

# 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  
Monday, 1 July 2024 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. 12 to be held on Monday, 1 July 2024 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



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

Tuesday, 25 June 2024

Public Copy

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## **GUIDELINES FOR PUBLIC QUESTIONS**

### **Section 31 of the Local Government (Meeting Procedures) Regulations 2015**

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Questions from the public may either be submitted to the General Manager in writing or asked verbally at an Ordinary Council meeting. Any question asked must only relate to the activities of Council [Section 31(2)(b)].

This guideline is provided to assist the public with the requirements of Public Question Time as set out in the *Local Government (Meeting Procedures) Regulations 2015* as well as determinations made by Council. You are reminded that the public question forum is designed to accommodate questions only and neither the questions nor answers will be debated.

#### **Questions on Notice**

Written questions on notice must be received at least seven (7) days before an Ordinary Council meeting [Section 31(1)] and must be clearly headed 'Question/s on Notice'. The period of 7 days includes Saturdays, Sundays and statutory holidays but does not include the day on which notice is given or the day of the Ordinary Council meeting [Section 31(8)].

#### **Questions Without Notice**

The Chairperson of an Ordinary Council meeting must ensure that, if required, at least 15 minutes is made available for public questions without notice [Section 31(3)]. A question without notice must not relate to any matter that is listed on the agenda for that meeting.

A question by any member of the public and an answer to that question is not to be debated at the meeting [Section 31(4)]. If a response to a question cannot be provided at the meeting, the question will be taken on notice and will be included in the following Ordinary Council meeting agenda, or as soon as practicable, together with the response to that question.

There is to be no discussion, preamble or embellishment of any question asked without notice, and the Chairperson may require that a member of the public immediately put the question.

The Chairperson can determine whether a question without notice will not be accepted but must provide reasons for refusing to accept the said question [Section 31 (6)]. The Chairperson may require a question without notice to be put on notice and in writing.

The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, offensive or relates to any matter which would normally be considered in Closed Session. The Chairperson may require that a member of the public immediately put the question.

AGENDA of an Ordinary Meeting of Council  
Kingborough Civic Centre, 15 Channel Highway, Kingston  
Monday, 1 July 2024 at 5.30pm

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**1 AUDIO RECORDING**

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The Chairperson will declare the meeting open, welcome all in attendance and advise that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

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**2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**

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

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**3 ATTENDEES**

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**Councillors:**

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

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**4 APOLOGIES**

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**5 CONFIRMATION OF MINUTES**

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**RECOMMENDATION**

That the Minutes of the open session of the Council Meeting No. 11 held on 17 June 2024 be confirmed as a true record.

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**6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

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No workshops have been held.

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**7 DECLARATIONS OF INTEREST**

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In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have, a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

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**8 TRANSFER OF AGENDA ITEMS**

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Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

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**9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC**

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**10 QUESTIONS ON NOTICE FROM THE PUBLIC**

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The questions taken on notice by Mr Charlie Biggins at the Council meeting on 17 June 2024, namely LUPAA and other Legislation – Tree Removal, Tree By-Law and Tree By-Law Statutory Time Limitations, will be provided at a future Council meeting due to time constraints.

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**11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**

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**12 QUESTIONS ON NOTICE FROM COUNCILLORS**

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

**OPEN SESSION ADJOURNS**

**PLANNING AUTHORITY IN SESSION**

**13 OFFICERS REPORTS TO PLANNING AUTHORITY**

**13.1 DA 2024-20 - DEVELOPMENT APPLICATION FOR DWELLING, ANCILLARY DWELLING AND TWO (2) SHIPPING CONTAINERS AT 39 HOLLYHOCK DRIVE, KINGSTON**

**File Number:** DA 2024-20  
**Author:** Sadhana K C, Planner  
**Authoriser:** Tasha Tyler-Moore, Manager Development Services

<b>Applicant:</b>	G Hills & Partners Architects
<b>Owner:</b>	Y Qiu and Mr W Liang
<b>Subject Site:</b>	39 Hollyhock Drive, Kingston (CT 176669/54)
<b>Proposal:</b>	Dwelling, ancillary dwelling and two (2) shipping containers
<b>Planning Scheme:</b>	Kingborough Interim Planning Scheme 2015
<b>Zoning:</b>	General Residential
<b>Codes:</b>	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
<b>Use Class/Category:</b>	Residential/Single Residential Dwelling
<b>Discretions:</b>	General Residential Zone CI.10.4.3 A2 – Site coverage and private open space for all dwellings CI.10.4.6 A2 – Privacy for all dwellings
<b>Public Notification:</b>	Public advertising was undertaken between 15 May 2024 and 28 May 2024 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i> .
<b>Representations:</b>	Twenty (20) representations were received. Grounds of Submissions: <ul style="list-style-type: none"> <li>• Use concerns</li> <li>• Compromised privacy of the adjoining properties</li> <li>• Inadequate, impractical and unsafe private open space</li> <li>• Overshadowing on the adjoining lots</li> <li>• Visual impact</li> <li>• Inconsistent site coverage</li> <li>• Increase in traffic congestion from vehicular movement, insufficient parking on site, on-street parking issues and overcrowding on the Hollyhock Street</li> </ul>



	<ul style="list-style-type: none"> <li>• Non-compliance with other zone provisions of the scheme</li> <li>• Diminished neighbourhood character and amenity of residential area</li> <li>• Noise and light pollution</li> <li>• Shipping container on site prior to approval of the permit</li> <li>• Breach of restrictive covenants</li> <li>• Negative impact on the long-term welfare/well-being of the Whitewater Park Community</li> <li>• Increased native animal death toll rise</li> <li>• Devaluation of the properties in the area</li> <li>• Higher potential for anti-social behaviour</li> </ul>
<p><b>Recommendation:</b></p>	<p>Approval with Conditions</p>

**1. PROPOSAL**

**1.1 Description of Proposal**

The application is for the development of a vacant site at 39 Hollyhock Drive, Kingston involving:

- Construction of a double-storey, brick-veneer dwelling consisting of open plan living and kitchen and one bedroom with an ensuite on the ground floor plus four additional (5) bedrooms with attached ensuites on the upper floor plus an additional living area, laundry and study on the upper level; a single-storey, brick-veneer ancillary dwelling consisting of two (2) bedrooms each with an ensuite, open plan kitchen and living area;
- Parking for three vehicles onsite, including within the double garage of the main dwelling; the third space is located between the main dwelling and the ancillary dwelling;
- Vehicle access to the site is via the existing crossover on the southern end of the frontage; and
- Placement of two (2) 20ft shipping containers for the purpose of storage.

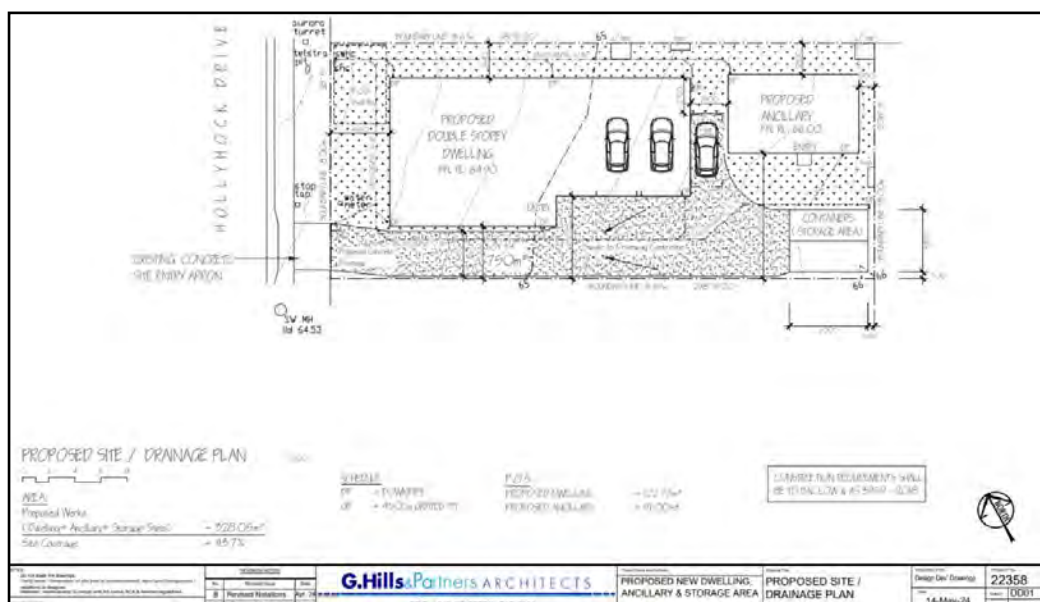


Figure 1: Site plan





Figure 3: Aerial Imagery of the subject lot (MapInfo)

**1.3 Background**

Development Application:

It is noted that the nature of the development is unusual proposing a double-storey dwelling consisting of five (5) bedrooms with attached ensuites, an ancillary dwelling with two-bedroom attached ensuites and two shipping containers on site. In seeking clarification regarding the proposed use, further information was requested on 16 February 2024 to provide confirmation on whether the intended use from the proposal is purely residential or the intention is to establish a 'boarding house' use. The response was received from the applicant with confirmation that the proposal was for a residential dwelling and not for commercial purposes.

The initial plans demonstrated non-compliance with the setback and building envelope requirement under Clause 10.4.2 A1 and A3. On the initial plans, the proposed setback from the frontage was shown to be 4.5m, and considered not to comply Clause 10.4.2, Setbacks and building envelope for all dwellings, Acceptable Solution A1, for the General Residential Zone. Furthermore, the proposed two-storey dwelling was also protruding outside of the allowed building envelope not complying with requirement under Clause 10.4.2 A3. The applicant was asked to demonstrate compliance with the relevant Performance Criteria P1 and P3. Amended plans were provided by the applicant in response to the further information request by Council which demonstrated compliance with the requirements of the Acceptable Solutions under Clause 10.4.2 A1 and A3, meeting the frontage setback and containing the main dwelling within the allowed building envelope.

The maximum building height was reduced on the revised plans from 8.6m proposed on the initial plans to 7.5m on amended plans and therefore containing the building within the allowed building envelope. The site coverage was reduced on the amended plans by reducing the number of shipping containers from three to two.

The Council provided advice to the applicant in relation to concerns on the visual impact from the apparent scale and bulk of the dwelling and the need to improve passive surveillance of the front yard and street. Council advised that the design elements, particularly in relation to the front facade of the dwelling, could be reconsidered including positioning more windows/doors, rearranging the layout of the dwelling, reducing the overall building height where possible, and achieving facade and fenestration features. The applicant submitted revised plans adding two new windows to the front facade of the building to minimise the impact on the streetscape quality and to provide passive surveillance.

Following the exhibition period, further amended plans were also received on 11 June 2024, which showed that upper-level Bedroom 4 window (W17) and Bedroom 5 window (W18) will implement a 1.7m high screening keeping a maximum transparency of 25% in reducing the overlooking impact to the adjoining properties, which was raised in the representations.

**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:

General Residential Zone

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

- 10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- 10.1.1.5 To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.
- 10.1.1.6 To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

*Clause 10.1.2 – Local Area Objectives and 10.1.3 Desired Future Character Statements*

Local Area Objectives	Implementation Strategy
10.1.2 Kingston	
Kingston will be primarily maintained as a residential area, with opportunities taken to protect natural features, improve local infrastructure and services when appropriate	New development should ensure that residential amenity is optimised by maintaining the existing character of the area and providing quality infrastructure where appropriate

Desired Future Character Statement	Implementation Strategy
10.1.3 Kingston	
<ul style="list-style-type: none"> <li>(a) Kingston is to include a mix of housing types that provide for a range of choices and affordability options.</li> <li>(b) The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services.</li> <li>(c) The Kingston area is characterised by vegetated corridors and backdrops and this visual appearance should be protected.</li> </ul>	<ul style="list-style-type: none"> <li>(a) While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts.</li> <li>(b) Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.</li> <li>(c) The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.</li> </ul>

The proposal complies with the above statements and objectives as it provides for a single residential dwelling development in an established suburban area that is already serviced with infrastructure. It maintains the primary residential function in the area providing for a housing choice by efficiently utilising the services available and protecting the existing landscape and environmental values.

### 2.3 Statutory Planning

The development is categorised as Residential (Single Dwelling) under the Scheme which is a No Permit Required use. Whilst the application is classified as a No Permit Required use, it relies on Performance Criteria to comply with the Scheme provisions and is therefore discretionary

### 2.4 Use and Development Standards

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

#### General Residential Zone

#### Clause 10.4.3 A2 - Site coverage and private open space for all dwellings

Acceptable Solution A2
<p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is not less than:                             <ul style="list-style-type: none"> <li>(i) 24m<sup>2</sup>; or</li> <li>(ii) n/a, only applicable to multiple dwelling.</li> </ul> </li> <li>(b) has a minimum horizontal dimension of not less than:                             <ul style="list-style-type: none"> <li>(i) 4m; or</li> <li>(ii) n/a, only applicable to multiple dwelling.</li> </ul> </li> <li>(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;</li> <li>(d) has a gradient not steeper than 1 in 10; and</li> <li>(e) is not used for vehicle access or parking.</li> </ul>

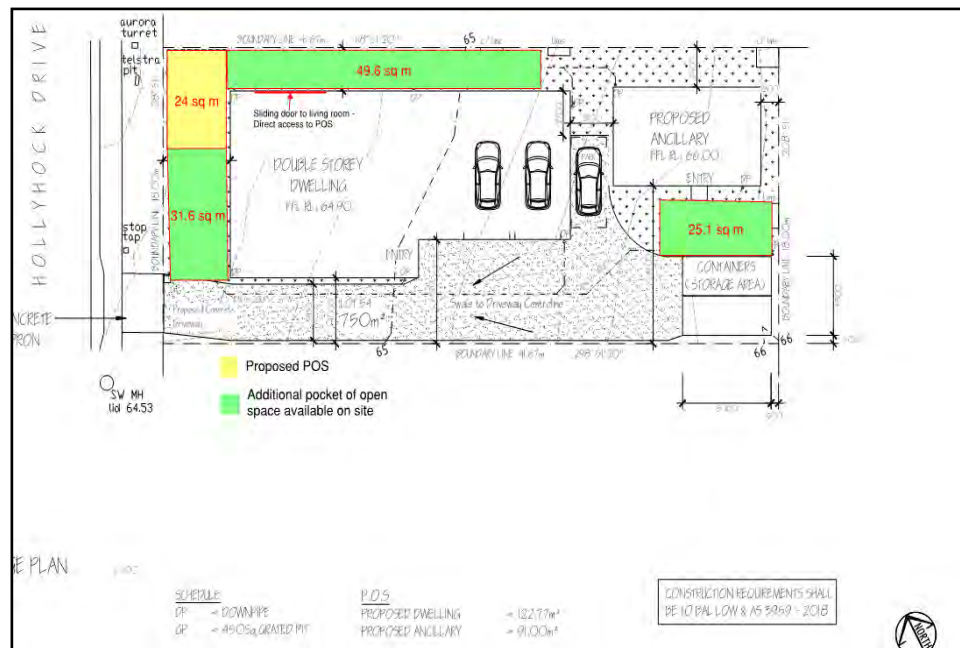
<b>Performance Criteria P2</b>
A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is: <ul style="list-style-type: none"> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight</li> </ul>
<b>Proposal</b>
Whilst the proposed private open space (POS) complies with all the other requirements of the acceptable solution, it does not comply with A2 (c) as the POS is located to the frontage and it is not oriented 30 degrees west of true north and 30 degrees east of true north, therefore it 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 proposed private open is located to the northwest corner of the site between the dwelling and the frontage. The allocated private open space has a total area of 24m<sup>2</sup> (6mx4m) as shown on the plan. Being located just outside of the living room of the house, it conveniently provides access from the sliding door to living/dining room of the house and therefore serves as an extension to the dwelling.

The private open space also opens up to additional areas of open space available at the front of the house that can be utilised for outdoor relaxation activities, children play area etc. This additional parcel of open space area to the front of approximately 31m<sup>2</sup> is also conveniently connected with the proposed private open space between the frontage and the dwelling. Furthermore, the pocket of additional open space available to the north of the dwelling (approximately 49m<sup>2</sup>) and also between the ancillary dwelling and shipping container (approximately 25m<sup>2</sup>) can provide for additional private open space, which can be utilised for the purposes of outdoor relaxation and similar activities.

The applicant also provided supporting justification, which outlined that there is approximately 213m<sup>2</sup> of an open space area available on site that can be utilised by the occupants of the dwelling and an ancillary dwelling. As the proposed private open space is conveniently located outside of the living room providing direct access and opening up to additional open space area within the lot, it is considered to be capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play.



**Figure 4: Proposed site plan marked up to show the allocated private open space, direct access off living room of the house and additional pocket of open space available on site**

- The allocated open space is located to the northwest corner of the lot, and there are other open areas available to the north of the dwelling that are capable of receiving adequate sunlight. The adjoining property dwelling contains a single storey house that will not impact these areas by reduction in sunlight. Therefore, it is considered that the POS is reasonably oriented to the northwest of the subject lot taking advantage of the sunlight access.

**General Residential Zone  
Clause 10.4.6 - Privacy for all dwellings**

**Acceptable Solution 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):

- (a) the window or glazed door:
  - (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) n/a, only applicable to multiple dwelling.
  - (iv) n/a, only applicable to multiple dwelling.
- (b) the window or glazed door:
  - (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%.

**Performance Criteria P2**

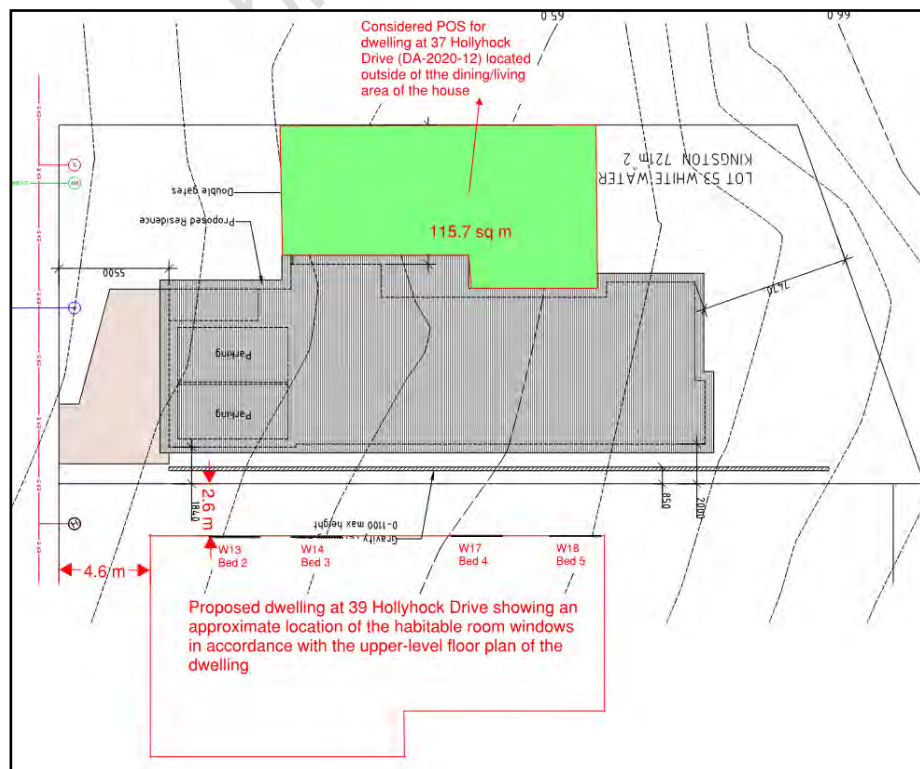
A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:

<p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>
<p><b>Proposal</b></p> <p>The proposed windows W13 (Bedroom 2) and W14 (Bedroom 3) facing northern side boundary achieve a setback of only 2.4m from the side boundary not complying with the requirements under A1 (a) (i). These windows do not demonstrate compliance with the requirements under A1 (b).</p> <p>A revised elevation plan was received from the applicant on 11 June 2024 after public advertising, which shows that the Bedroom 4 window (W17) and Bedroom 5 window (W18) will implement a 1.7m high screening keeping a maximum transparency of 25%. This will also form part of the endorsed plans.</p> <p>Other habitable room windows and doors with ffl greater than 1m comply with the requirement of the Acceptable Solution A1 (a) by keeping a minimum setback of 3m from a side boundary and 4m from a rear boundary.</p>

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

- The upper-level (first floor) bedroom windows, W17 and W18 facing the northern side boundary of the lot are setback only 2.4m. However, these windows will only look over the top of the adjacent property roofline at 37 Hollyhock Drive due to nature of the dwelling on the adjoining lot being a single storey dwelling. Therefore, it is considered that these windows will not have any directly overlooking issues to their habitable room windows and doors.

The private open space for the house on the adjoining lot at 37 Hollyhock Drive is located to the north of the house adjacent to the dining/living room on the floor plan approved under DA-2020-12. The upper-level windows of the house on the subject lot are setback approximately 11m minimum from their POS.



