve knowledge and management of coastal hazards risk (Coastal Hazards Resilience Planning Project)
1.4.3	Develop and implement a Stormwater Strategy to address the management of the flood risk and within Council’s urban drainage catchments.	Engineering Services	50	25	—	Two flood studies completed and two more planned in 26-27. No progress on risk strategy.
1.5	An active and healthy community with vibrant, clean, local areas that provide social, recreational and economic opportunities					
1.5.1	Implement the <i>Kingborough Tracks and Trails Action Plan</i> .	Recreation & Property Services	50	50	●	NW Bay River Trail Stage 2 completed
1.5.2	Continue to review, update and implement the <i>Recreational Water Quality Management Strategy</i> to improve the water quality of Council’s beaches used for recreational activities.	Environmental Services and Engineering Services	50	50	➔	Beach watch monitoring ongoing at popular swimming beaches, Investigation into poor water quality at southern end of Blackmans Bay on track.

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
1.5.3	Implement priority actions from the <i>Kingborough Sport and Recreation Strategy</i> .	Recreation & Property Services	50	50	●	Implementation occurs on an ongoing basis.
1.5.4	Implement the Kingborough Community Health and Wellbeing Strategy.	Community Services	50	50	●	
1.5.5	Develop an Active Transport Positive Provisioning Policy to support the development, maintenance and improvement of active transport infrastructure. "Active transport" is transport requiring physical activity, typically walking and riding a bike and can include other personal mobility devices.	Engineering Services	50	50	●	
2.1	Service provision meets the current and future requirements of residents and visitors					
2.1.1	Ensure that systems are in place to enable the electronic lodgement of applications and online bookings for facilities.	Business Services	50	20	➔	The endorsed Digital Strategy includes community-facing online services and all business cases have been submitted for 2026-27 approval.
2.1.2	Provide a publicly accessible GIS that enables a good understanding of property related opportunities and constraints.	Business Services	50	100	✓	Interactive maps with various use-cases (e.g. waste collection, tracks and trails, planning scheme, land and roads, local links) have been published on the website for community access.
2.1.3	Develop and implement a Continuous Improvement program.	Governance	50	0	—	On hold pending resourcing.
2.2	Infrastructure development and service delivery are underpinned by strategic planning to cater for the needs of a growing population					
2.2.1	Complete and implement the <i>Margate Master Plan</i> .	Engineering Services	50		➔	Ongoing. Design work progressing next financial year.
2.2.2	Update the <i>Central Kingston Parking Strategy</i> .	Engineering Services	50		✓	Strategy updated.

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
2.2.3	Develop and implement master plans for Council’s sportsgrounds.	Recreation & Property Services	50	50	●	Occurs on an ongoing basis.
2.2.4	Deliver the annual infrastructure Capital Works program.	Engineering Services	50	50	●	
2.2.5	Review Council's Integrated Transport Strategy.	Engineering Services	50	100	✓	Strategy has been reviewed.
2.2.6	Develop an unsealed roads policy.	Engineering Services	50	10	➔	Still under development. To be completed by end of June 2026.
2.2.7	Develop a street lighting policy.	Engineering Services	50	10	➔	Still under development.
2.2.8	Develop a rural stormwater policy.	Engineering Services	50	85	➔	Still under development. Draft policy and guideline almost completed. Expected end June 2026.
2.2.9	Review the Long-Term Financial Plan to ensure that Council has the capacity to deliver on the strategies identified to implement its Strategic Plan.	Business Services	50	50	●	Updated for 24/25 final results. Awaiting draft Strategic Asset Management Plan outputs.
2.3	Community facilities are safe, accessible and meet contemporary standards					
2.3.1	Through the Disability Inclusion and Access Advisory Committee, improve the accessibility of Council’s services, buildings and information to people with a disability.	Community Services, Recreation & Property Services	50	50	●	Projects to improve accessibility are being pursued at Margate, Blackmans Bay and Kettering Halls.
2.3.2	Implement the <i>Kingborough Public Toilet Strategy</i> and ensure effective provision, upgrading and maintenance of Council owned public toilets throughout the Municipal Area.	Recreation & Property Services	50	50	●	New facility at Silverwater Park complete