**Figure 5: Plans showing the considered private open space for adjacent property dwelling at 37 Hollyhock Drive in context of the proposed habitable room windows to the dwelling on the subject lot (37 Hollyhock Drive) that are within a side boundary setback.'**



- A revised elevation plan was received from the applicant on 11 June 2024 after advertising, which shows that Bedroom 4 window (W17) and Bedroom 5 window (W18) will implement a 1.7m high screening keeping a maximum transparency of 25%. The privacy screening added to these two windows will further minimise the directly overlooking issues from the closest windows looking onto the private open space of the adjacent property at 37 Hollyhock Drive and their backyard. This will also form part of the endorsed plans.

If the revised plans are accepted, it is considered that these windows will not cause any unreasonable overlooking issues on their private open space by minimising the direct views from these windows to their private open space.

If the application is approved, it is recommended that a condition relating to the requirement for window treatment be included.

## 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 15 May 2024 to 28 May 2024. Twenty (20) representations were received during the public exhibition period. The following issues were raised by the representors:

- 2.5.1 Intended use is not for a family home but to establish buildings for commercial use to operate as a boarding house, student accommodation and/or multiple tenancy property.

### Comment

All the submissions lodged have raised issues with the intended use from the proposal is not for a single dwelling. It is acknowledged that the proposal is unusual in nature seeking approval for the construction of a five-bedroom double storey main dwelling with attached ensuites, a separate two-bedroom ancillary dwelling with attached ensuites and placement of two permanent shipping containers on the subject lot.

The issue of intended use of the building was raised with the applicant in the further information request letter, their response advised that the use intended is purely for residential purpose/family home and not for commercial purposes.

The Planning Scheme does not provide any limitation on the number of bedrooms and bathrooms in a dwelling. The ancillary dwelling is allowable as it falls with the definition of 'single dwelling'. There is no limitation within the General Residential zone for size of storage buildings (sheds), however there are limitations on site coverage, setbacks and building heights – they have all been addressed in the assessment and have been determined to be compliant.

- 2.5.2 Compromised privacy of the adjoining lots due to overlooking issues

### Comment

The matter of upper level windows has been discussed already within the assessment.

The balcony proposed to the rear of the dwelling achieves a minimum setback of 4m from the southern side boundary and approximately 20m from the eastern rear boundary. Therefore, it complies with the relevant acceptable solution requirement under Clause 10.4.6 A2 (a) of the scheme. Therefore, it is considered that the proposed balcony, being compliant with the acceptable

solution requirement, will have no unreasonable overlooking/privacy issues on the adjoining properties at 41 Hollyhock Drive.

In summary, based on the amended plans, the impacts of the proposed windows have been assessed as complying with the Development Standards and should not create any unreasonable impacts on residential amenity.

### 2.5.3 Inadequate, impractical and unsafe Private Open Space

#### Comment

There are no relevant Development Standards in the scheme to assess the safety of the POS, therefore the concerns of safety cannot be considered.

The private open space is defined in the scheme as '*an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling*'. The definition of the POS in the scheme does not specify the location of POS within the lot to meet the definition. The proposed POS, including the additional open space available on the land, can be considered an outdoor area of the land for the exclusive use of the occupants of the land or dwelling being contained entirely within the subject lot. There are no set standards in the scheme regarding the location of the private open space on the lot.

A detailed assessment against the relevant clause has been provided earlier in this report.

In summary the impacts of the proposed private open space have been assessed as complying with the Development Standards and should not create any unreasonable impacts on the privacy of the adjoining properties.

### 2.5.4 Overshadowing and reduction of sunlight to the habitable rooms of the adjoining property, their private open space and solar energy installation.

#### Comment

All the submissions lodged by representors have raised issues in relation to overshadowing issues from the proposal that are only relevant with the requirements of the Performance Criteria under Clause 10.4.2 P3. The proposed buildings on the subject lot are contained within the Building Envelope of the Acceptable Solution Clause 10.4.2 Acceptable Solution A3 of the scheme. Therefore, no discretion is triggered under this Clause to allow for an opportunity to assess the proposal against the relevant requirements of the Performance Criteria, where overshadowing impacts could have been assessed.

In summary, the proposal cannot be tested against the requirements of the Performance Criteria when it demonstrates compliance with relevant requirements of the Acceptable Solutions in the scheme.

### 2.5.5 Visual impact from the proposed two-storey building and the shipping containers causing negative impact on the streetscape and landscape quality.

#### Comment

All the submissions lodged have raised issues in relation to the scale of the proposed two-storey building and shipping containers resulting in visual impact that are relevant with the requirements of the Performance Criteria under Clause 10.4.2 P3.

The proposed buildings on the subject lot being contained within the allowed Building Envelope of the Acceptable Solution Clause 10.4.2 Acceptable Solution A3, it complies with the relevant requirements of the Acceptable Solution. Therefore, no discretion is triggered under this Clause to allow for an opportunity to assess the proposal against the relevant requirements of Performance Criteria, where visual aspects from the proposal could have been considered in assessing the visual impact to the residential amenity. The proposal cannot be tested against the requirements of the Performance Criteria when it demonstrates compliance with relevant requirements of the Acceptable Solutions in the scheme.

Furthermore, the proposal demonstrates compliance with the requirement of the Acceptable Solution under Clause 10.4.2 A1, there is no opportunity to assess the proposal against the streetscape character in relevance to the requirement of Performance Criteria P1. The applicant also submitted revised plans adding two new windows to the front facade of the building in minimising the impact on the streetscape quality and to maintain some level of passive surveillance between the dwelling and the road. Because this was not the requirement relevant to development standards of the zone and code provisions applicable to the proposal, Council cannot enforce implementation of better design elements to improve the visual impact in confirming with the streetscape character and/or in reducing potential impact on the landscape.

In agreement with the applicant, a condition relating to this is also added in the permit requiring landscaping between the frontage and the dwelling and along the proposed driveway to soften the view of the concrete driveway and the shipping containers from the street view.

In summary, the proposal cannot be tested against the requirements of the Performance Criteria when it demonstrates compliance with relevant requirements of the Acceptable Solutions in the scheme.

#### 2.5.6 Site coverage inconsistent with the area

##### Comment

The site coverage as defined in the scheme is *“the proportion of a site (excluding any access strip) covered by roofed buildings”*. The proposal is within the site coverage requirement complying with relevant criteria of Acceptable Solution under Clause 10.4.3 A1, which requires a site coverage to be no greater than 50% (excluding eaves up to 0.6m wide). The plan demonstrates a total site coverage of 43.7% < 50%. and complies with Acceptable Solution requirement. Therefore, the proposal cannot be tested against the Performance Criteria in assessing the site coverage consistency with that existing on established properties in the area.

#### 2.5.7 Increase in traffic congestion from vehicular movement, insufficient parking on site, on-street parking issues and overcrowding on the Hollyhock Street.

##### Comment

The parking and vehicular movement requirements are assessed under relevant requirements of the code provisions, E5.0 Road and Railway Assets and E6.0 Parking and Access Code in the Scheme. Council's Development Services Engineer has assessed the proposal to be compliant with Clause E5.5.1 A3, which requires *“the annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater”*. Hollyhock Drive is

a sealed urban road with speed limit less than 60km/h and it is considered that the proposal for a residential dwelling will not exceed vehicle movements by 40 vehicle movements per day. Therefore, it complies with the relevant acceptable solution requirement

In the report published by the RTA Guide to Generating Traffic Development in October 2002, it is suggested that the daily vehicle trips from a dwelling house is maximum 9 vehicle trips per dwelling, with weekday peak hour vehicle trips being 0.85 per dwelling. Comparing the residential settlement in Kingston to be much lower in density than Sydney, the proposed single residential is considered to have similar vehicular movement, which is less than 20% or 40 vehicle movements per day to and from a site. Therefore, the proposal is considered to have no unreasonable impact from the vehicular movements in annual average traffic (AADT) complying with the requirement under Clause E5.5.1 A3.

Furthermore, a single residential dwelling development containing two or more bedrooms requires a total of two onsite parking. No additional requirements for parking are set in the scheme for more bedrooms. The proposal shows compliance with the parking requirements as it demonstrate three on-site car parking spaces (required two). The ancillary dwelling is not considered as a multiple dwelling on the lot and is treated by definition as part of single residential dwelling, which is allowed to share services, including parking, with the main dwelling. Therefore, there are no separate parking requirements in the scheme for ancillary dwelling. Considering that the proposal provides the required two car parking spaces on site with one excess parking space shown on the plan, it is deemed that onsite parking will be sufficient without needing to rely on the street parking on Hollyhock Drive.

There are no relevant development code standards under zone and code provisions for the assessment of overcrowding issues on the street.

In summary the proposal has been assessed as complying with the relevant Development Standards and should not create any unreasonable impacts on traffic flow and street parking.

#### 2.5.8 Non-compliance with other zone provisions of the scheme.

- The development does not comply with Clause 10.3.2 A1 and P1 – Visitor accommodation.
- The development does not comply with Clause 10.4.1 A1 and P1 – Residential density for multiple dwellings.
- The proposed setback of 4.55m from the dwelling to the frontage does not comply with the requirements of Acceptable Solution under Clause 10.4.2 A1 – Setbacks and building envelopes for all dwellings.
- The proposal causes unreasonable impact on the residential amenity of the neighbouring blocks because of the visual bulk, overshadowing issues on the neighbouring property resulting in reduction of sunlight to their private open space and the habitable rooms of the dwelling, including their solar energy access. The proposal also does not comply with separation distance between the dwellings on the adjoining block. Therefore, the proposal does not comply with the requirements of Performance Criteria under Clause 10.4.2 P3 – Setbacks and Building Envelope for all Dwellings

- The proposed shipping container does not comply with the requirements of Clause 10.5.3 A1 and P1 – Outdoor storage areas.

Comment

- The proposal is not for a visitor accommodation and therefore Clause 10.3.2 is not relevant
- The proposal is for a single residential dwelling and not for multiple dwellings, therefore, Clause 10.4.1 is not applicable.
- The proposal complies with the requirements of the Acceptable Solution under Clause 10.4.2 A1. The proposed dwelling is setback 4.55m from the frontage on a vacant lot, which is not more than the greater and less than the lesser setback from the frontage of dwelling on the adjoining sites on the same street. The subject property adjoins 45 Hollyhock Drive sharing its rear boundary, which is also considered an adjoining property on the same street.
  - 45 Hollyhock Drive – Unit 1 achieves setback of 4.540m from the frontage as approved under DA-2019-149 and BA/133-2019.
  - 37 Hollyhock Drive – Dwelling is setback 5.5m from the frontage (DA-2020-12 & BA/190-2020)
  - 41 Hollyhock Drive – Dwelling is setback 7.5m from the frontage (DA-2019-473 & BA/447-2019).

As discussed above, the proposal demonstrates compliance with the requirements of the Acceptable Solution under Clause 10.4.2 A3 and therefore does not require achieving compliance with the requirements of Performance Criteria P3.

The proposed storage shipping container is considered a building, where the storage is contained within the shipping container. It is not considered as an outdoor storage area. Therefore, Clause 10.5.3 A1 is not relevant

- 2.5.9 Proposal contradictory to zone purpose statement, local area objective and their implementation strategies and desired future statement having no respect to neighbourhood character, including as a result of building bulk, blocking views and roof style.

Comment

In determining the application as required by the Scheme, the Planning Authority can only have regard to any relevant local area objective or desired future character statement when relevant to the Development Standards in the Zone and any specific discretions.

- 2.5.10 Noise and light pollution from number of people living in the property, the proximity of the driveway to the adjacent property and number of car movement to and from the site.

Comment

There are no standards in the scheme requiring assessment of noise and light pollution from a single residential dwelling. Only standards in the scheme to control noise emission and external lighting are relevant to non-residential use. Furthermore, there are separate noise control legislation regulated through the

Environmental Management and Pollution Control (Noise) Regulations implemented by EPA Tasmania.

2.5.11 Shipping container delivered on site prior to approval of the permit

Comment

The shipping container was placed on site without approvals and prior to issue of the planning permit under the current application. The applicant was contacted by Council Compliance Officers advising them to remove the shipping container from the site. The shipping container has already been removed from the site. Therefore, no further compliance action was required.

2.5.12 Breach of restrictive covenants registered in the title as 'Instrument Creating Restrictive Covenants' under dealing number 'E100035'

- The proposal is breaching the restrictive covenants registered in the property title by not complying with the Covenant point 1, 2 and 4 below.
- The Planning Authority should ensure the covenants are enforced and therefore the 'shipping containers' must be refused.

Number	Covenant	Issue
Covenant 1	<i>Not to construct, erect or place on the servient land any building or residence (exclusive of outbuildings) with floor area of less than 150m<sup>2</sup> except that such floor area on lots 32, 321 must not be less than 130m<sup>2</sup></i>	The floor area from the proposed buildings is greater than 150m <sup>2</sup>
Covenant 2	<i>Not to construct, erect or place on the servient land more than once principal building or residence such building or residence to be used as a single private dwelling except that multiple dwellings are permitted on lots 320 and 321.</i>	Proposal is for a main dwelling and an ancillary dwelling, which are two dwellings on site.
Covenant 4	<i>Not to be placed or permit to be placed on the servient land any structures or buildings which is capable of being transported, moved or relocated.</i>	Shipping containers proposed are transportable structures

Comment

The restrictive covenants referred by the representor are the 'Instrument Creating Restrictive Covenants' on the title. These covenants are created from the agreement between the Vendor and the property owners. The covenants are contained within the sealed plan and Kingborough Council is not a party to this covenant. Therefore, these covenants are not enforced by Kingborough

Council, however an advice clause would be included in any approval regarding owner's obligations to those covenants.

2.5.13 Other concerns raised by the representors that are not relevant planning matter and sit outside of Planning jurisdictions:

- Whitewater Park Estate in Kingston is a beautiful, well-kept, quiet and safe neighbourhood, which takes pride in its attractive, uniform appearance of single dwellings. Set in a peaceful and family-friendly environment, it is an established community where the quality of the lifestyle is as important as the quality of the dwellings.
- The proposal will have an overall negative impact on the long-term welfare/well-being of the Whitewater Park Community.
- The proposal will with its nature, scale and design will lead to devaluation of the properties in the area.
- The proposal will result in increased native animal death toll rise in and around this entire development area. The land between 18 and 37 Hollyhock Drive is 'much-needed' wildlife corridor but there are currently significant number of wildlife kills in the area every year. The additional need for parking in the area will cause reduction in the visibility of the wildlife and therefore increasing roadkill from this subdivision.
- There will be higher potential for anti-social behaviour among people who are renting in close proximity

Comment

These specific issues are not a Development Standard in the Planning Scheme and Council is unable to consider these issues. Council can only assess the application with regard to the Acceptable Solutions and Performance Criteria in the Zone and Codes contained within the Planning Scheme.

**2.6 Other Matters**

Title restrictions

- SP176669 and SP175960 Fencing Covenant in Schedule of Easement.  
Vendor shall not be required to fence – Not applicable to the proposal.
- E132828, E132823 & E132830 Agreement pursuant to Section 71 of the *Land Use Planning and Approvals Act 1993*
  - E132828 – To be in accordance with BHMP approved during subdivision and registered under Part V Agreement.

The proposal shows compliance with the relevant covenant. The subdivision application DAS2015-44 determined the property (Lot54) as a BAL-LOW. Notwithstanding, impacts of any bushfire hazard management measures and vegetation removal have been assessed against the relevant provisions of the Scheme. An updated Bushfire Report was provided to show that the proposed development will be constructed to the assessed BAL and demonstrate consistency with the bushfire Part 5 Agreement (dealing number E132828) which the site is subject to (see Item 1).

- E132829 – Offset Covenants.

The offset planting area is not applicable to the subject lot (Lot 54).

- E132830 – Covenant to retain and maintain acoustic barrier fence as approved under DAS-2015-44.

Not applicable as the covenant excludes Lot 54, which is the subject lot and there are no requirements for barrier fence applicable to the subject lot.

#### Environmental Planning

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

#### Referrals

- TasNetworks: The application was referred to TasNetworks and response was received advising Council that the proposed development is unlikely to adversely impact on TasNetwork's operations.
- Aboriginal Heritage Tasmania: The Aboriginal Heritage Property Search indicated potential risk of impacting registered Aboriginal relics. Therefore, the application was also referred to Aboriginal Heritage Tasmania. The advice was received from Aboriginal Heritage Tasmania that there are known Aboriginal Heritage recorded within the subject property. However, the works should be guided by the attached Unanticipated Discovery Plan provided.

### **3. CONCLUSION**

The application has been assessed against the requirements of the Planning Scheme It satisfies all the relevant standards either by Acceptable Solution or Performance Criterion and is recommended for approval with conditions.

### **4. RECOMMENDATION**

That the Planning Authority resolves that the development application for the dwelling, ancillary dwelling and two (2) shipping containers at 39 Hollyhock Drive, Kingston be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2024-20 and Council Plan Reference No. P1 submitted on 14 May 2024 and P2 Plan submitted on 11 June 2024.

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. This approval is only for a single residential dwelling, with a single ancillary dwelling, as defined by the *Kingborough Interim Planning Scheme 2015*.

Advice: No approvals have been granted for boarding house, multiple tenancy, multiple unit development, accommodation facility and/or other commercial use/operations from the lot and the proposed buildings.

Any alterations to the main dwelling creating a separate self-contained multi-unit dwelling within the building or change of use from single dwelling to other uses will not be permitted without further approvals from Council.



3. The use of the proposed shipping containers must be for storage associated with approved single residential dwelling purposes only.

The shipping containers must not be used for separate self-contained residential purposes and for any commercial or industrial activity at any time without the written consent of Council.

4. The dwelling must not exceed a maximum height of 7.51m above the natural ground level in accordance with approved plans.

Advice: Any variations to the proposed two-storey dwelling height or its setback from the lot boundaries resulting the dwelling to contain outside of the allowed building envelope will be subject to further approvals from Council.

5. Prior to the occupation of the main dwelling, the upper-level windows, 'W17' and 'W18' to 'Bedroom 4' and 'Bedroom 5' privacy treatment in accordance with endorsed plans (P2 – Drawing Reference DD05) must be installed. The treatment includes permanently fixed external screens for the full width of the window, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

Advice: The plans submitted with building documentation must also demonstrate the required privacy treatment in accordance with the condition in the permit.

6. Before the approved development commences, landscaping plans must be submitted for approval by Council's Manager Development Services. The landscape plan must be prepared by a suitably qualified person and be at a suitable scale, and indicate the following:

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

Once endorsed the plans will form part of the permit.

Landscaping must be provided prior to occupation of the new dwelling to the satisfaction of the Council's Manager Development Services.

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

7. The ancillary dwelling must:

- a) not exceed a floor area greater than 60m<sup>2</sup>;
- b) share all access and parking, sewer and water, gas, electricity and telecommunications connections and meters with the main dwelling;
- c) not be used for visitor accommodation without prior consent of Council;

- d) be contained on the same title as the main dwelling and must not be located on its own lot created under the *Strata Titles Act 1998*.
8. Bushfire hazard management measures for the use and development, including construction to BAL-LOW, vegetation removal or modification to establish the hazard management area, water supply and access, must be in accordance with Council Plan Ref P1 and the Part 5 Agreement (Dealing No. E132828).
- Advice: Documentation submitted for building approval must demonstrate compliance with these measures.
9. 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 fill materials must be from a weed and pathogen free source to prevent introduction of new weeds and pathogens to the area.
10. Erosion/siltation infiltration control measures must be applied during construction works to the satisfaction of the Director Engineering Services.
11. The stormwater runoff from all new impervious areas must be disposed of by gravity to Council's reticulated stormwater system to the satisfaction and approval of the Director Engineering Services.

#### ADVICE

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

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

- C. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- D. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes pits and driveway drainage, must be submitted with the application for Plumbing Permit.
- E. All Aboriginal Heritage is protected under the Aboriginal Heritage Act 1975. A property search indicated that there may be a risk of impacting registered Aboriginal Relics at the subject site. The owner is advised to seek further advice from Aboriginal Heritage Tasmania. If at any time during works Aboriginal heritage is suspected, the process outlined in the Unanticipated Discovery Plan provided by Aboriginal Heritage Tasmania should be immediately implemented.

- F. The property is also subject to restrictive covenants registered in the title as 'Instrument Creating Restrictive Covenants' under dealing number 'E100035'.

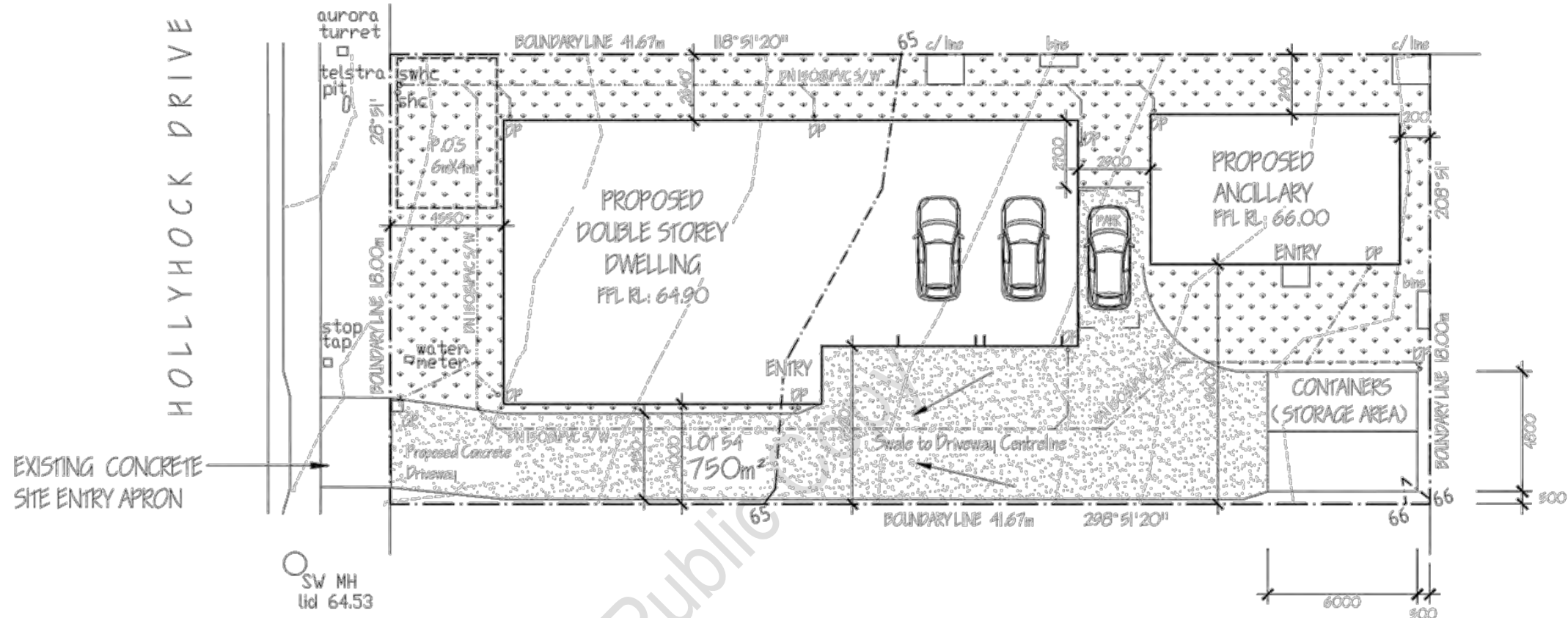
These covenants are created from the agreement between the Vendor and the property owners. Whilst Kingborough Council is not a party to this covenant and therefore these covenants are not enforced by Council; it is owners' responsibility to ensure compliance with all relevant covenants applicable to the subject property.

#### **ATTACHMENTS**

- 1. Plans**
- 2. Assessment Checklist**

Public Copy

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



PROPOSED SITE / DRAINAGE PLAN



AREA:

Proposed Works (Dwelling + Ancillary + Storage Shed)	= 328.05m <sup>2</sup>
Site Coverage	= 43.7%

SCHEDULE		P.O.S	
DP	= DOWNPIPE	PROPOSED DWELLING	= 122.77m <sup>2</sup>
GP	= 450sq GRATED PIT	PROPOSED ANCILLARY	= 91.00m <sup>2</sup>

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018



NOTES:  
 \* Do not scale the drawings.  
 \* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.  
 \* Materials / workmanship to comply with AS codes, BCA & relevant regulations.  
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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Apr. 24
C	Revised Set out	May 24

**G.Hills&Partners ARCHITECTS**

PO Box 910, KINGSTON, TAS 7051  
 P 03 6229 1799 E graham.hills@bigpond.com  
 Building Designer Accreditation No. CC2367B

Project Name and Address  
**PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA**  
 39 Hollyhock Drive, KINGSTON

Drawing Title  
**PROPOSED SITE / DRAINAGE PLAN**  
 Client  
**W. Liang**

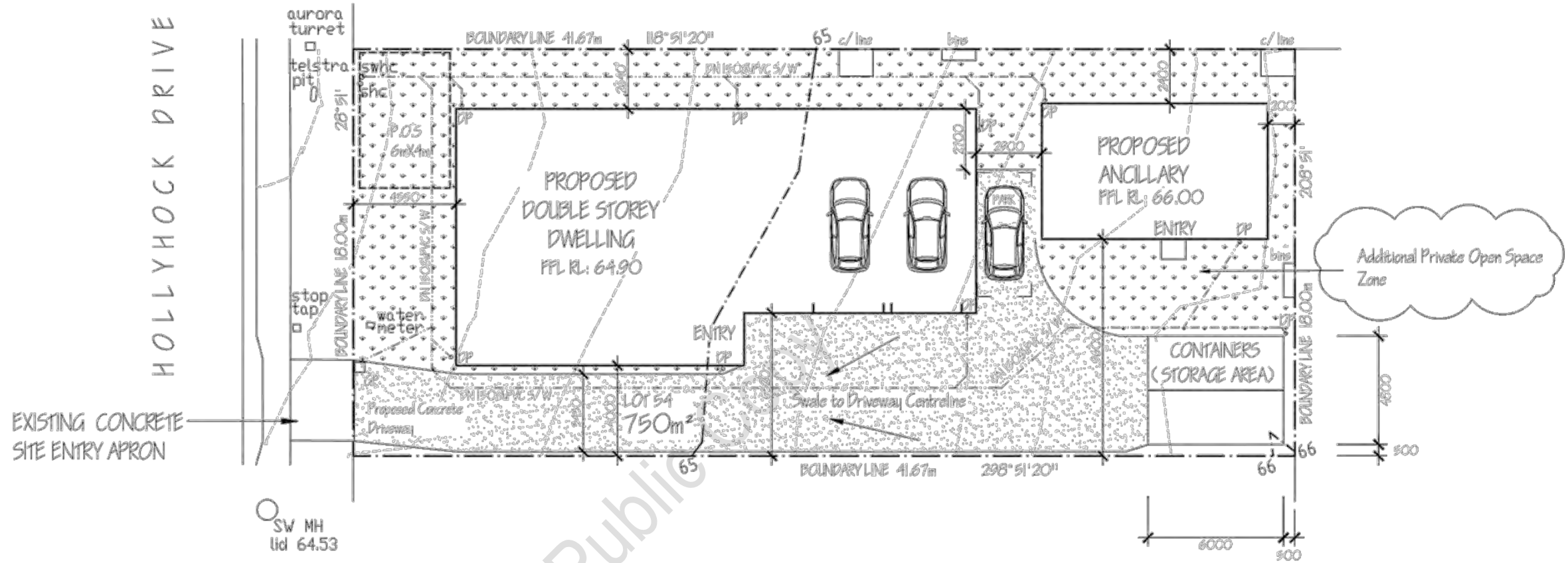
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Date <b>14-May-24</b>	SHEET DD01
Scale 1:200	Site A3
	CHECKED G. HILLS
	DESIGN G. HILLS
	DRAWN M. Rajanikath

**Kingborough Council**

Development Application: DA-2024-20

Plan Reference No: P2

Date Received: 11/6/2024



PROPOSED SITE / DRAINAGE PLAN



1:200

AREA:

Proposed Works (Dwelling + Ancillary + Storage Shed)	= 328.05m <sup>2</sup>
Site Coverage	= 43.7%

SCHEDULE

DP	= DOWNPIPE
GP	= 450sq GRATED PIT

TOTAL P.O.S ZONES

PROPOSED DWELLING	= 122.77m <sup>2</sup>
PROPOSED ANCILLARY	= 91.00m <sup>2</sup>

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018



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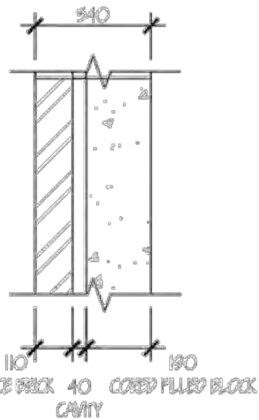
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**PROPOSED SITE / DRAINAGE PLAN**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date 5-Jun-24	SHEET DD01
Scale 1:200	Site A3
	CHECKED G. HILLS
	DESIGN G. HILLS
	DRAWN M. Rajanikath

WINDOW & DOOR SCHEDULE

HEIGHT	WIDTH	DESCRIPTION
W1	1000	AWNING, FIXED
W2	1000	AWNING, FIXED
W3	1000	AWNING, FIXED, AWNING
W4	1000	AWNING, FIXED
W5	1000	AWNING, FIXED
W6	1000	AWNING, FIXED
W7	1000	AWNING, FIXED
W8	600	AWNING
W23	1500	FIXED
W24	1500	FIXED
D1	2100	DOUBLE ENTRY DOOR
D2	2100	DOUBLE SLIDING DOOR
D3	2100	SELECTED GARAGE DOOR
D4	2100	SELECTED GARAGE DOOR

NOTE: ALUMINIUM WINDOW AND DOOR GLAZING SHALL BE DOUBLE GLAZED THROUGHOUT.



EXTERNAL WALL SCHEDULE

1:20

PROPOSED DWELLING GROUND FLOOR PLAN

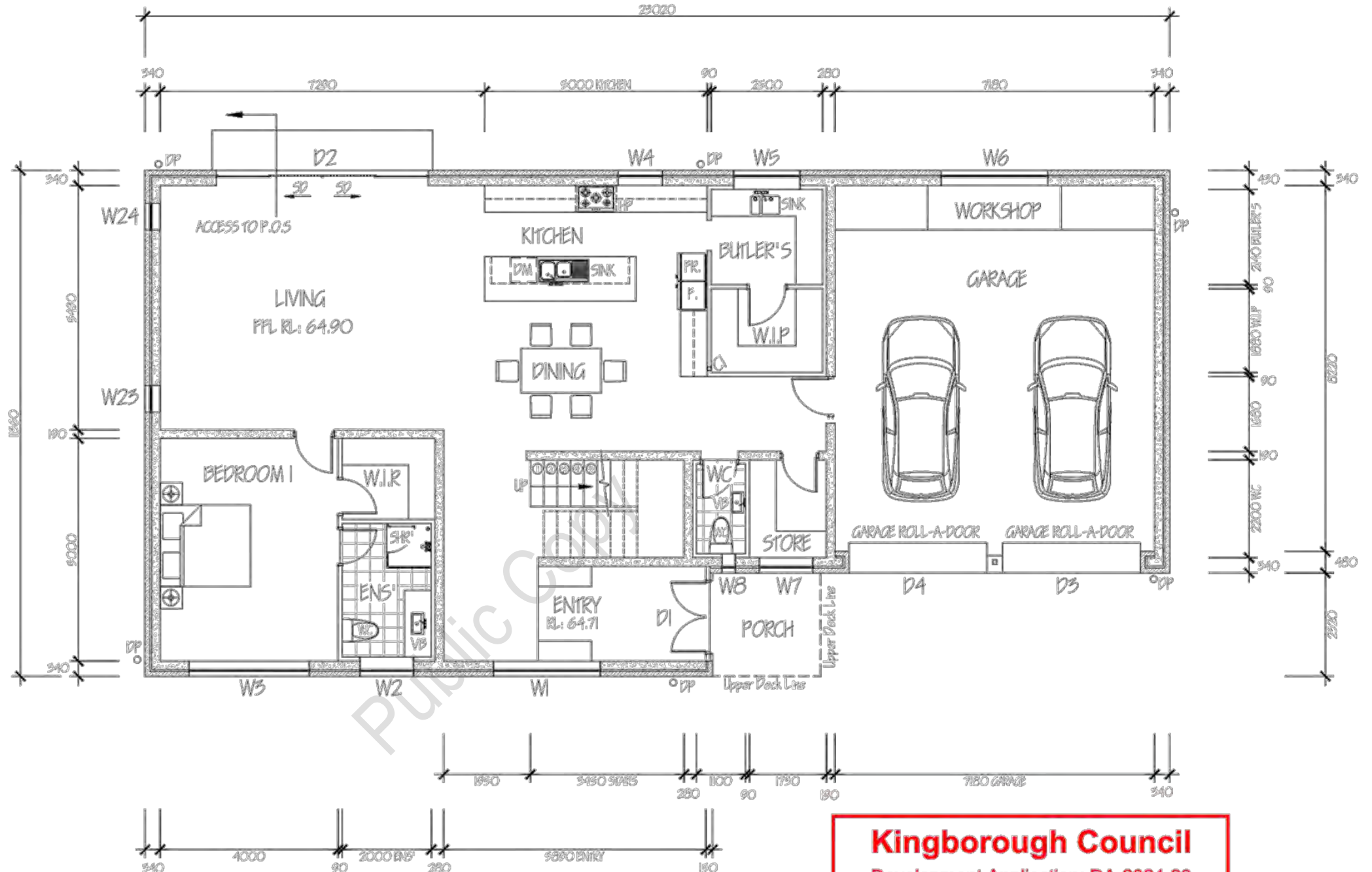
1:100



AREA:

Habitable Area	= 166.53m <sup>2</sup>
Garage	= 67.70m <sup>2</sup>
Total	= 237.68m <sup>2</sup>

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018



**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



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B	Revised Notations	Apr. 24

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 39 Hollyhock Drive, KINGSTON

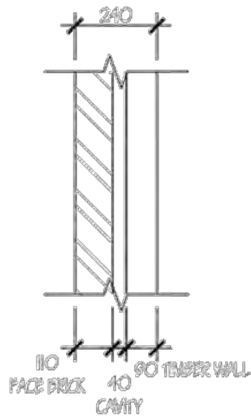
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**PROPOSED DWELLING GROUND FLOOR PLAN**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date <b>14-May-24</b>	SHEET DD02
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Site <b>A3</b>	DESIGN G. HILLS
	DRAWN M. Rajaratnam

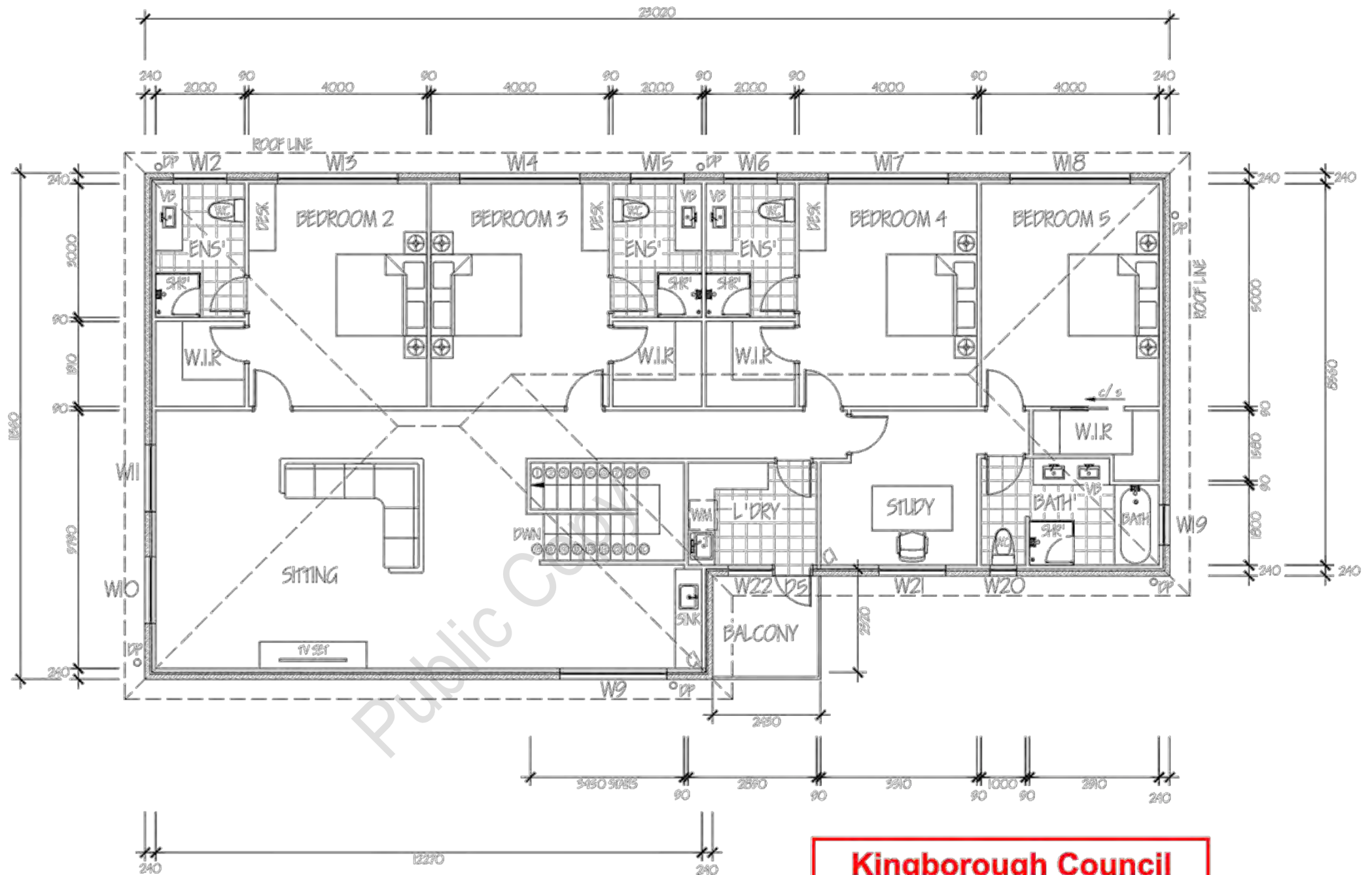
WINDOW & DOOR SCHEDULE

	HEIGHT	WIDTH	DESCRIPTION
W9	1000	2400	AWNING, FIXED
W10	1000	1500	AWNING, FIXED
W11	1000	1500	AWNING, FIXED
W12	1000	1200	AWNING, FIXED
W13	1000	2700	AWNING, FIXED, AWNING
W14	1000	2700	AWNING, FIXED, AWNING
W15	1000	1200	AWNING, FIXED
W16	1000	1200	AWNING, FIXED
W17	1000	2700	AWNING, FIXED, AWNING
W18	1000	2700	AWNING, FIXED, AWNING
W19	1000	900	AWNING
W20	900	1000	AWNING, FIXED
W21	1000	1500	AWNING, FIXED
W22	1000	1500	AWNING, FIXED
D5	2100	900	820 EXTERNAL DOOR

NOTE: ALUMINIUM WINDOW AND DOOR GLAZING SHALL BE DOUBLE GLAZED THROUGHOUT.