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
2.3.3	Implement the <i>Kingborough Playground Strategy</i> to provide a comprehensive network of quality, accessible and well-maintained playgrounds throughout Kingborough.	Recreation & Property Services	50	50	●	Upgrades of play spaces at Dru Point Reserve, Silverwater Park and Alonnah recently completed.
2.3.4	Develop a building maintenance schedule and inspection regime to provide proactive maintenance of Council's buildings and community facilities.	Works Department	50	50	●	
2.3.5	Implement the <i>Kingborough Community Halls Strategy</i> to provide accessible and functional halls throughout Kingborough.	Recreation & Property Services	50	50	●	Demolition of old toilet block at Woodbridge Hall recently completed.
2.4	The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability					
2.4.1	Develop and deliver a Customer Service Strategy for the organisation.	Governance	50	0	—	On hold pending integration with Digital Strategy
2.4.2	Develop baseline data on customer satisfaction and use this to develop KPI targets and identify process improvements.	Governance	50	0	—	Not yet commenced.
2.4.3	Develop and deliver a cultural change program for the implementation of operational accountability.	Governance	50	50	●	A series of reforms are underway
3.1	A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth					
3.1.1	Develop Council's Tree Strategy 2023-2033 and maintain a Register of Significant Trees	Environmental Services	50	0	—	No progress due to lack of resourcing
3.1.2	Finalise and implement the Kingborough Tree By-Law to provide appropriate protection for trees on private land.	Governance, Environmental Services	50	50	—	On hold until new Planning Scheme in place. By-law drafting, consultation and Council workshop complete.
3.1.3	Deliver biodiversity offset projects under the <i>Kingborough Environmental Fund Implementation Plan</i> .	Environmental Services	50	50	●	Delivery of offset projects on track

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
3.1.4	Manage the natural area reserve network through the development and implementation of both new and existing reserve management plans.	Environmental Services	50	50	→	
3.1.5	Develop and implement existing Creek Maintenance Plans that improve the health and function of urban waterways.	Environmental Services/ Works	50	20	→	Priority works for 25-26 scoped and quoted for delivery Q3 & Q4
3.2	A community that has a well-developed sense of natural and cultural heritage					
3.2.1	Provide opportunities and engage the community in the conservation and restoration of our natural areas, wildlife and plants.	Environmental Services	50	50	●	1174 people have participated in natural areas education and events including National Tree Day, guided activities, the nature festival and school activities.
3.2.2	Foster positive working relationships with landcare groups across the municipality, coordinating the network of volunteers to achieve good environmental outcomes.	Environmental Services	50	50	●	Landcare groups have contributed to improving the health of 23 Council reserves including local creeks, beaches and bushland patches. They received support, tools and training from Council.
3.2.3	Implement the North West Bay River Catchment Management Plan in partnership with the community and key land managers in the catchment.	Environmental Services	50	20	→	Weed control on Council land in the catchment ongoing. Local landcare groups supported to restore habitat along waterways.
3.2.4	Work with the Tasmanian Aboriginal community to promote community understanding of cultural heritage.	Community Services	50	50	●	
3.3	Council is able to demonstrate strong environmental stewardship and leadership					
3.3.1	Implement the <i>Kingborough Waste Management Strategy 2018</i> to deliver cost effective and efficient waste and recycling services to residents, improve recycling rates, reduce emissions and energy usage and reduce the impacts of illegal dumping and littering.	Engineering Services	50	50	●	

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
3.3.2	Implement the <i>Kingborough Dog Management Policy 2018</i> and provide education and enforcement of restrictions in areas with environmental values.	Compliance	50	50	●	Maddocks Rd off-lead area declared as an addition to the Policy.
3.3.3	Develop and implement an Environmental Management System to support continuous improvement of environmental performance and ensure that Council meets its statutory responsibilities under environmental legislation.	Environmental Services	50	30	➔	New environmental assessment procedure completed for Council projects
3.3.4	Promote responsible cat ownership and work with the community and stakeholders to implement programs that minimise the impacts of cats (via predation, disease and nuisance).	Environmental Services	50	50	➔	Continued to support the Biodiverse Bruny project to manage cats on Bruny Island. Finalised cat containment approach for the new Huntingfield development.
3.4	Best practice land use planning systems are in place to manage the current and future impacts of development					
3.4.1	Review the <i>Kingborough Land Use Strategy</i> .	Development Services	50	50	●	
3.4.2	Finalise the Local Provisions Schedule in order to enable the declaration of the new Kingborough Planning Scheme.	Development Services	50	50	●	
3.4.3	Implement the <i>Kingborough Weed Management Strategy 2017-2027</i> .	Environmental Services	50	50	➔	Strategic weed control was carried out across 60 Council reserves targeting declared and environmental weeds. Both community education and compliance activities completed.
3.5	Management of environmental assets is based on professional advice and strategic planning					
3.5.1	Develop and implement a natural areas and biodiversity strategy to underpin the management of Council's natural area reserves network and approach to managing the key threatening processes for biodiversity in Kingborough.	Environmental Services	50	20	➔	Strategy scoping in progress.

No.	Description	Department	YTD Target %	YTD Actual %	Status	Comment
3.5.2	Implement the <i>Bushfire Risk Reduction Strategy</i> for Council land.	Environmental Services	50	50	→	Successful grant application to widen fuel break in Taroona to a regional break standard. Maintenance of fuel breaks and preparation for manual fuel reduction in 2 reserves.
3.5.3	Collaborate with key stakeholders to contribute to the recovery of threatened species and threatened vegetation communities.	Environmental Services	50	50	→	Restoration of threatened vegetation communities and threatened species habitat on Council land through revegetation and weed control. Hit a milestone of 1000 white gum seedlings being provided to landowners over last 4 years to grow in areas of priority habitat.

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