EXTERNAL WALL SCHEDULE



PROPOSED DWELLING UPPER FLOOR PLAN



AREA:

Upper Level	= 237.68m <sup>2</sup>
Balcony	= 5.64m <sup>2</sup>

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
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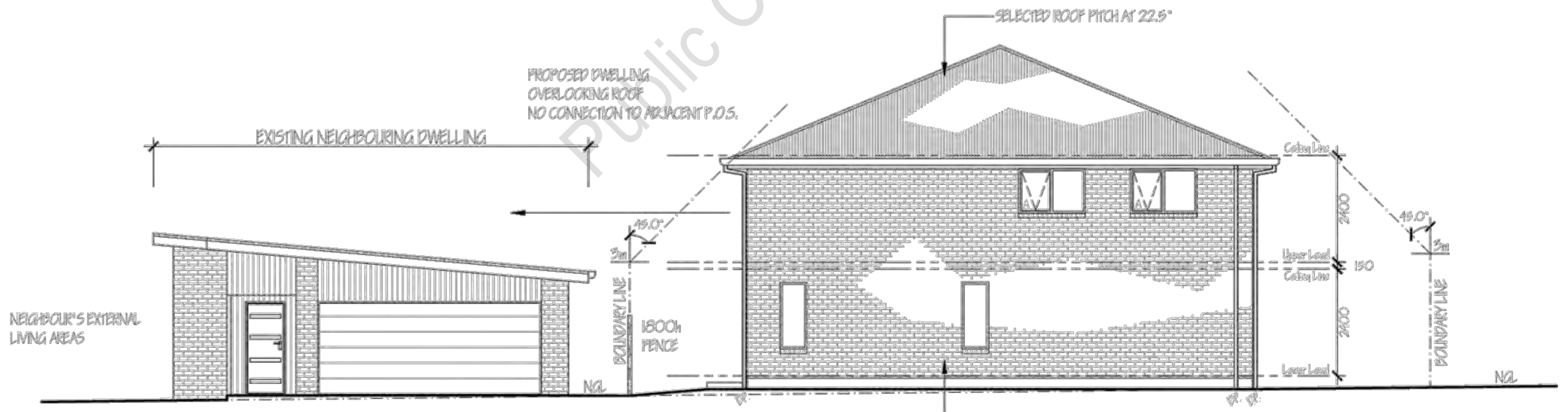
Drawing Title  
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 Client  
 W. Liang

DRAWING TYPE Design Dev' Drawings	PROJECT No. 22358
Date 14-May-24	SHEET DD03
Scale 1:100	CHECKED G. HILLS
Site A3	DESIGN G. HILLS
	DRAWN M. Rajaratnam

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



**SOUTH ELEVATION** 1:100  
 0 1 2 3 4



**WEST ELEVATION** 1:100  
 0 1 2 3 4

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018

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B	Revised Notations	Apr. 24

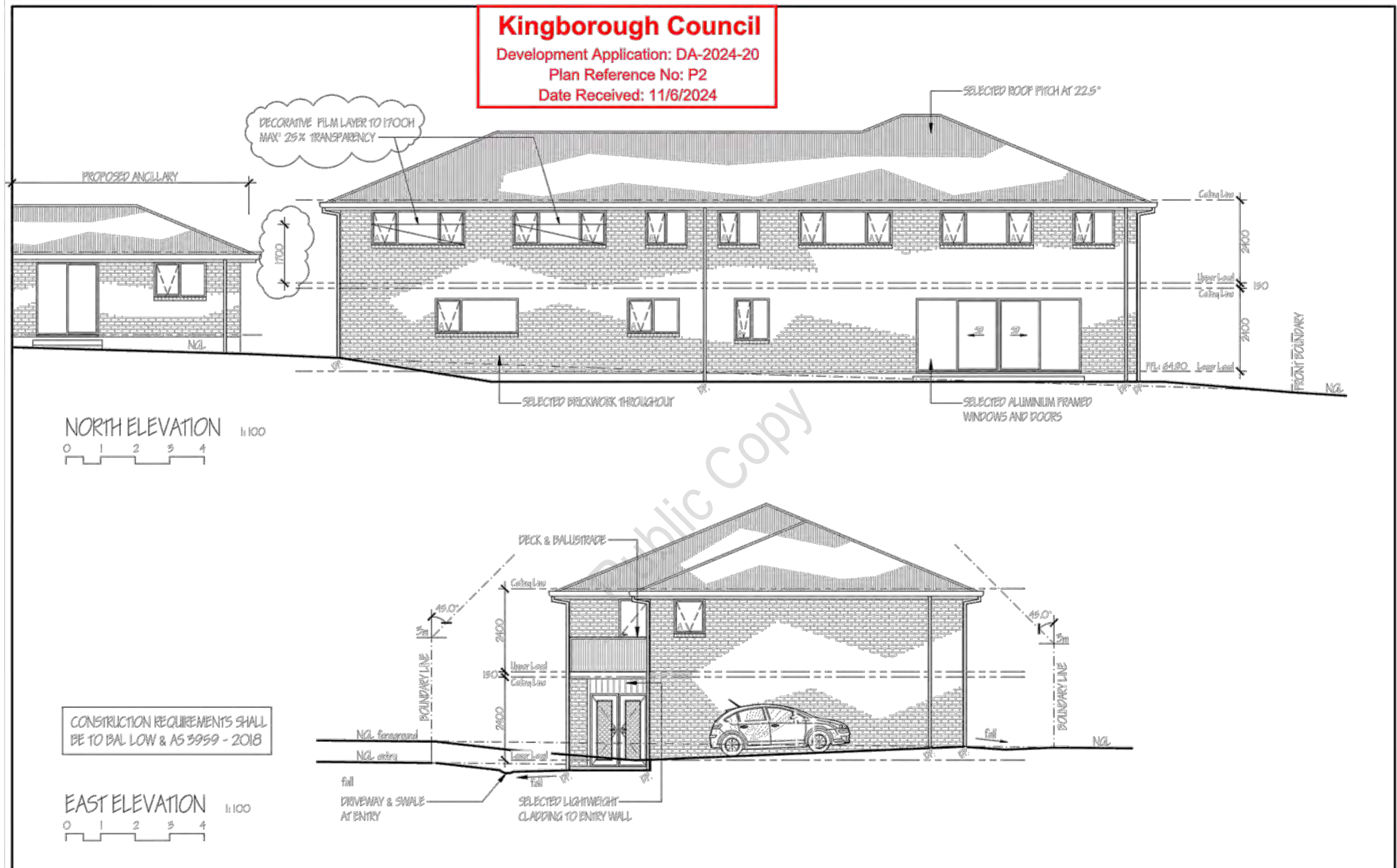
**G.Hills&Partners ARCHITECTS**  
 PO Box 910, KINGSTON, TAS 7051  
 P 03 6229 1799 E graham.hills@bigpond.com  
 Building Designer Accreditation No. CC2367B

Project Name and Address  
**PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA**  
 39 Hollyhock Drive, KINGSTON

Drawing Title  
**PROPOSED DWELLING ELEVATIONS 1**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date <b>14-May-24</b>	SHEET <b>DD04</b>
Scale <b>1:100</b>	Site <b>A3</b>
CHECKED G. HILLS	DESIGN G. HILLS
DRAWN M. Rajanikath	





**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P2  
 Date Received: 11/6/2024

**NORTH ELEVATION** 1:100

**EAST ELEVATION** 1:100

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018

**NOTES:**  
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 \* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.  
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REVISION NOTES		
No.	Revision/Issue	Date
C	Revised Notations	Jun. 24
C	Revised Notations	Jun. 24

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 Building Designer Accreditation No. CC2367B

Project Name and Address  
**PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA**  
 39 Hollyhock Drive, KINGSTON

Drawing Title  
**PROPOSED DWELLING ELEVATIONS 2**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date 5-Jun-24	SHEET DD05
Scale 1:100	Site A3
	CHECKED G. HILLS
	DESIGN G. HILLS
	DRAWN M. Rajaratnam

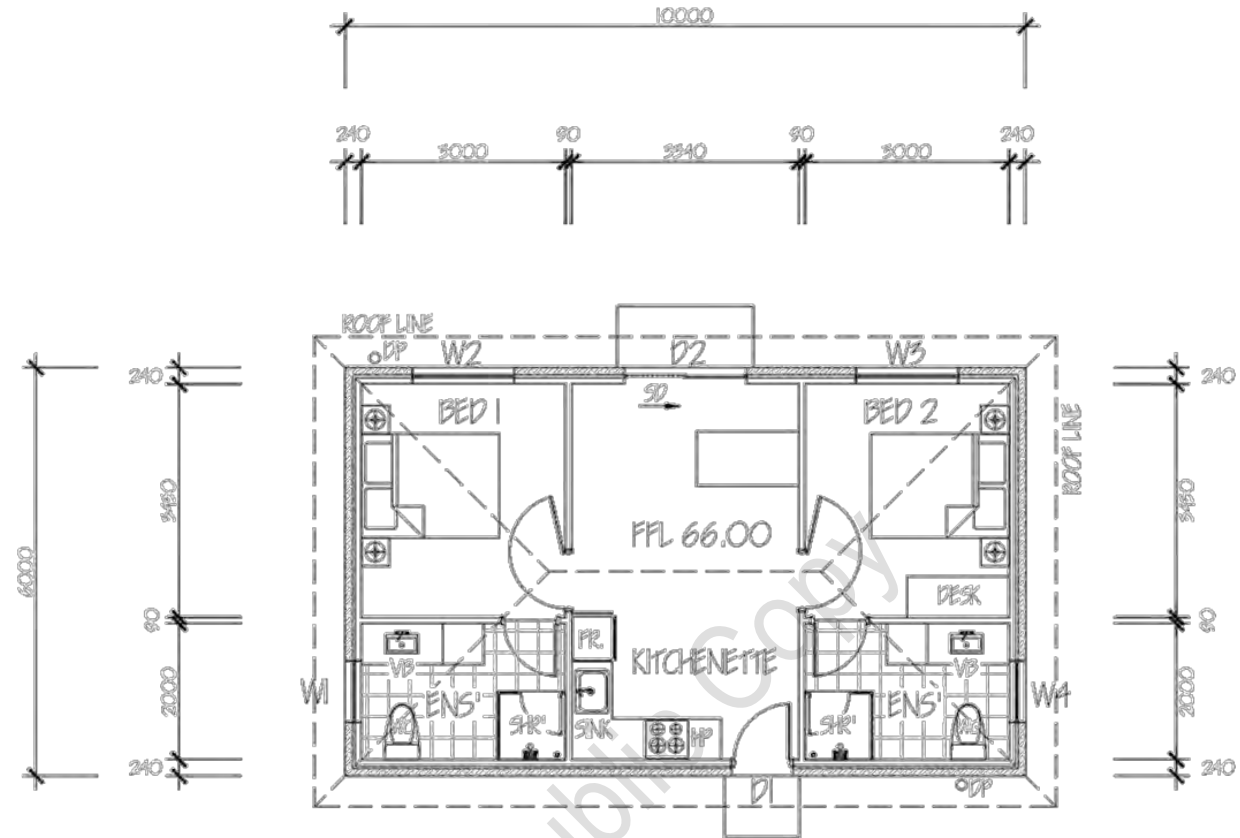
**WINDOW & DOOR SCHEDULE**

	HEIGHT	WIDTH	DESCRIPTION
W1	1000	900	AWNING
W2	1000	1500	AWNING, FIXED
W3	1000	1500	AWNING, FIXED
W4	1000	900	AWNING
D1	2100	900	820 EXTERNAL DOOR
D2	2100	1500	SLIDING DOOR

NOTE: ALUMINIUM WINDOW AND DOOR GLAZING SHALL BE DOUBLE GLAZED THROUGHOUT.

Kingborough Council

Development Application: DA-2024-20  
Plan Reference No: P1  
Date Received: 14/05/2024  
Date placed on Public Exhibition: 15/05/2024



**PROPOSED ANCILLARY FLOOR PLAN** 1:100



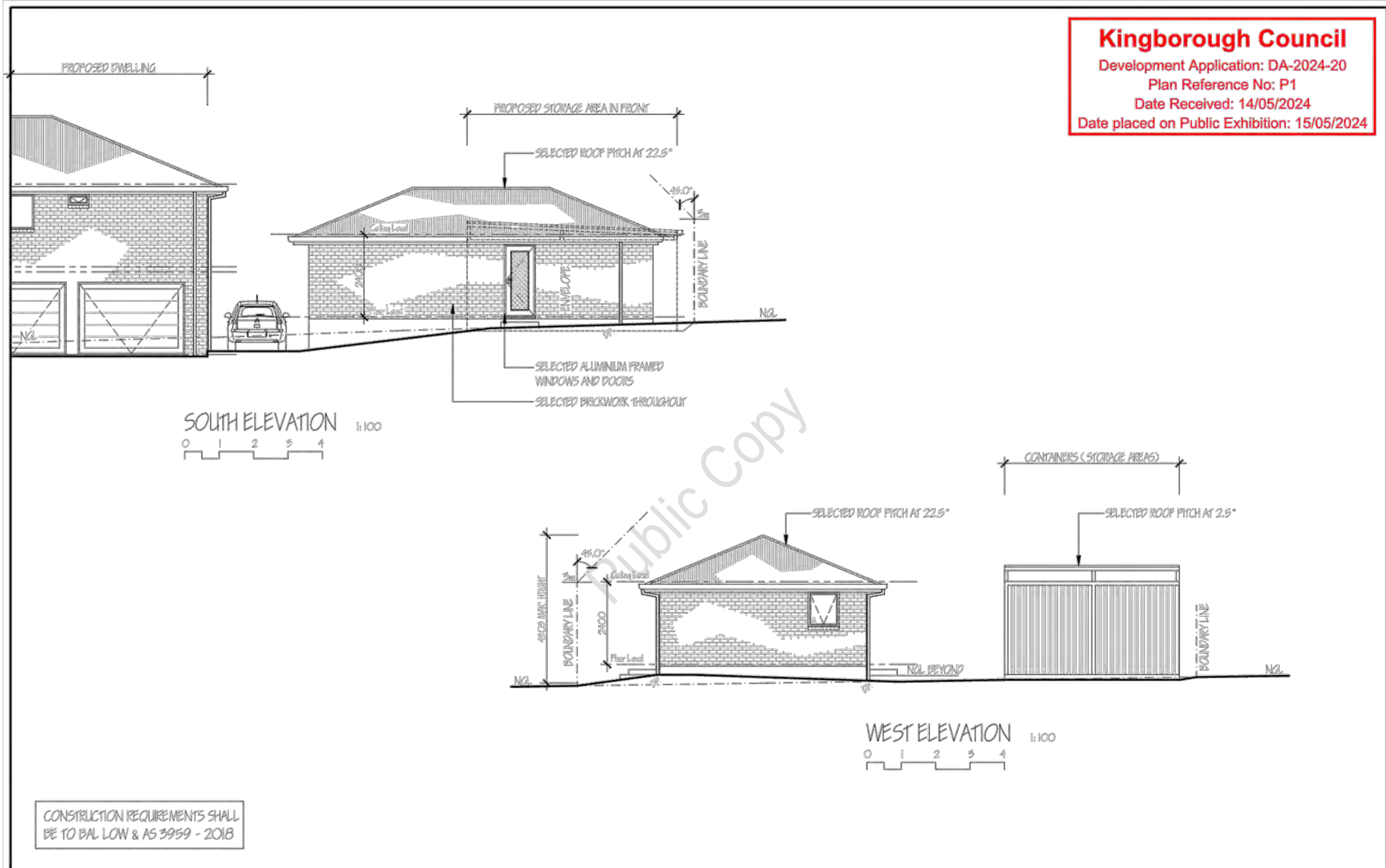
AREA:  
Ancillary Area = 60.0m<sup>2</sup>

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018



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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B</td> <td>Revised Notations</td> <td>Apr. 24</td> </tr> </tbody> </table>		No.	Revision/Issue	Date	B	Revised Notations	Apr. 24	PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA  39 Hollyhock Drive, KINGSTON	PROPOSED ANCILLARY FLOOR PLAN  Client <b>W. Liang</b>	Design Dev' Drawings  Date <b>14-May-24</b>  Scale <b>1:100</b>
No.	Revision/Issue	Date									
B	Revised Notations	Apr. 24									

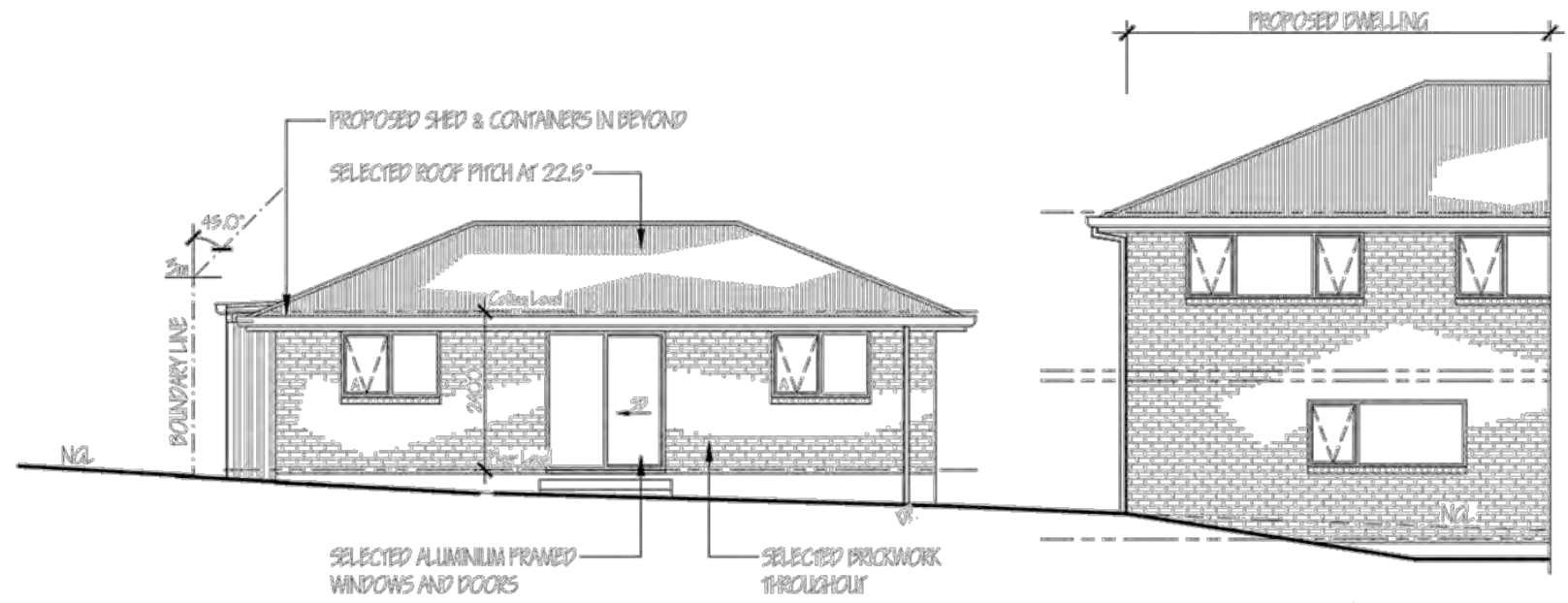
**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



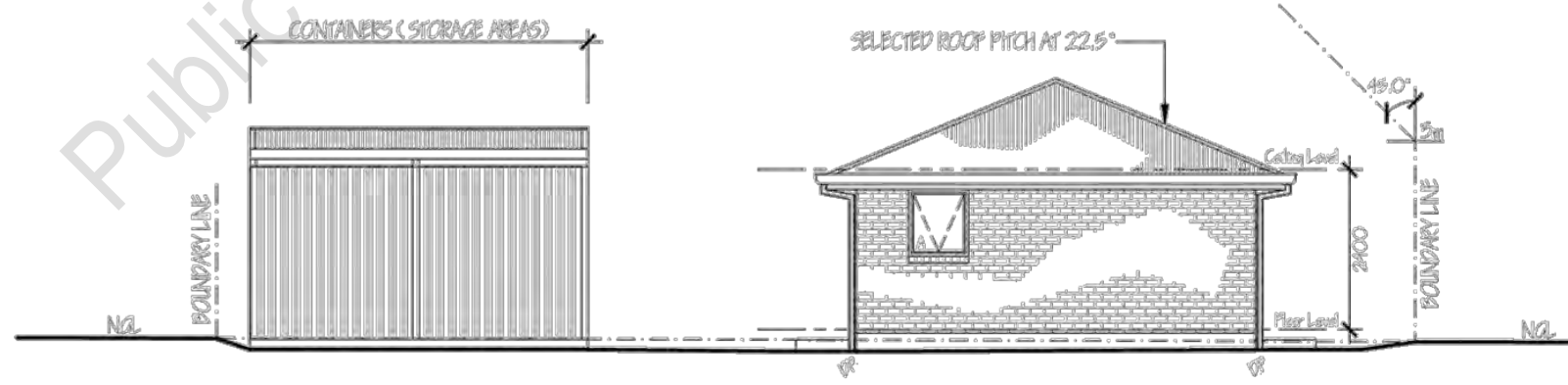
CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018

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	No.	Revision/Issue	Date															
B	Revised Notations	Apr. 24																
C	Revised Set out	May 24																
Date 14-May-24	Scale 1:100	Site A3	SHEET DD07 CHECKED G. HILLS DESIGN G. HILLS DRAWN M. Rajaratnam															

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



**NORTH ELEVATION** 1:100  
 0 1 2 3 4



**EAST ELEVATION** 1:100  
 0 1 2 3 4

CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018

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No.	Revision/Issue	Date
B	Revised Notations	Apr. 24
C	Revised Set Out	May 24

**G.Hills&Partners ARCHITECTS**

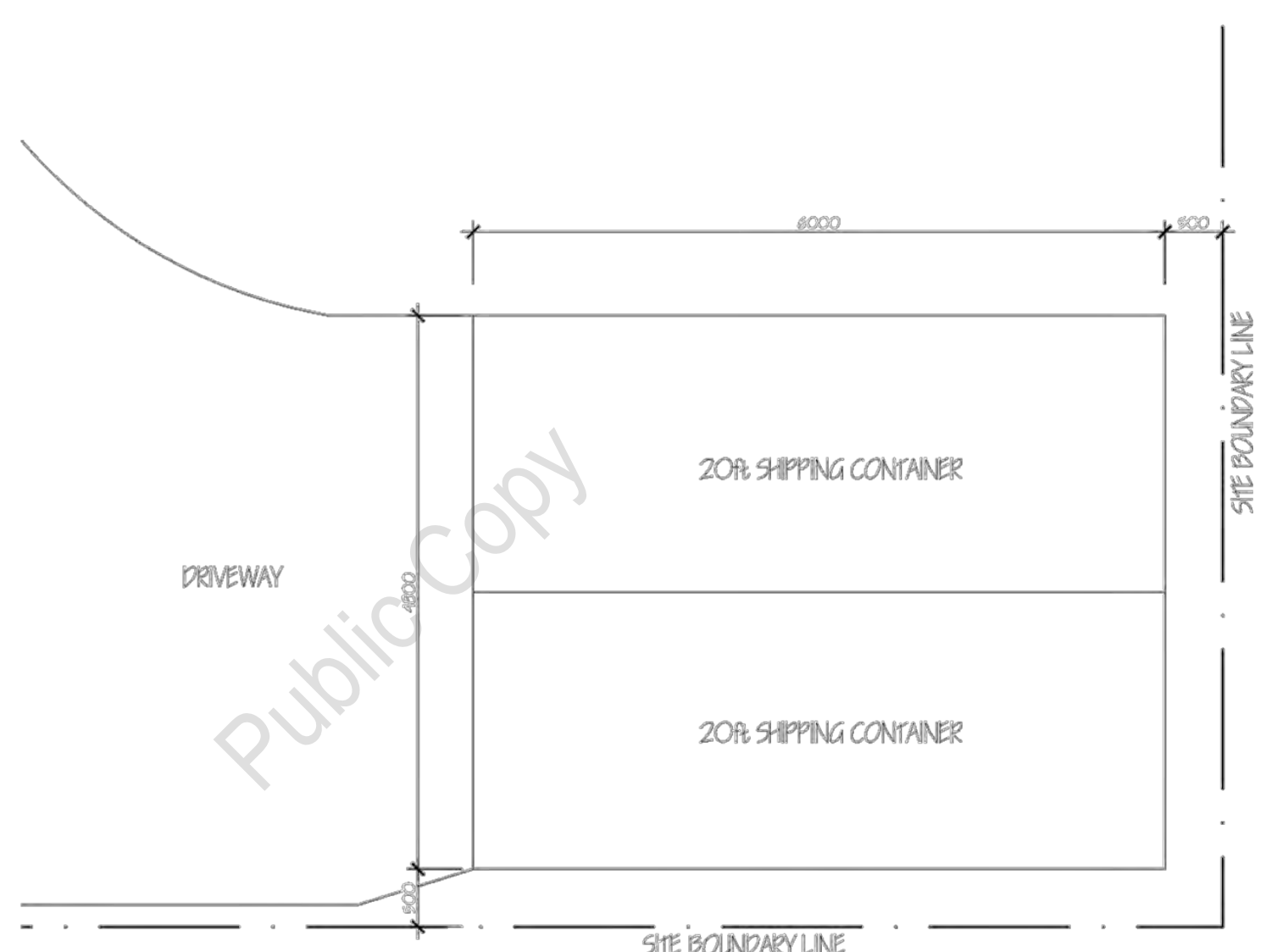
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 P 03 6229 1799 E graham.hills@bigpond.com  
 Building Designer Accreditation No. CC2367B

Project Name and Address  
**PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA**  
 39 Hollyhock Drive, KINGSTON

Drawing Title  
**PROPOSED ANCILLARY ELEVATIONS 2**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date <b>14-May-24</b>	SHEET <b>DD08</b>
Scale <b>1:100</b>	CHECKED G. HILLS
Site <b>A3</b>	DESIGN G. HILLS
	DRAWN M. Rajanikath

**Kingborough Council**  
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 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



CONSTRUCTION REQUIREMENTS SHALL BE TO BAL LOW & AS 3959 - 2018

**PROPOSED STORAGE AREA & CONTAINERS**



AREA:  
 Shed Area = 30.37m<sup>2</sup>

LEGEND:  
 SHIPPING CONTAINER SIZE:  
 6.1m(L) X 2.44m(W) X 2.59m(H)

**NOTES:**  
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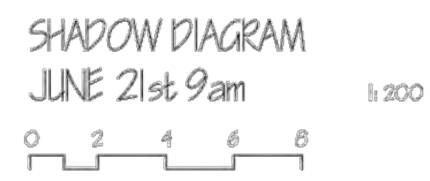
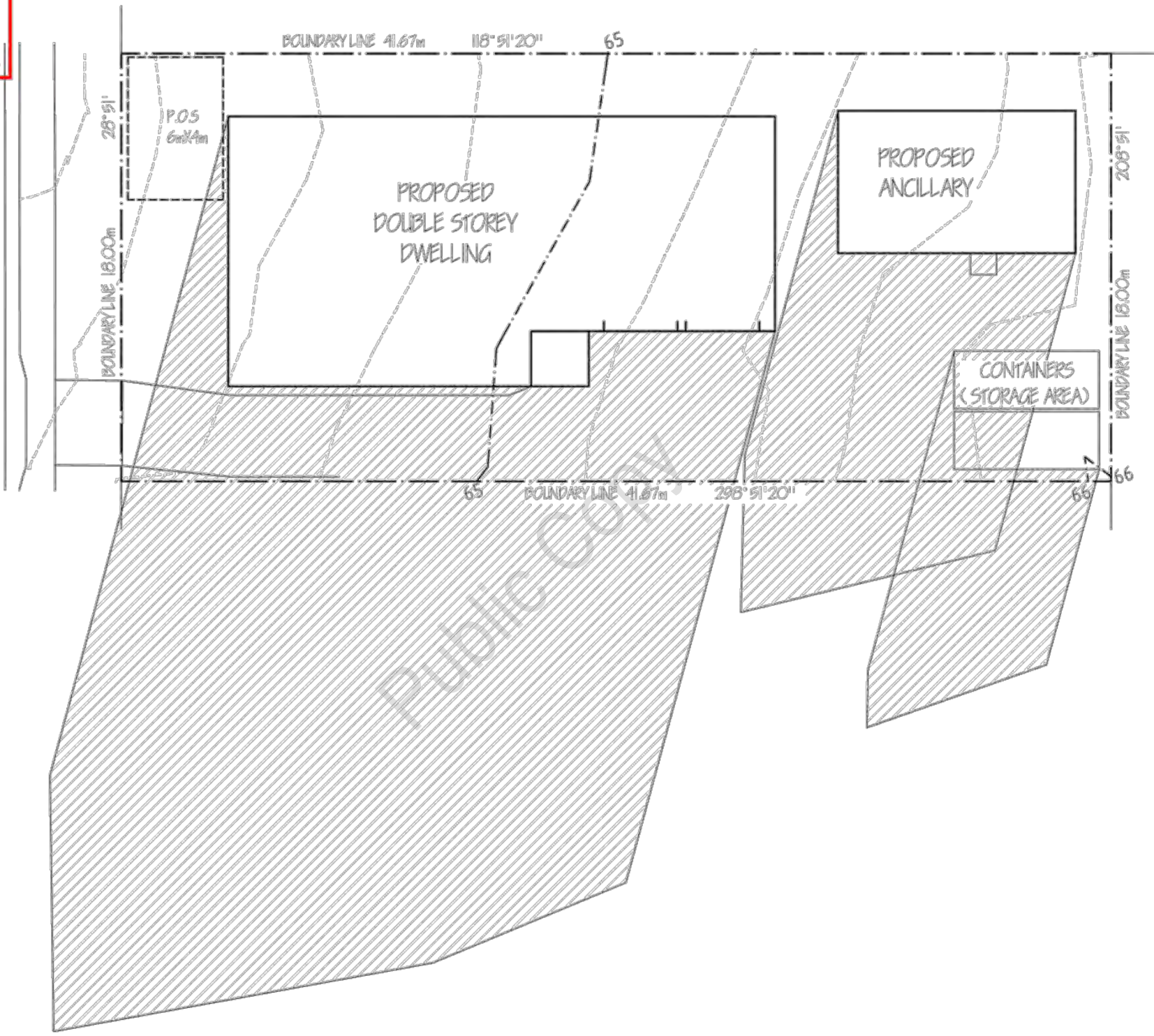
Project Name and Address  
**PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA**  
 39 Hollyhock Drive, KINGSTON

Drawing Title  
**PROPOSED STORAGE AREA & CONTAINERS**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date <b>14-May-24</b>	SHEET DD09
Scale <b>1:50</b>	Site <b>A3</b>
	CHECKED G. HILLS
	DESIGN G. HILLS
	DRAWN M. Rajaratnam

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024

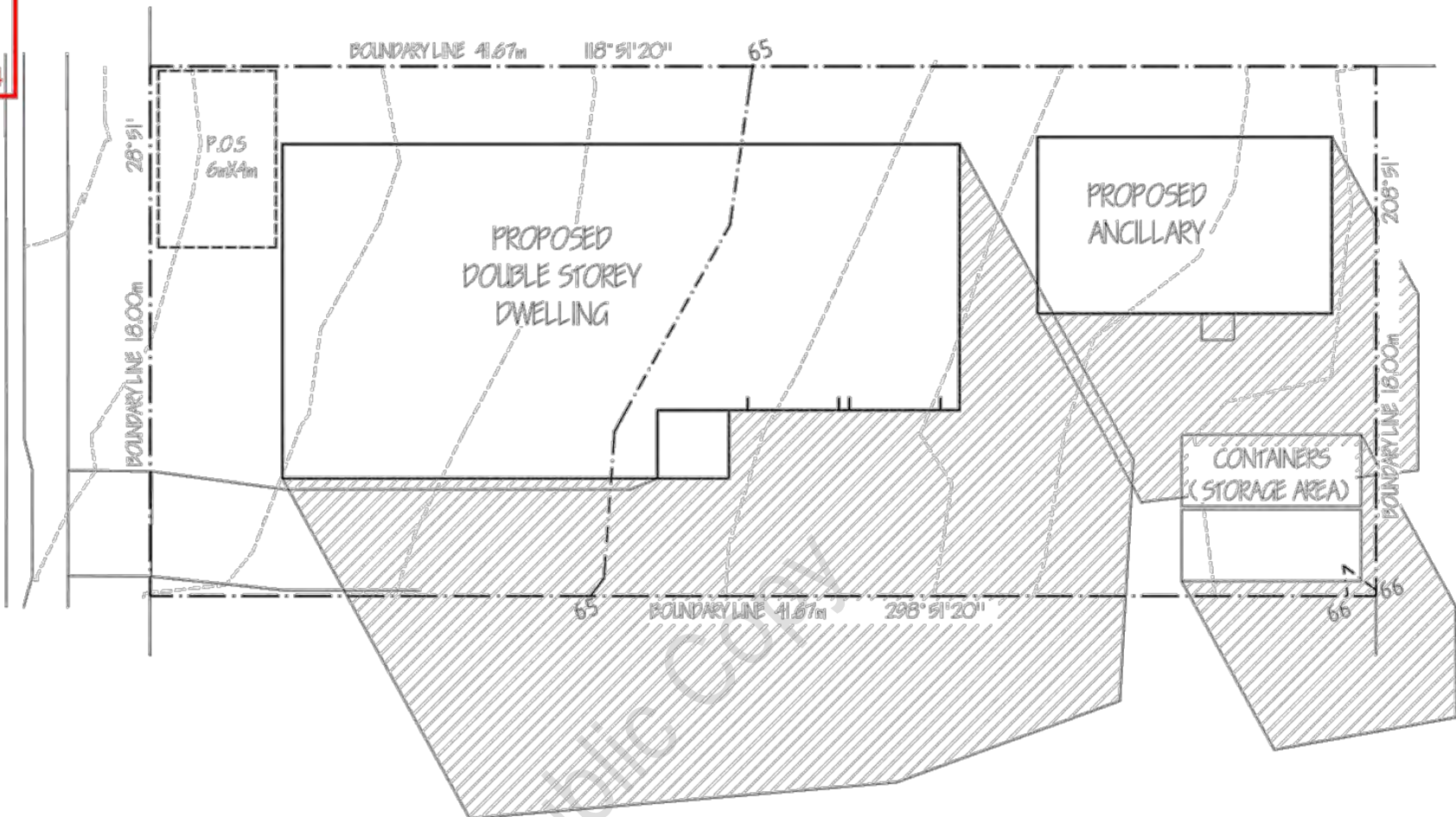
HOLLYHOCK DRIVE



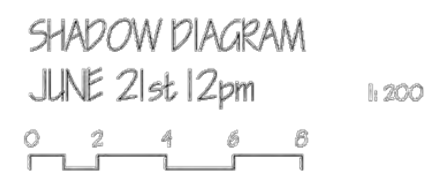
NOTES: * Do not scale the drawings. * Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. * Materials / workmanship to comply with AS codes, BCA & relevant regulations. Copyright © 2024 "This document is, and shall remain, the property of G HILLS & PARTNERS ARCHITECTS. the document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. unauthorised use of the document in any way is prohibited."	REVISION NOTES <table border="1"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Revised Notations</td> <td>Apr. 24</td> </tr> </tbody> </table>			No.	Revision/Issue	Date	B	Revised Notations	Apr. 24	<b>G.Hills&amp;Partners ARCHITECTS</b> PO Box 910, KINGSTON, TAS 7051 P 03 6229 1799 E graham.hills@bigpond.com Building Designer Accreditation No. CC2367B	Project Name and Address PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA 39 Hollyhock Drive, KINGSTON	Drawing Title SHADOW DIAGRAM JUNE 21st 9am Client W. Liang	DRAWING TYPE Design Dev' Drawings		PROJECT No. 22358	
	No.	Revision/Issue	Date													
B	Revised Notations	Apr. 24														
Date 14-May-24		SHEET DD10		Scale 1:200	Site A3	CHECKED G. HILLS	DESIGN G. HILLS	DRAWN M. Rajanikath								

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024

HOLLYHOCK DRIV



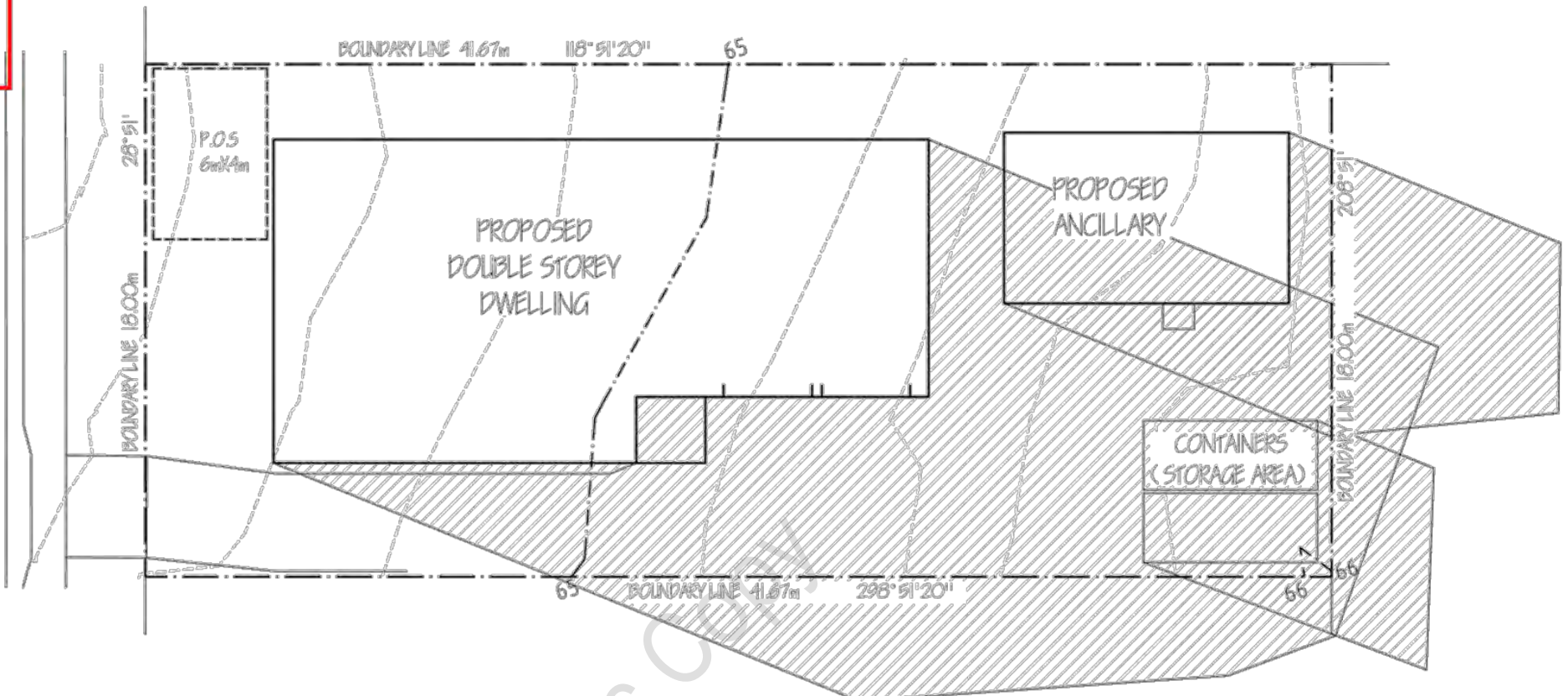
Public Consultation



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	No.	Revision/Issue	Date													
B	Revised Notations	Apr. 24														
Date <b>14-May-24</b>		SHEET <b>DD11</b>		Scale <b>1:200</b>	Size <b>A3</b>	CHECKED G. HILLS	DESIGN G. HILLS	DRAWN M. Rajanikant								

**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024

HOLLYHOCK DRIVE



Public Exhibition

SHADOW DIAGRAM  
 JUNE 21st 3pm

1:200



**NOTES:**  
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No.	Revision/Issue	Date
B	Revised Notations	Apr. 24

**G.Hills&Partners ARCHITECTS**

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 P 03 6229 1799 E graham.hills@bigpond.com  
 Building Designer Accreditation No. CC2367B

Project Name and Address  
**PROPOSED NEW DWELLING, ANCILLARY & STORAGE AREA**  
 39 Hollyhock Drive, KINGSTON

Drawing Title  
**SHADOW DIAGRAM JUNE 21st 3pm**  
 Client  
**W. Liang**

DRAWING TYPE Design Dev' Drawings	PROJECT No. <b>22358</b>
Date <b>14-May-24</b>	SHEET DD12
Scale 1:200	Site A3
	CHECKED G. HILLS
	DESIGN G. HILLS
	DRAWN M. Rajaratnam



**Kingborough Council**  
 Development Application: DA-2024-20  
 Plan Reference No: P1  
 Date Received: 14/05/2024  
 Date placed on Public Exhibition: 15/05/2024



SITE SURROUNDINGS 1:400  
 0 4 8 12 16





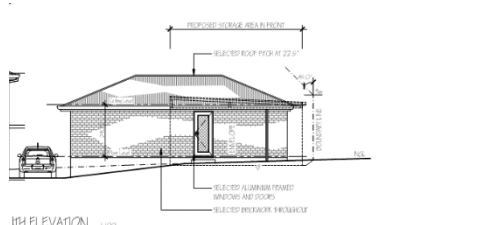
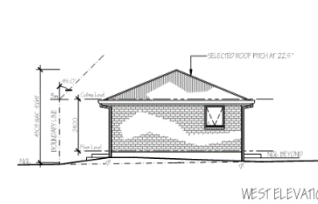
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	No.	Revision/Issue	Date													
B	Revised Set out	May 24														
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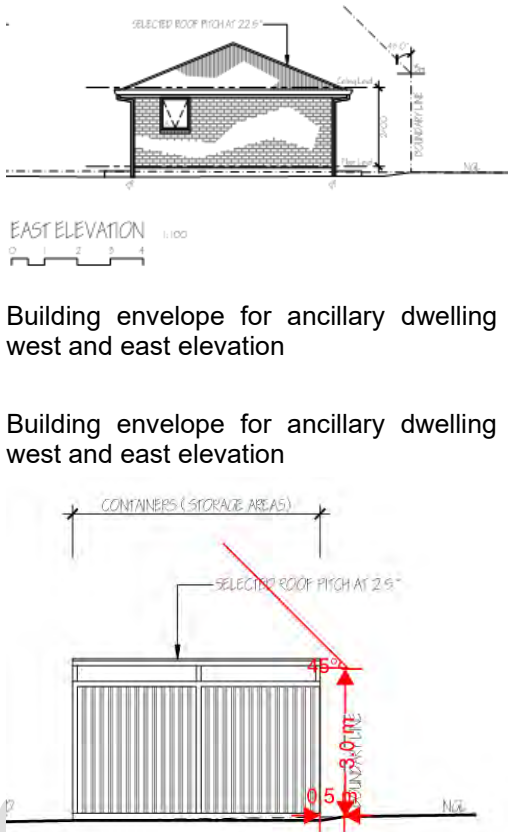
**Attachment 1 – Assessment Checklist**

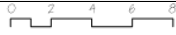
**General Residential Zone Provisions (single dwelling)**

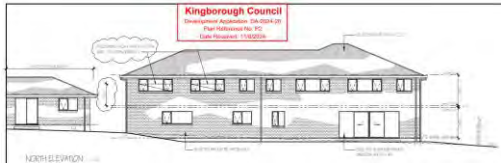
*Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)*

Clause	Compliance/Comments
<p><b>Clause 10.4.2 - Setbacks and building envelopes for all dwellings</b></p> <p><b>A1</b> - 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> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(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;</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or</p> <p>(e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p> <p><b>A2</b> - A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <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><b>A3</b> - 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 10.1, 10.2 and 10.3) determined by:</p> <p style="margin-left: 20px;">(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p style="margin-left: 20px;">(ii) projecting a line at an angle of 45 degrees from the horizontal at a height</p>	<p><b>A1(a)</b> – Complies – Proposed dwelling achieves setback of 4.5m minimum from the frontage. Ancillary dwelling is located to the rear and therefore achieves greater setback.</p> <p><b>A1(b)</b> – N/a.</p> <p><b>A1(c)</b> – Complies - The proposed dwelling is setback 4.55m from the frontage on a vacant lot, which is not more than the greater and less than the lesser setback from the frontage of dwelling on the adjoining sites on the same street. The subject property adjoins 45 Hollyhock Drive sharing its rear boundary, which is also considered an adjoining property on the same street.</p> <ul style="list-style-type: none"> <li>- 45 Hollyhock Drive – Unit 1 achieves setback of 4.540m from the frontage as approved under DA-2019-149 and BA/133-2019.</li> <li>- 37 Hollyhock Drive – Dwelling is setback 5.5m from the frontage (DA-2020-12 &amp; BA/190-2020)</li> <li>- 41 Hollyhock Drive – Dwelling is setback 7.5m from the frontage (DA-2019-473 &amp; BA/447-2019)</li> </ul> <p><b>A1(d)</b> – N/a.</p> <p><b>A1(e)</b> – N/a.</p> <p><b>A2(a)</b> – Complies – Garage incorporated within the dwelling is located to the rear of the dwelling, which is setback greater than 5.5m from the frontage</p> <p><b>A2(b)</b> – Complies with A2(a) above.</p> <p><b>A2(c)</b> – Complies with A2(a) above</p> <p><b>A3(a)</b> – Complies- Proposed dwelling, ancillary dwelling and shipping containers all are contained within the allowed building envelope. The dwelling has minor protrusion of 0.3m from eaves to western elevation, which is less than allowed 0.9m protrusion.</p> <p><u>Setback and height overview:</u></p> <p><u>Dwelling:</u> Frontage – 4.55m</p>

Clause	Compliance/Comments
<p>of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <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"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</li> </ul>	<p>Northern side boundary – 2.64m                      Southern side boundary – 4m                      Rear boundary – approx. 13.5m                      Maximum height above ngl – 7.510m</p> <p><u>Ancillary Dwelling:</u>                      Frontage – approximately 30m                      Northern side boundary – 2.4m                      Southern side boundary – 9.60m                      Rear boundary – 1.2m                      Maximum height above ngl – 4.303m</p> <p><u>Shipping container:</u>                      Frontage – approx. 35.1m                      Northern side boundary – 12.7m                      Southern side boundary – 0.5m                      Rear boundary – 0.5m                      Maximum height above ngl – 3.3m</p>  <p>Building envelope for dwelling – East elevation</p>  <p>Building envelope for dwelling – West elevation</p>  <p>North Elevation 1:100</p>  <p>West Elevation 1:100</p>

Clause	Compliance/Comments
	 <p>Building envelope for ancillary dwelling – South, west and east elevation</p> <p>Building envelope for ancillary dwelling – South, west and east elevation</p> <p>Building envelope for shipping container – West elevation</p> <p><b>A3(b)</b> – Complies – The proposed dwelling achieves setback of minimum 2.640m from the northern side boundary and approximately 14.1m from a rear boundary.</p> <p>Proposed ancillary is setback minimum 2.4m from the northern side boundary and 2m from a rear boundary.</p> <p>Shipping containers achieves setback of 0.5m from southern side boundary and rear boundary, however, it does not exceed beyond the length of 9m and is less than the one third of the length of the boundary. Therefore, it complies with the requirements of A3 (b) (ii).</p> <p><b>A4</b> – Complies – The works comply with the acceptable solution as they do not impact on any trees of high conservation value.</p>
<p><b>Clause 10.4.3 - Site coverage and private open space for all dwellings</b></p> <p><b>A1</b> - Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) n/a, only applicable to multiple dwelling.</p>	<p><b>A1(a)</b> – Complies – Proposed site coverage is 43.7%, which is less than allowed 50%.</p> <p>Total roofed area = 328.05m<sup>2</sup></p> <p>Lot area = 750m<sup>2</sup></p> <p>Site coverage = 43.7%</p>

Clause	Compliance/Comments
<p><b>A2</b> - A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p style="padding-left: 20px;">(i) 24m<sup>2</sup>; or</p> <p style="padding-left: 20px;">(ii) n/a, only applicable to multiple dwelling.</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p style="padding-left: 20px;">(i) 4m; or</p> <p style="padding-left: 20px;">(ii) n/a, only applicable to multiple dwelling.</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>	<div style="text-align: center;">  </div> <p>AREA: Proposed Works (Dwelling+ Ancillary+ Storage Shed) = 328.05m<sup>2</sup> Site Coverage = 43.7%</p> <p><b>A1(b)</b> – n/a, only applicable to multiple dwelling.</p> <p><b>A2(a)</b> – Complies – Dwelling has 24m<sup>2</sup> private open space to the frontage.</p> <p><b>A2(b)</b> – Complies – POS designated is 6mx4m.</p> <p><b>A2(c)</b> – <b>Does not comply</b> – POS is located to the frontage. Frontage is not oriented 30 degrees west of true north and 30 degrees east of true north.</p> <p><b>A2(d)</b> – POS has gradient that is not steeper than 1:10. Slope ratio of 1:12.</p> <p><b>A2(e)</b> – Complies – Vehicle access is from the southeast corner of the frontage and parking to the rear of the dwelling. Therefore, POS will not be used for vehicle access or parking</p>
<p><b>Clause 10.4.5 - Width of openings for garages and carports for all dwellings</b></p> <p><b>A1</b> - 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><b>A1</b> – N/a – Proposed garage incorporated within the dwelling sits to the rear and maintains setback of approximately 21m from the frontage.</p>
<p><b>Clause 10.4.6 - Privacy for all dwellings</b></p> <p><b>A1</b> - A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(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;</p> <p>(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</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p style="padding-left: 20px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p style="padding-left: 20px;">(ii) from a balcony, deck, roof terrace or the</p>	<p><b>A1(a)</b> – Complies – Proposed upper deck line with balcony to the southern side boundary where ffl is greater than 1m above existing ground level maintains setback greater than 3m from side boundaries of the lot. (approximately 3.8m from southern side boundary and 13m from northern side boundary).</p> <p><b>A1(b)</b> – Complies - Proposed balcony to southern side boundary with finished floor level greater than 1m achieves setback greater than 4m from a rear boundary (approximately 21m).</p> <p><b>A1(c)</b> – N/a.</p>

Clause	Compliance/Comments
<p>private open space of the other dwelling on the same site.</p> <p><b>A2</b> - 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> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of not less than 3m from a side boundary;</li> <li>(ii) is to have a setback of not less than 4m from a rear boundary;</li> <li>(iii) n/a, only applicable to multiple dwelling.</li> <li>(iv) n/a, only applicable to multiple dwelling.</li> </ul> <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(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%.</li> </ul>	<p><b>A2(a)</b> – <b>Does not comply</b> – The upper-level windows to Bedroom 2 (W13) and Bedroom 3 (W14) facing northern side boundary achieve setback of only 2.4m from the side boundary. W12, W15 and W16 are ensuite windows and not considered habitable room windows.</p> <ul style="list-style-type: none"> <li>- Other eastern facing windows and doors to dwelling and ancillary dwelling have finished floor level of less than 1m above the existing ground level. Therefore, the clause is not applicable.</li> <li>- Windows and doors facing southern elevation are setback minimum 4m from the side boundary and achieve compliance with the requirements under A2 (a)</li> <li>- Windows and doors of the dwelling which have finished floor level more than 1m and are facing a rear boundary achieve setback of approximately 14m.</li> </ul> <p><b>A2(b)</b> – <b>Does not comply</b> – Whilst the upper-level windows to Bedroom 4 and Bedroom 5 comply with the requirement under (b) (iii) with fixed privacy screening to a height of 1.7m above floor level and a uniform transparency of not more than 25%; the windows to Bedroom 2 (W13) and Bedroom 3 (W14) facing northern side boundary do not demonstrate compliance with the requirements under (b).</p> 
<p><b>Clause 10.4.7 - Frontage fences for all dwellings</b></p> <p><b>A1</b> - No Acceptable solution (when not exempt)</p>	<p><b>A1</b> – No fencing proposed.</p>

## Code Provisions

Clause	Compliance/Comments
<b>E1.0 Bushfire-Prone Areas Code</b>	
<p>While the proposed development is located within a Bushfire Prone Area, the Bushfire Prone Areas Code does not apply to the Residential use class. Notwithstanding, impacts of any bushfire hazard management measures and vegetation removal have been assessed against the relevant provisions of the Scheme.</p> <p>The subdivision application DAS2015-44 determined the property (Lot54) as a BAL-LOW. There is Part 5 (dealing number E132828) agreement with has pre-determined the BAL-LOW.</p>	
<b>E5.0 Road and Railway Assets Code</b>	
<p><b>Clause E5.5.1 – Existing road accesses and junctions</b></p> <p><b>A1</b> – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p><b>A1</b> – N/a - Not connected to Category 1 or 2 road, in an area subject to a speed limit of more than 60km/h)</p>
<p><b>A2</b> – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p><b>A2</b> – N/a - Existing access not in an area subject to a speed limit of more than 60km/h)</p>
<p><b>A3</b> – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p><b>A3</b> – Complies - New dwelling and ancillary dwelling being a single dwelling use don't exceed 40 vehicles movement per day.</p>
<p><b>Clause E5.6.1 - Development adjacent to roads and railways</b></p> <p><b>A1.1</b> – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> <li>(a) new buildings;</li> <li>(b) other road or earth works; and</li> <li>(c) building envelopes on new lots.</li> </ul>	<p><b>A1.1</b> – N/a.</p>
<p><b>A1.2</b> – Buildings, may be:</p> <ul style="list-style-type: none"> <li>(a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or</li> <li>(b) an extension which extends no closer than:                             <ul style="list-style-type: none"> <li>(i) the existing building; or</li> <li>(ii) an immediately adjacent building.</li> </ul> </li> </ul>	<p><b>A1.2</b> – N/a.</p>
<p><b>Clause E5.6.2 - Road access and junctions</b></p> <p><b>A1</b> – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>	<p><b>A1</b> – N/a – No new access proposed.</p>
<p><b>A2</b> – No more than one access providing both entry and exit, or two accesses providing separate entry</p>	<p><b>A2</b> – Complies – Only one existing access.</p>

Clause	Compliance/Comments
and exit, to roads in an area subject to a speed limit of 60km/h or less.	
<p><b>Clause E5.6.4 - Sight distance at accesses, junctions and level crossings</b></p> <p><b>A1</b> – Sight distances at:</p> <p>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>	<p><b>A1</b> – Complies – Existing access remains unchanged.</p>
<p><b>E6.0 Parking and Access Code</b></p>	
<p><b>Clause E6.6.1 - Number of car parking spaces</b></p> <p><b>A1</b> - The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(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>	<p><b>A1</b> – Complies – Complies- Plan shows two carparking spaces within the double garage as required by the code provision. Additional excess onsite parking car parking space also shown on the plan between the proposed dwelling and ancillary.</p>
<p><b>Clause E6.7.1 - Number of vehicular accesses</b></p> <p><b>A1</b> – 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><b>A1</b> – Complies - Existing one access off Hollyhock Drive.</p>
<p><b>Clause E6.7.2 - Design of vehicular accesses</b></p> <p><b>A1</b> – Design of vehicle access points must comply with all of the following:</p> <p>(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;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p>	<p><b>A1</b> – Complies – Existing access created from the subdivision remains unchanged.</p>
<p><b>Clause E6.7.3 - Vehicular passing areas along an access</b></p> <p><b>A1</b> – Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <p>(i) it serves more than 5 car parking</p>	<p><b>A1</b> – N/a.</p>



Clause	Compliance/Comments
<p>spaces;</p> <p>(ii) is more than 30 m long;</p> <p>(iii) it meets a road serving more than 6000 vehicles per day</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) it meets a road serving more than 6000 vehicles per day;</p> <p>(d) have the first passing area constructed at the kerb;</p> <p>(e) be at intervals of no more than 30 m along the access.</p>	
<p><b>Clause E6.7.6 - Surface treatment of parking areas</b></p> <p><b>A1</b> – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>	<p><b>A1</b> – Complies- Proposed concreting surface shown in plan</p>
<p><b>Clause E6.7.12 – Siting of car parking</b></p> <p><b>A1</b> - 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><b>A1</b> – N/a.</p>
<p><b>Clause E6.7.14 - Access to a road</b></p> <p><b>A1</b> – Access to a road must be in accordance with the requirements of the road authority.</p>	<p><b>A1</b> – Complies - Existing access created from the subdivision remains unchanged.</p>
<p><b>E7.0 Stormwater Management Code</b></p>	
<p><b>Clause E7.7.1 - Stormwater drainage and disposal</b></p> <p><b>A1</b> – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p><b>A1</b> – Complies - Preliminary design plan shown connecting stormwater disposal of by gravity to public stormwater infrastructure.</p>
<p><b>A2</b> – 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 m<sup>2</sup>;</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><b>A2</b> – N/a.</p>
<p><b>A3</b> – A minor stormwater drainage system must be designed to comply with all of the following:</p>	<p><b>A3</b> – N/a.</p>

Clause	Compliance/Comments
(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	
<b>A4</b> – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	<b>A4</b> – N/a.
<b>E10.0 Biodiversity Code</b>	
Whilst E10.0 Biodiversity Code overlay applies to the subject property; the site is already cleared from the subdivision and no clearing or impact on any native vegetation from the proposal. Therefore, code E10.0 is not applicable.	
<b>E15.0 Inundation Prone Areas Code</b>	
The site is within a Riverine Inundation Hazard Area, as it is located in an area subject to risk of flooding of 1% Annual Exceedance Probability (AEP) in 2100. However, the proposal has been assessed by Kingborough Council engineer and the proposal has been assessed as not impacting the flood modelling path for the surrounding area. Therefore, code E15.0 is not applicable.	

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## OPEN SESSION RESUMES

### 14 PETITIONS STILL BEING ACTIONED

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There are no petitions still being actioned.

### 15 PETITIONS RECEIVED IN LAST PERIOD

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

### 16 OFFICERS REPORTS TO COUNCIL

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#### 16.1 COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY - PROPOSED RULE CHANGES

**File Number:**

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

#### Strategic Plan Reference

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

Strategic Outcome: 3.1 A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth.

#### 1. PURPOSE

1.1 The purpose of this report is to seek the endorsement of Council to advertise proposed amendments to the Copping Refuse Site Joint Disposal Authority (Authority) rules

#### 2. BACKGROUND

2.1 Under sub-Rule 232, the Authority is required to review its Rules at least every five years. The last review of this nature was finalised in March 2023, with a minor Rule change in relation to dividends in September 2021.

2.2 At its meeting on 23 May 2024, the Authority approved, by special resolution, its intention to amend the Rules.

2.3 The proposed amendments aim to provide flexibility within the Rules to permit the separation of the roles of Authority Secretary and the Board Secretary of Southern Waste Solutions. This involves a considerable number of changes throughout the Rules. At the Authority's request, the proposed amendments retain safeguards for the Authority if it was to consider a proposal from the Board to separate the roles.

#### 3. STATUTORY REQUIREMENTS

3.1 The amendment of the Rules must comply with the certification requirements set out at Sections 31 and 32 of the *Local Government Act, 1993 (Tas)*.

#### 4. DISCUSSION

- 4.1 At its meeting on 23 May 2024, the Board resolved to amend the rules as they apply to the roles of Authority Secretary and the Board Secretary of Southern Waste Solutions.
- 4.2 **Attachment 1** is an extract from the draft minutes of the general meeting of the Copping Refuse Disposal Site Authority held on 23 May 2024. **Attachment 2** summarises the amendments and explains the reasons for them. Consultation to date on these amendments has included the General Managers/Chief Executive Officers of Participating Councils.
- 4.3 The collective scale of the amendments is considered material and so requires the full process prescribed under sections 31 and 32 of the *Local Government Act 1993 (Tas)* (the Act). A summary of the process is provided below:

- **Step 1**

A resolution of the Authority's participating councils is required to approve advertising of the proposed rule change. One participating council is to act as the "Nominated Council" to perform the roles required to undertake the actions to change the Rules. Clarence City Council has agreed that they will act as the Nominating Council. This is consistent with past practice.

- **Step 2**

If the resolution to advertise is approved by the four Participating Councils, the Nominating Council is to:

- publish the complying notice in a local daily newspaper;
- display the complying notice at its premises for at least 21 days;
- provide a copy of the proposed Rule amendment to the Director of Local Government; and
- make the proposed amendment available for inspection or purchase at its public offices.

- **Step 3**

- After publication and any submissions are received, a general meeting of the Authority is convened to consider, and deal with, any submissions.
- Subject to any changes to the proposed amendments, Participating Councils approve the proposed amendments to the Rules before further steps are taken in accordance with the Local Government Act requirements.

- **Step 4**

The proposed amended Rules are then to be certified by both a legal practitioner and the Chief Executive Officer of the Nominating Council before being provided to the participating councils for final approval.

- **Step 5**

Once approved by the participating councils, the amended Rules are to be certified again by both a legal practitioner and the Chief Executive Officer of the Nominating Council as prescribed in the Act.

- **Step 6**
  - A copy of the new Rules is to be provided to the Director of Local Government.
  - Anyone who made a submission on the proposed amendment is to be advised of the final decision.
- **Step 7**
  - The amendment comes into effect.

## 5. FINANCE

- 5.1 There are no adverse financial implications arising from the proposed amendments to the Rules.

## 6. ENVIRONMENT

- 6.1 There are no adverse environmental implications arising from the proposed amendment to the Rules.

## 7. COMMUNICATION AND CONSULTATION

- 7.1 If approved by the participating councils of the Authority, the Nominating Council is to:

- publish a notice of the proposed amendment in a local daily newspaper;
- display the notice at its premises for at least 21 days; and
- make the notice available for inspection or purchase at its public offices.

Following a decision by each Participating Council to approve the amended Rules, any person who made a submission is to be advised of the outcome.

## 8. RISK

- 8.1 There are no risks identified in the recommendations.

## 9. CONCLUSION

- 9.1 Approval is being sought from Participating Councils to advertise the proposed amendment which is the first step in the amendment process of the Rules.

## 10. 10. RECOMMENDATION

That Kingborough Council

- (a) Endorses the proposed amendments to the Rules of the Copping Refuse Disposal Site Authority as agreed by the Authority at its meeting on 23 May 2024, and
- (a) Approves advertising the proposed amendments to the Rules in accordance with the requirements of the *Local Government Act 1993 (Tas)*.

## ATTACHMENTS

1. **Extract from the draft minutes of the general meeting of the Copping Refuse Disposal Site Authority held on 23 May 2024**
2. **Proposed amendments to the Copping Refuse Disposal Site Joint Authority Rules 2024: Role of the Secretary**

## Attachment 1

**Extract from the draft minutes of the general meeting of the Copping Refuse Disposal Site Authority held on 23 May 2024****6.6 Proposed Rule Changes SPECIAL RESOLUTION**

The Secretary summarised the background to the proposed Rule change. The Authority noted that the proposed changes offered flexibility to appoint a Board Secretary separate from the Authority Secretary, however this would be an option not mandatory. The Authority retained discretion to approve or decline a request from the Board of Southern Waste Solutions on its merits.

The Secretary outlined the process, starting with the need for participating Councils to approve, by special resolution, the advertising of the proposed Rule changes. It was envisaged that the timeline for completion would be around February 2025.

**DECISION**

**Moved: Cr Cordover**

**Seconded: Cr Knott**

*That the Authority:*

- *approves by special resolution the proposal to amend the Rules of the Copping Refuse Disposal Site Joint Authority as outlined; and*
- *authorises the Secretary to do all things necessary to amend the Authority Rules accordingly.*

**CARRIED UNANIMOUSLY**

Attachment 2

**Proposed amendments to the Rules 2024: Role of the Secretary**

**May 2024**

**Purposes**

1. Enable flexibility in appointment of the Secretary
2. Correct minor typographical (or similar) errors identified in Rules 172, 180 and 190.

**Proposed amendments**

Black text = existing Rule wording

Red text = proposed change

Rule #	Proposed amendments	Reason/Notes/Comments
	<b>Definitions</b>	
6  AMEND (add new Definition)	<p>“Secretary” means a person appointed as Secretary of the Authority under Rule 204;</p> <p>ADD: “Board Secretary” means a person appointed as the Secretary of the Board of Southern Waste Solutions under Rule 204(b) and where no Board Secretary has been appointed means the person appointed as Secretary under Rule 204(a).</p>	<p>Retain the current Definition of Secretary but add a further definition for Board Secretary.</p> <p>DMA extended the wording of the new definition to clarify who is the Board Secretary if no separate appointment is made.</p>
15  AMEND	<p>The Board may delegate to the Chief Executive Officer or an individual director, a committee of the Board or the Board Secretary <del>in their capacity as Secretary to the Board</del>, with or without conditions:</p> <p>(a) any of the functions and powers delegated to it by the Authority in writing (including any specified power of on-delegation of those functions and powers); and</p> <p>(b) any of the functions and powers conferred upon it under these Rules.</p>	<p>Board needs to have authority to delegate to the Board Secretary.</p> <p>Cannot delegate to the Authority Secretary (but, of course, may request assistance or support)</p> <p>No need for the Authority to have capacity to delegate to the Board Secretary.</p>
15A NEW	<p>By written agreement between the Board, the Chief Executive Officer and Board Secretary, the Secretary may delegate responsibilities</p>	<p>In the current Rules, the [Authority] Secretary has particular responsibilities. This new Rule is proposed as an alternative to changing all the individual applicable Rules to permit delegation.</p>

	prescribed in these Rules to the Board Secretary.	Some of these may be better managed by the Board Secretary when the appointee is an employee of SWS, eg the obligation to maintain the corporate registers of the Authority under Rule 96.  Options for delegations include those under Rules 93, 94, 96, 107, 113, 161, 230.  Regardless of any delegation, the Authority Secretary retains the statutory responsibility under the Rules. The Secretary needs to accept the risk and be suitable empowered to manage the risk.
	<b>Membership of the Board</b>	
79 AMEND	The office of a Director is vacated if the Director: (a)...(f) (g). resigns office by notice in writing to the Secretary of the Authority; (h)... (i) is elected as a Councillor of a Member or is appointed as the Chief Executive Officer, the Secretary, Board Secretary, or an employee of the Authority or of a Member or provides remunerated services to the Authority (other than the performance of the duties and responsibilities of Director).	Most can be retained as is, except for the following.  Re (g) - Directors are appointed by the Authority, so it is appropriate that notification of vacation of Director's role should be provided to the Authority Secretary.  Re (i) – In small and closely-held proprietary limited companies, it is permissible for a Director to be appointed as Company Secretary. However, it is anticipated that appointment to the separate role of SWS's Board Secretary would likely be through an executive management position. Therefore, if a Director was to be appointed to the Board Secretary role, it would mean becoming an employee of the Authority, which would terminate the Director's role anyway. It is clearer to simply include the Board Secretary role in the list in (i)
	<b>Disclosure of Interests</b>	
89 AMEND  SPLIT INTO (a) and (b)	89(a) A Member, Representative, or Proxy <del>or Director</del> shall, in accordance with the Act, advise the Secretary in writing of the details of any interest declared in accordance with these Rules within 7 days of that declaration.	Splitting the Rule into two parts is the easiest and clearest way to separate out which secretary deals with what.  Preferable to trying to weave into the one Rule.



	89(b) A Director, member of a Board committee, the Chief Executive Officer or the Secretary shall, in accordance with the Act, advise the Board Secretary in writing of the details of any interest declared in accordance with these Rules within 7 days of that declaration.	(b) captures member of Board Committee, CEO and the [Authority] Secretary's declarations.
90 AMEND SPLIT INTO (a) and (b)	90(a) The Secretary is to ensure that any declaration of interest is recorded in the Minutes of the Authority meeting at which the declaration is made.  90(b) The Board Secretary is to ensure that any declaration of interest is recorded in the Minutes of the Board or Board committee meeting at which the declaration is made.	Split into (a) and (b) for same reason as 89 (above).  90(b) Have included members of Committees in case any external members are appointed in the future
92 AMEND	The Chief Executive Officer shall advise the Board Secretary of any interest of any employee that has been declared or notified to the Chief Executive Officer.	Amended to allow for changes to Rule 93
93 AMEND and ADD (b)	93(a) The Board Secretary shall keep a Register of Interests of the Members, Representatives, Proxies, <del>or</del> Directors, members of Board committees, Secretary and of any employees of the Authority that have been declared or notified to the Chief Executive Officer or the Board Secretary.  93(b) The Board Secretary shall advise the Secretary and provide access to, or a copy of, the Register of Interests kept under Rule 93(a) as soon as the Register is amended.	While Rule 96(e) prescribes the [Authority] Secretary shall cause the register of interests to be kept, changes to Rule 93 (a) propose that the Board Secretary administers this. Reasons: <ul style="list-style-type: none"> <li>- most of the changes/amendments to the Register occur through Directors' updates to which the Board Secretary has immediate access; and</li> <li>- the safest place to keep the register is in SWS's IT system</li> </ul> 93(b) added so that the Secretary has constant access to the register as updated, both for Authority purposes and to satisfy requirement of Rule 96(e).

<p>94 AMENDED</p>	<p>The Secretary shall advise the Chief Executive Officer <del>and Board Secretary</del> of any interest of any Member, Representative <del>or</del> Proxy that has been declared or notified to the Secretary.</p>	<p>To facilitate the Board Secretary maintaining the currency of the Register under Rule 93(a).</p>
<p><b>Notice of General Meetings of the Authority and Meetings of the Board</b></p>		
<p>107 AMEND</p>	<p>Fourteen days' notice of the Annual and any other General Meeting of the Authority shall be given by the Secretary to:</p> <ul style="list-style-type: none"> <li>(a). each Member, Representative and Proxy;</li> <li>(b). the Directors <del>and the Board Secretary</del>;</li> <li>(c). the General Manager of any Member who is not a Representative;</li> <li>(d). the Chief Executive Officer;</li> <li>(e). the Comptroller, and</li> <li>(f). the auditor.</li> </ul>	<p>It would be useful to add the Board Secretary as a practical support to the Directors ; to maintain coordination and consistency between Board and Authority; and same level of coordination between Board Secretary and Authority Secretary.</p> <p>Distribution of papers may well be a responsibility delegated from Authority Secretary to Board Secretary under proposed Rule 15A so permitting access to papers by Board Secretary would ensure consistency within the Rules.</p> <p>Also, add apostrophe after <del>days'</del> .....</p>
<p>111 AMEND</p>	<p>Seven days' notice of any meeting of the Board shall be given by the <del>Board</del> Secretary to:</p> <ul style="list-style-type: none"> <li>(a). each Director, and</li> <li>(b). the Chief Executive Officer.</li> </ul>	<p>Board meeting notice would be a responsibility of the Board Secretary, not the Secretary.</p> <p>Also, add apostrophe after <del>days'</del> .....</p>
<p><b>Resolution in Writing or by Electronic Means</b></p>		
<p>150 AMEND  SPLIT INTO (a) and (b)</p>	<p>150 (a) A resolution in writing signed by a Simple Majority of Representatives <del>or Directors</del> entitled to vote on a resolution or a resolution transmitted to the Secretary by electronic mail or other electronic means is taken to have been passed at a duly called and constituted General Meeting of the Authority <del>or meeting of the Board</del>. The resolution is taken to have been determined on the day upon which it is transmitted by the Secretary to the Representatives <del>or Directors</del>.</p> <p>150 (b) A resolution in writing signed by a Simple Majority of Directors entitled to vote on a resolution or a resolution transmitted to the Board Secretary by electronic mail or other electronic means</p>	<p>Splitting the Rule into two parts is the easiest and clearest way to separate out who responds to whom for circulating resolution of the Authority or the Board.</p> <p>This provides a better outcome than trying to weave into the one Rule which body deals with which Secretary.</p>

	is taken to have been passed at a duly called and constituted meeting of the Board. The resolution is taken to have been determined on the day upon which it is transmitted by the Board Secretary to the Directors.	
151 AMEND  SPLIT INTO (a) and (b)	151(a) A resolution of the type referred to in Rule 150(a) may consist of several documents in the same form, each signed by one or more Representatives <del>or Directors</del> provided the resolution is identically worded.  151(b) A resolution of the type referred to in Rule 150(b) may consist of several documents in the same form, each signed by one or more <del>Representatives or</del> Directors provided the resolution is identically worded.	Split into two parts for same reason as Rule 150 (above)
152 AMEND  SPLIT INTO (a) AND (b)	152(a) If a majority of Representatives <del>or Directors</del> do not agree to the procedure in Rule 150(a), no resolution can be passed in this manner.  152(b) If a majority of <del>Representatives or</del> Directors do not agree to the procedure in Rule 150(b), no resolution can be passed in this manner.	Split into two parts for same reason as Rule 150 (above)
<b>Minutes and Papers</b>		
155 AMEND  SPLIT INTO (a) and (b)	155(a). The Authority <del>and the Board are</del> is to ensure that Minutes of <del>their</del> its meetings are duly recorded by the Secretary.  155(b). The <del>Authority and the Board are</del> is to ensure that Minutes of <del>their</del> its meetings are duly recorded by the Board Secretary.	Split into two parts for same reason as Rule 150 (above)
159 AMEND  SPLIT INTO (a) and (b)	159(a) The Minutes of Authority <del>and Board</del> meetings and all papers and reports considered by the Authority <del>and by the Board</del> are to be classified (in whole or in part) by the Secretary as “Open” or “Commercial-in-Confidence”.  159(b) The Minutes of <del>Authority and</del> Board meetings and all papers and	Split into two parts for same reason as Rule 150 (above)  159(b) allows for Board papers to be classified as needed, despite Board meeting protocols being different from those of Council and Authority meetings.

	reports considered by the <del>Authority and by the Board</del> <del>are to</del> may be classified (in whole or in part) by the Board Secretary as "Open" or "Commercial-in-Confidence".	
161 AMEND	<p>161(a) The Secretary will provide <del>(a)</del> in respect of each Authority meeting:</p> <p>(i). prior to each meeting, a copy of all papers and reports to be considered by the Authority; and</p> <p>(ii). as soon as practicable after each meeting, a copy of the draft Minutes,</p> <p>to:</p> <p>A. Representatives and Proxies;</p> <p>B. Directors <del>and Board Secretary</del>;</p> <p>C. General Managers of Members for the information of Councillors and relevant Member employees;</p> <p>D. the auditor;</p> <p>E. the Chief Executive Officer.</p> <p>161(b). <del>The Board Secretary will provide</del> in respect of each Board meeting:</p> <p>(i). prior to each meeting, a copy of all papers and reports to be considered by the Board; and</p> <p>(ii). as soon as practicable after each meeting, a copy of the draft Minutes,</p> <p>to:</p> <p>A. Directors; and</p> <p>B. the Chief Executive Officer.</p>	<p>Split in two parts for clarity and ease of understanding.</p> <p>Re part (a) and consistent with proposed amendment to Rule 107 (re the AGM), it is helpful to add the Board Secretary as support to the Directors ; to maintain coordination and consistency between Board and Authority, and same level of coordination between Board Secretary and Authority Secretary.</p> <p>Distribution of Authority papers could be a responsibility delegated from Secretary to Board Secretary under proposed Rule 15A so permitting access to papers by Board Secretary would ensure consistency within the Rules.</p>
<b>Exclusion of Chief Executive Officer and Others from Certain Deliberations</b>		
162 AMEND	162 (a) A person under consideration by the Authority for appointment or re-appointment as the Secretary, <del>or by the Board for appointment or re-appointment as Chief Executive Officer,</del> shall not be present during any deliberation of the Authority <del>or</del>	<p>Split in two parts for clarity and ease of understanding.</p> <p>(b) Board Secretary included.</p>

<p>SPLIT INTO (a) AND (b)</p>	<p><del>the Board</del> or at the time the Authority <del>or Board</del> makes a decision, in relation to:</p> <ul style="list-style-type: none"> <li><del>(a)</del>. the appointment or re-appointment; or</li> <li><del>(b)</del>. the determination or application of any terms or conditions on which the Secretary <del>or the Chief Executive Officer</del> holds office; or</li> <li><del>(c)</del>. <del>the approval of the Chief Executive Officer engaging in paid employment outside the duties of the office of Chief Executive Officer; or</del></li> <li><del>(d)</del>. the termination of the appointment of the Secretary <del>or the Chief Executive Officer</del>.</li> </ul> <p>162 (b) A person under consideration by the <del>Authority</del> Board for appointment or re-appointment as <del>the Secretary, or by the Board for appointment or re-appointment as</del> Chief Executive Officer <del>or Board Secretary</del>, shall not be present during any deliberation of <del>the Authority or</del> the Board or at the time the <del>Authority or</del> Board makes a decision, in relation to:</p> <ul style="list-style-type: none"> <li><del>(a)</del>. the appointment or re-appointment; or</li> <li><del>(b)</del>. the determination or application of any terms or conditions on which <del>the Secretary or</del> the Chief Executive Officer <del>or Board Secretary</del> holds office; or</li> <li><del>(c)</del>. the approval of the Chief Executive Officer engaging in paid employment outside the duties of the office of Chief Executive Officer; or</li> <li><del>(d)</del>. the termination of the appointment of <del>the Secretary</del> or the Chief Executive Officer <del>or the Board Secretary</del>.</li> </ul>	
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163 AMEND	At its discretion, the Board may <del>in its discretion</del> request the Chief Executive Officer <del>and/or the Board Secretary</del> to leave the meeting at other times.	Enabling the Board to meet without the Board Secretary as appropriate.
<b>General Powers and Responsibilities of Chief Executive Officer</b>		
172 AMEND	The Chief Executive Officer is responsible to the Board for the general administration and management of the Authority’s business activities and, in particular, for the determination of the number and types of employees and the terms and conditions of employment, consistent with the approved budget. On behalf of the Board, the Board Chair is the primary <del>contract</del> contact with the Chief Executive Officer.	Correct minor typographical error
<b>Particular Responsibilities [of the CEO]</b>		
180 AMEND	The Chief Executive Officer shall undertake the following responsibilities to the satisfaction of the Board: (a)....(l).... (m) implement and monitor the organisation’s <del>ork</del> Work Health and Safety policies environmental policies, procedures and programs; (n)....(p).... (q) in conjunction with the <del>Secretary</del> , Secretary, provide induction training for newly appointed Representatives and Proxies; <del>and in conjunction with the Board Secretary</del> , provide induction training for newly appointed Directors;	Re (m) - correct minor typographical error  Re (q) – to separate roles and responsibilities for the induction of Representatives sand Proxies, and Directors; and correct minor typographical error.
<b>Strategic and Business Plans</b>		
188 AMEND	Once approved by the Board, the Business Plan shall be provided by the <del>Secretary</del> Board Secretary to the Authority at its next meeting for review and approval.	Remove the reference to the Secretary altogether. As the first approver, it is far simpler to require the Board to present the Business Plan to the Authority meeting.  DMA prefers that this should be the Board Secretary as the Board’s ‘arms and legs’ to enact their responsibility.
190 AMEND	Once approved by the Authority, <del>(a)</del> , and subject to any commercially sensitive aspects being separated into a separate section and marked	Remove to be consistent with Rule 98.

	<p>'commercial in confidence', the Business Plan shall be provided to each Member, <del>and</del>  <del>(b). — the Strategic Plan and the Business Plan shall be submitted to the Annual General Meeting for noting.</del></p>	<p>It appears that the reference in Rule 190(b) was not similarly removed in 2023. It should be removed now to retain the internal consistency of the Rules.</p> <p>Rule 190(b) should align with the requirements of Rule 98. Rule 98 addresses the content of the AGM agenda. In the 2023 review of the Rules, the need to present the Strategic and Business Plans at the AGM was removed because it was seen to be redundant given the AGM could be held up to 5+ months into the new financial year.</p>
	<p><b>Secretary</b></p>	
<p><b>204 AMEND</b></p> <p><b>ADD FURTHER SUB-RULES</b></p>	<p>204(a) The Authority is to appoint a person to be Secretary of the Authority, and that person <del>shall</del> may also be appointed as the Board Secretary <del>of the Board.</del></p> <p>204(b) The Authority may authorise the Board to appoint a Board Secretary who is not also the Secretary.</p> <p>204(c) If the Board is authorised under Rule 204(b) to appoint a Board Secretary, the Board shall determine the remuneration, terms and conditions of that appointment and manage the performance of the Board Secretary.</p> <p>204(d) At its discretion, the Authority may review the separate appointment of the Board Secretary and, subject to the conditions of the Board Secretary's employment, revoke the authority granted to the Board under Rule 204(b).</p> <p>204(e) The Authority will not appoint, review or revoke the authority to appoint a Board Secretary under Rule 204(b) during the period that commences two months before and ends four months after scheduled</p>	<p>(a) Provides flexibility for separate appointment to Board Secretary.</p> <p>Remaining changes in this Rule are required to support a separate appointment.</p> <p>(b) Authority can approve a request to appoint separate Board Secretary</p> <p>(c) If the Board does appoint separate role, it needs authority to determine terms and conditions etc, and responsibility to manage performance. This applies regardless of whether the appointee is an external contracted appointee or an employee.</p> <p>(d) Provides option for Authority to review the separate appointment and revoke if it decides to. Revoking the Board's authority to appoint Board Secretary needs to be subject to the appointment/employment contract of the appointed person.</p>

	Local Government elections that are applicable to all Participating Councils.	(e) Avoiding the period around the LG elections is to avoid the (remote) risk of inappropriate decision making or leveraging an inexperienced Authority. Unlikely, but a safeguard.
205 AMEND  ADD FURTHER SUB-RULE	205(a) The Secretary may be the Chief Executive Officer or an employee of the Authority or a Member.  205(b) The Board Secretary may be an employee of the Authority.	Clarifying that the Authority Secretary could be an employee beyond only allowing it to be the CEO. This opens up the option of Board Secretary being the Acting Secretary (under Rule 207) as well as the possibility of an employee being appointed to both Authority and Board Secretary roles.  Also allows for the Board Secretary to be appointed on contract, but not as an employee.
206 AMEND  ADD FURTHER SUB-RULE & RENUMBER	Subject to Rule 207: (a). the Chair may appoint a person as Acting Secretary, if the Secretary is absent or otherwise unable to perform the functions of Secretary, for the period the Secretary is absent or unable to perform the functions of Secretary; <del>and</del> (b) the Board Secretary may be appointed as Acting Secretary under sub-Rule (a); <del>(b).</del> (c) the Acting Secretary has the powers and functions of the Secretary for the period of the appointment.	(b) Allows the Board Secretary to act in Secretary role, at Authority Chair/Authority's discretion, which provides a natural continuity option.
	<b>Immunity from Liability</b>	
226 AMEND	In Rules 224, 225 and 227 "officer" includes a Representative, a Director, the Chief Executive Officer, the Secretary, the Board Secretary, the auditor, the Comptroller, and any other person employed by the Authority.	Include Board Secretary, which is consistent with the COMMON LAW classification of the Board or Company Secretary as an 'officer' of the relevant corporate entity.  Note: Reference to Rule 227 relates to the ability of the Authority to organise insurance to cover officers against liability.



## 16.2 DRAFT MARGATE MASTERPLAN

**File Number:** 17.280

**Author:** Anthony Verdouw, Executive Officer Engineering Services

**Authoriser:** David Reeve, Director Engineering Services

### Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

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

## 1. PURPOSE

1.1 The purpose of this report is to seek Council's approval to release the Draft Margate Masterplan 2024 – 2044 for community review and feedback.

## 2. BACKGROUND

2.1 Funding to develop a Margate Masterplan was included in Council's 2023-2024 annual budget.

2.2 Following a competitive tender process, a consultant team comprised of REALMstudios and WSP were engaged to develop a Masterplan for the Margate Main Street and town centre.

## 3. STATUTORY REQUIREMENTS

3.1 The management of local highways as per Section 21 of the *Local Government (Highways) Act 1982*.

3.2 The maintenance of State highways in cities as per Section 11 of the *Roads and Jetties Act 1935*.

## 4. DISCUSSION

4.1 The Draft Margate Masterplan 2024 – 2044 (the Plan) presents a collective vision for the future of Margate's Main Street and surrounds. It outlines a comprehensive framework to guide the evolution and development of the town centre going forward.

4.2 The Plan is a high-level visionary document that sets the foundation for future development opportunities and upgrades on the Main Street and reimagines the Main Street as a place where services can thrive together.

4.3 It is important to note that none of the concept proposals listed in the Plan have been funded. Implementation of the Plan will require support and buy-in from the State Government and other stakeholders and the big picture concepts would require significant external funding commitments.

4.4 The concept proposals in the Plan also require further feasibility analysis, consultation, and design. These steps would be undertaken on a project-by-project basis should funding be secured.

- 4.5 The development of the Plan has been informed by the local community, Kingborough's community committee groups, and immediate stakeholders including businesses and the local school.
- 4.6 Council officers and the consultant team have also liaised with Department of State Growth (DSG) representatives during the development of the Plan. DSG manage the Channel Highway (Main Street) and are concurrently investigating opportunities to improve pedestrian safety and public transport infrastructure.
- 4.7 The Plan was presented at a workshop with Councillors on 29 April 2024.
- 4.8 The Plan identifies four key strategy principles to guide implementation actions and rebalance the functions of the Main Street in Margate. The four strategy principles are:
- 4.8.1 Connection strategies: balance local and regional access.
  - 4.8.2 Environmental strategies: enhance local amenity and natural environment.
  - 4.8.3 Activation strategies: capture the industrious community spirit.
  - 4.8.4 Liveability strategies: support a growing town centre.
- 4.9 Implementation of the Plan will unfold gradually in tandem with available resources and investment opportunities and in collaboration with the Department of State Growth and other stakeholders. Concept proposals have been identified as quick wins, stepping stones or big moves, with each category representing a different timeframe and strategic focus.

## **5. FINANCE**

- 5.1 Implementation of the concept proposals in the Plan have both capital and operational budget considerations for Council. Any capital projects would need to be submitted on a case-by-case basis as capital project bids for Council consideration.
- 5.2 Big picture concepts outlined in the Plan would require significant external funding commitments and support from relevant stakeholders.

## **6. ENVIRONMENT**

- 6.1 One of the four strategy principles informing the Plan is environmental strategies to enhance the local environment and encourage more sustainable transport options in and around the Margate town centre.

## **7. COMMUNICATION AND CONSULTATION**

- 7.1 Council ran an online community survey between 12 February 2024 and 12 March 2024 with over 1000 responses received.
- 7.2 A community workshop was held in Margate on 20 February 2024, focusing on key stakeholders and businesses in the area.
- 7.3 Feedback from the community consultations has been compiled and reviewed by the consultant team to inform the Plan.

## **8. RISK**

- 8.1 There is a risk that the local community mistake the Plan to be funded and ready for implementation. This is not the case and needs to be clearly communicated.

- 8.2 There are also no specific timelines for implementing any proposals at this stage as funding commitments would need to be secured before Council progresses individual proposals.

## **9. CONCLUSION**

- 9.1 A Draft Margate Masterplan 2024-2044 has been prepared for release for community feedback.
- 9.2 The Plan is aspirational with a long-term vision and lays a foundation for future developments and projects to improve the function and amenity of the Margate Main Street.

## **10. RECOMMENDATION**

That Council approve the release of the attached Draft Margate Masterplan 2024-2044 for community feedback.

## **ATTACHMENTS**

- 1. Draft Margate Main Street Masterplan\_Overview**
- 2. Draft Margate Main Street Masterplan**

Public Copy

# MARGATE MAIN STREET MASTER PLAN OVERVIEW

The Margate Main Street Masterplan (the Plan) charts a collective vision for the future of Margate’s Main Street and its environs. It offers a comprehensive framework to steer the evolution of this pivotal community hub. By leveraging existing assets and addressing various constraints, the Plan aims to ensure a vibrant and sustainable future for the local area. Developed in collaboration with the community, stakeholders, and the Department of State Growth, the Plan aims to:

- Cultivate a more vibrant and connected street for residents, businesses, and visitors.
- Strike a balance between the needs of the Main Street (place) and the Channel Highway (movement).
- Support the requirements of existing users and the evolving community of Margate.
- Enhance accessibility and inclusivity for all users and abilities.
- Establish high-quality public spaces and amenities.
- Identify and plan investments to realise the vision for Margate as set out in this document.

The Plan represents one of Margate’s most significant town-shaping opportunities. It addresses the pressing need to improve amenity of the town, presenting a chance to reimagine this vital service centre strategically situated in a growing residential community and region. Kingborough Council has worked to develop a comprehensive plan for the Main Street that is flexible over time to address specific needs of community, broader strategic initiatives and market drivers.

To ensure the Plan serves the current and future needs of Margate, Council has engaged community and stakeholders to develop and refine this initial, proposed Plan. This Plan is a product of many needs and aspirations. It is driven by the priorities of the local community and stakeholders. The Plan is a high-level visionary document that reimagines the Main Street as a place where services can thrive together. The Main Street will be an inviting and accessible place that reflects community spirit.

To realise this vision, the Masterplan is guided by four over-arching principles:

1. Balance local and regional access
2. Enhance the local amenity and natural environment
3. Capture the industrious community spirit
4. Support a growing centre

These principles set the stage for a series of movement and place strategies where connections and access to community services, jobs, education, arts and culture, green space, recreation, play and other key community amenities are all available within one place. This change will occur in many phases.

The Plan identifies multiple spaces and places that will assist in reinforcing Margate’s Centre. For all of these initiatives more detailed planning and design will be required at later stages.

The concepts outlined in this Plan require significant investment commitments and buy in from all levels of Government. The Plan is a starting point and will inform the investigation and feasibility analysis of appropriate delivery models, including potential grant funding opportunities, State investment, Council’s annual capital works budgeting, and possible public-private partnerships. This will be an essential step in ensuring the shared vision for the precinct can continue to evolve. Council will work to develop and refine these plans over many years to come, in collaboration with the Department of State Growth, community and street stakeholders.

This Plan signals the beginning of the journey and lays a foundation for the future by providing a shared vision with the community and stakeholders.

The Plan’s execution will unfold gradually, with further feasibility analysis and planning aligned with available resources and funding opportunities as they arise. Implementation will progress in stages, reflecting the varying time lines and complexity of each action. An Implementation Plan will outline proposed actions categorised by their alignment with Quick Wins, Stepping Stones, and Big Moves. Each category represents a different timeframe and strategic focus, ensuring a balanced approach to achieving the collective vision.



Quick wins, achievable in the short term, will enhance immediate improvements while laying the groundwork for broader initiatives. These initiatives aim to address pressing needs and provide visible outcomes that benefit the community swiftly.



In the medium term, focus will be given on initiatives that bridge the gap between quick wins and the long-term vision. These “Stepping Stones” initiatives will propel the project forward, ensuring steady progress toward the overarching goals while addressing intermediate challenges.



The long-term vision encompasses “Big Moves,” transformative initiatives that will shape the future of the Main Street. These initiatives require careful planning and large investment but promise significant, lasting impact on the vitality and sustainability of the community.

### CONNECTION STRATEGIES

Balance local and regional access

QUICK WINS	1 Work with State Growth to deliver safer Channel Highway crossings.
	2 Deliver side road crossings with pedestrian priority and consider wayfinding and strategic locations.
	3 Deliver missing footpaths from Van Morey Rd to Crescent Drive.
STEPPING STONES	4 Work with State Growth to investigate an illuminated shopping zone speed limit.
	5 Investigate the upgrade of Van Morey Road intersection to improve pedestrian safety and vehicular flow.
	6 Work with developers to deliver the missing vehicle connection between Dayspring Drive and the Highway.
BIG MOVES	7 Work with State Growth to deliver improved bus infrastructure.
	8 Provide defined parking spaces along the Highway for easy short term visits.
	9 Deliver the Margate Main Street shared path (Snug to Huntingfield).
	10 Work with State Growth to deliver traffic signal at the Sandfly Road intersection.

### ENVIRONMENT STRATEGIES

Enhance the local environment

QUICK WINS	1 Upgrade the Community Hall and Recreation Reserve entry for pedestrian safety, community access and visual appeal.
	2 Work with State Growth to upgrade and maintain roundabout landscape treatments.
STEPPING STONES	3 Deliver footpath upgrades, including paving, seating, planting, signage and lighting.
	4 Define and protect the Margate Rivulet as a connected parklands experience and investigate the potential for a town loop track (Rivulet, Dru-Point and Esplanade).
	5 Deliver street tree planting along the Channel Highway and key side streets, including a Forest Link along Beach Road.
BIG MOVES	6 Deliver gateway landscapes at the northern and southern stretches of the Main Street.
	7 Define a series of linked and easily accessible green refuges made up of existing and new green space.
	8 Undertake stormwater analysis to understand possible water management improvements, including rain gardens and passive irrigation systems.

### ACTIVATION STRATEGIES

Capture the industrious community spirit

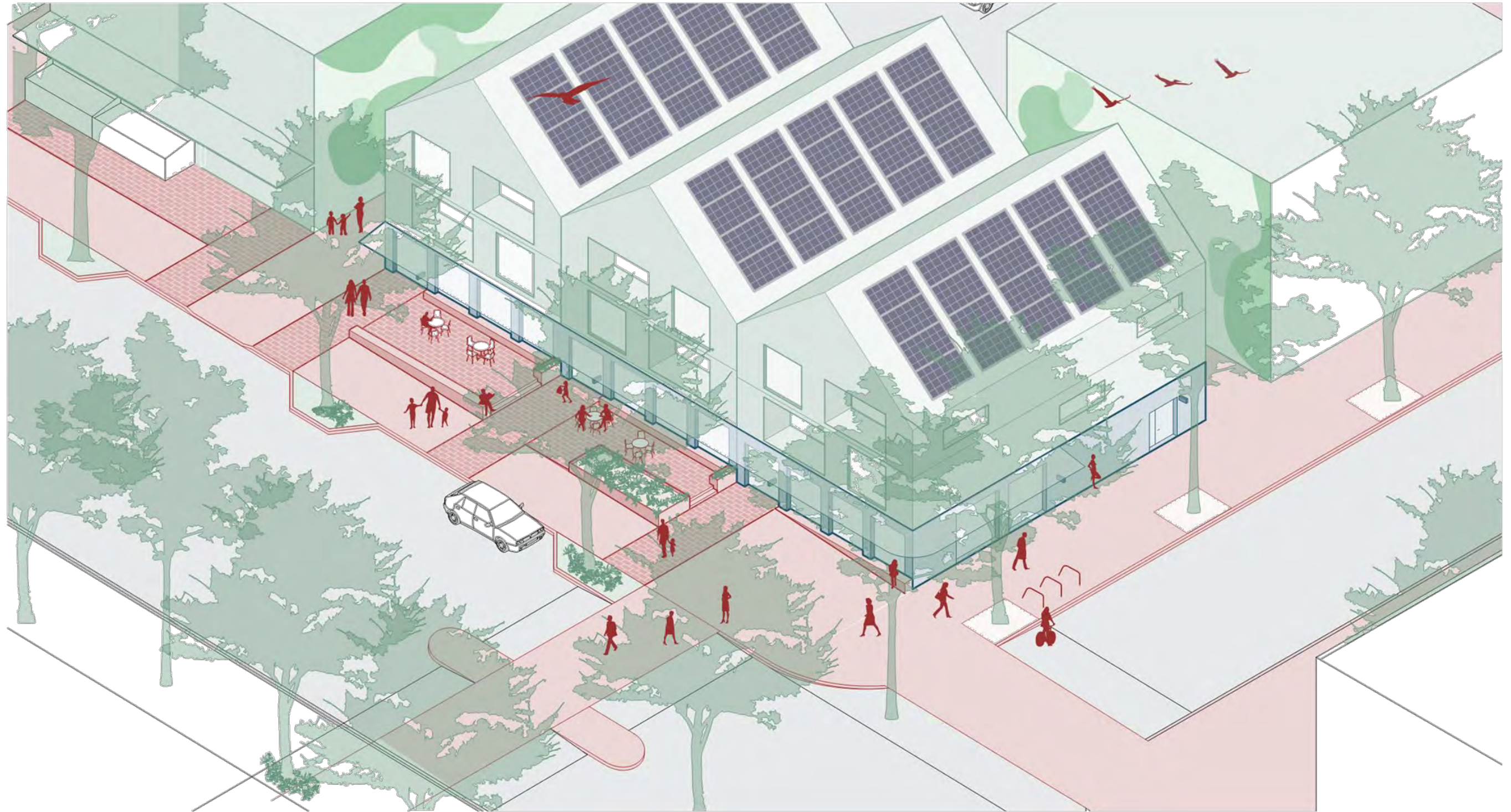
QUICK WINS	1 Design and deliver a township wide wayfinding signage strategy
	2 Investigate options for a pop-up structure in the form of a "community toolbox" for community driven activation.
STEPPING STONES	4 Develop an interpretation strategy to link the museum, heritage sites, natural values and local stories into a connected trail.
	5 Investigate a potential pocket park - a central community space capable of civic purpose, gatherings, lighting and play.
	6 Work with businesses to activate the street by supporting outdoor dining, seating or stalls on their street frontage.
BIG MOVES	7 Work with landowners and businesses to link building uses through appropriately located public realm elements, such as seating, planters, bollards, etc.
	8 Engage with landowner to investigate potential to adapt the cemetery for public use as a memorial park.
	9 Engage with the school to understand possible public use of the school grounds outside of school hours.

### LIVABILITY STRATEGIES

Support a growing centre

STEPPING STONES	1 Investigate options to encourage more mixed use development including the a Specific Area Plan in the Planning Scheme with unique planning provisions for Margate. This may consider: <ul style="list-style-type: none"> <li>• Implement building interface &amp; setback requirements, including level changes, signage, street greening, activation and porosity.</li> <li>• Develop building articulation, materials &amp; detailing guidelines that support a comfortable Main Street that reinforces the Margate character.</li> <li>• Manage orderly consolidation of built fabric focused on density in the centre and vertical mixed use.</li> <li>• Respond to the encompassing landscape by orienting views from within the street.</li> <li>• Consider the transition in form and use, to the adjacent residential neighbourhood.</li> </ul>
	2 Consider the landform to determine accessible public space and responsive built form.
	3 Ensure a permeable built edge with clear links between buildings, creating a highly accessible development on the rear lot.
	4 Work with land owners and development industry to deliver future residential development that supports the vision of the centre and Main Street.

**DRAFT**



**Kingborough**

**Margate Main Street**

Masterplan 2024 - 2044

**MARGATE MAIN STREET  
MASTERPLAN**

KINGBOROUGH COUNCIL

April 2024

PREPARED FOR



CONSULTANT TEAM



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**ACKNOWLEDGMENT**

Kingborough Council pays respect to all First Peoples, including the Muwinina (mu wee nee nah) and Nununi (nu nu nee) people who cared for and nourished this Country for thousands of years. We recognise the Tasmanian Aboriginal peoples as the continuing Custodians of their land, skies and waterways on this island of Lutruwita (lu-tru-wee-tah) Tasmania. We pay respect to Elders past and present, and we acknowledge the survival and deep spiritual connection of the Tasmanian Aboriginal peoples to their Country, which spans for generations.

Margate is situated on the western banks of timtumili minanya (River Derwent). With views to kunanyi / Mount Wellington, its position provides a great opportunity for contemplation and reflection within, and on, Country.

The Masterplan establishes a commitment to collaborating with Tasmanian Aboriginal peoples as we imagine and realise new places that hold space for truth-telling, interpretation and connection with this ancient landscape.

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Revision:	Status:	Date:	By:	Checked:
A	Draft Report	17/05/24	FD & OH	AH

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# 01 THE PROJECT STORY

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## 01.1 INTRODUCTION THE PROCESS SO FAR

Anticipated Project Time Line



The Margate Main Street Masterplan (the Plan) charts a collective vision for the future of Margate’s Main Street and its environs. It offers a comprehensive framework to steer the evolution of this pivotal community hub. By leveraging existing assets and addressing various constraints, the Plan aims to ensure a vibrant and sustainable future for the local area. Developed in collaboration with the community, stakeholders, and the Department of State Growth, the Plan aims to:

- Cultivate a more vibrant and connected street for residents, businesses, and visitors.
- Strike a balance between the needs of the Main Street (place) and the Channel Highway (movement).
- Support the requirements of existing users and the evolving community of Margate.
- Enhance accessibility and inclusivity for all users and abilities.
- Establish high-quality public spaces and amenities.
- Identify and plan investments to realise the vision for Margate as set out in this document.

The Plan represents one of Margate’s most significant town-shaping opportunities. It addresses the pressing need to improve amenity of the town, presenting a chance to reimagine this vital service centre strategically situated in a growing residential community and region. Kingborough Council has worked to develop a comprehensive plan for the Main Street that is flexible over time to address specific needs of community, broader strategic initiatives and market drivers.

To ensure the Plan serves the current and future needs of Margate, Council has engaged community and stakeholders to develop and refine this initial, proposed Plan. This Plan is a product of many needs and aspirations. It is driven by the priorities of the local community

and stakeholders. The Plan is a high-level visionary document that reimagines the Main Street as a place where services can thrive together. The Main Street will be an inviting and accessible place that reflects community spirit. To realise this vision, the Masterplan is guided by four over-arching principles:

1. Balance local and regional access
2. Enhance the local amenity and natural environment
3. Capture the industrious community spirit
4. Support a growing centre

These principles set the stage for a series of movement and place strategies where connections and access to community services, jobs, education, arts and culture, green space, recreation, play and other key community amenities are all available within one place. This change will occur in many phases.

The Plan identifies multiple spaces and places that will assist in reinforcing Margate’s Centre. For all these initiatives more detailed planning and design will be required at later stages.

The concepts outlined in this Plan require significant investment commitments and buy in from all levels of Government. The Plan is a starting point and will inform the investigation and feasibility analysis of appropriate delivery models, including potential grant funding opportunities, State investment, Council’s annual capital works budgeting, and possible public-private partnerships. This will be an essential step in ensuring the shared vision for the precinct can continue to evolve. Council will work to develop and refine these plans over many years to come, in collaboration with the Department of State Growth, community and street stakeholders.

This document is divided into four sections, with each section containing descriptive text and visualisations to explain and visualise the proposed redevelopment of the Main Street. The following outlines the content of each section.

**Chapter 1: The Project Story** provides an overview of the site and contextualises the significant opportunity at hand. It also details the historical significance of Margate and situates the Main Street within the current regional and local context. This section also describes the engagement processes and feedback that informed the Plan to date. It summarises a community vision and guiding principles.

**Chapter 2: The Masterplan** outlines the objectives and strategies for the Main Street’s connections, environment, activation, and livability. This also considers the broader township strategies that will contribute towards reinforcing the centre and supporting the community.

**Chapter 3: The Toolkits** step into the detail and outline the components that will be required to see the successful transition of the Main Street.

**Chapter 4: Realising the Plan** outlines a high-level conceptual phasing strategy and identifies the order of physical and public infrastructure elements to achieve the full construction of the Main Street vision, if future investment is secured.

## 01.2 THE SITE

### REGIONAL TO LOCAL POSITIONING

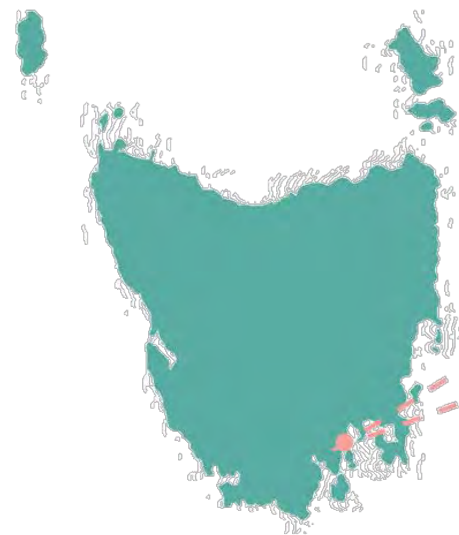
#### THE CHANNEL GATEWAY

Margate, nestled in Tasmania's Kingborough local government area along the shores of North West Bay, offers a charming blend of coastal beauty, rural tranquility and industrious minds.

Margate is located on a low spur of the Snug Tier, above the coastal flats and salt marshes at the outlet of the Margate Rivulet.

Margate is the first of the Channel towns lying 19 kilometres south of Hobart. Surrounded by rolling hills, vineyards, and orchards, Margate is renowned for its picturesque vistas and rich agricultural heritage.

The Channel Highway currently supports a commercial strip development that services the Channel communities and the growing number of local residents who regularly commute to the urban centres of Kingston and Hobart. The movement functions of the highway are prioritised above any other uses for the street as a public space. It is currently the dominant element of the movement system and the public domain.





**THE MAIN STREET STUDY AREA**

Margate has a well developed residential area to the east of the Main Street along Beach Road and a growing community to the west predominately accessed from Van Morey Road.

The majority of Margate’s facilities and commercial offerings occur as a strip development along the Channel Highway.

**Major public infrastructure:**

- 1. Margate Primary School
- 2. Channel Museum
- 3. War Memorial
- 4. Recreation Grounds
- 5. Margate Hall
- 6. Pharmacy
- 7. Childcare
- 8. Post Office

**Key commercial offerings:**

- 9. Plant nursery
- 10. Op Shop
- 11. Bottle Shop and Tavern
- 12. New development
- 13. Salon
- 14. Dentist
- 15. Service Station
- 16. Supermarket
- 17. Salon and Gifts
- 18. Bakery and Restaurant
- 19. Op Shop
- 20. Physio
- 21. Pizza

# 01.2 THE SITE

## A STORY THROUGH TIME

Margate lies on the unceded lands of the South East Nation. Before colonisation, there were at least seven known clans as part of the South East Nation. The land now known as Margate provided rich hunting and harvesting grounds across the seasons between inland, coastal and island sites.



**60,000 YEARS +**

Figure 1: John Glover, 1834



Figure 2: Bruni D'Entrecasteaux Ship



Figure 3: Early records by Nicolas Baudin

**1803**

In the early 1800's European explorers like Robert Brown and George Prideaux Harris ventured into the North West Bay area, encountering its rich natural resources. The French explorer Bruni D'Entrecasteaux and later Nicolas Baudin anchored in the bay, establishing temporary bases for scientific exploration.

*BEFORE EUROPEAN SETTLEMENT AT NORTH WEST BAY, THE AREA WAS EXPLOITED BY HUNTING PARTIES FROM HOBART TOWN.*

The British government allocated land grants to retired marines in the North West Bay area, laying the foundation for permanent European settlement. These early settlers established farms and sawmills, contributing to the development of the region's agricultural and timber industries.



Figure 4: Early farm settlements in Margate

**1814**

Figure 5: Convict worker



**1818-1866**

During the convict era Margate emerged as a hub for timber production, with a sawing station operating in the area. The establishment of coal mining operations and a tramway further boosted economic activity in Margate, leading to its growth as a port town.

Margate continued to thrive as a center for agriculture, shipbuilding, and maritime trade after the decline of the transportation of convicts to Tasmania. The opening of the Margate Post Office and primary school signaled the town's growing importance as a local administrative and educational center.

## 1866-1922



Figure 6: 1906-1922, the Sandfly Colliery Tramway ran from Margate Wharf to the coal mine at Kaoota. The jetty was about 80 metres long, and could service ships drawing 7 metres.



Figure 7: Margate Primary School

In recent years, there has been development occurring in and around the centre of Margate with new residential and commercial buildings being constructed. With limited public investment in the past 20 years Margate may have lost some of the community essence that once defined the Main Street, and is now in need of enhancement to meet contemporary standards, community needs and sustainable longevity.

## 2024



Figure 8: Margate Tavern

## 1922-2020



Figure 9: Margate Today

Public

Over the years and in more recent times Margate evolved into a residential and recreational community, known for its picturesque location along the D'Entrecasteaux Channel. Celebrations and festivals commemorate Margate's rich history and heritage, highlighting its transition from a colonial outpost to a small town servicing the needs of people south of Kingston and broader catchment area.

## 2024+

This Plan will be founded on Margate's rich histories, its current context, and its future aspiration. It will find connections to Country, to histories, to its industrious community, rich culture, and unique natural environment.

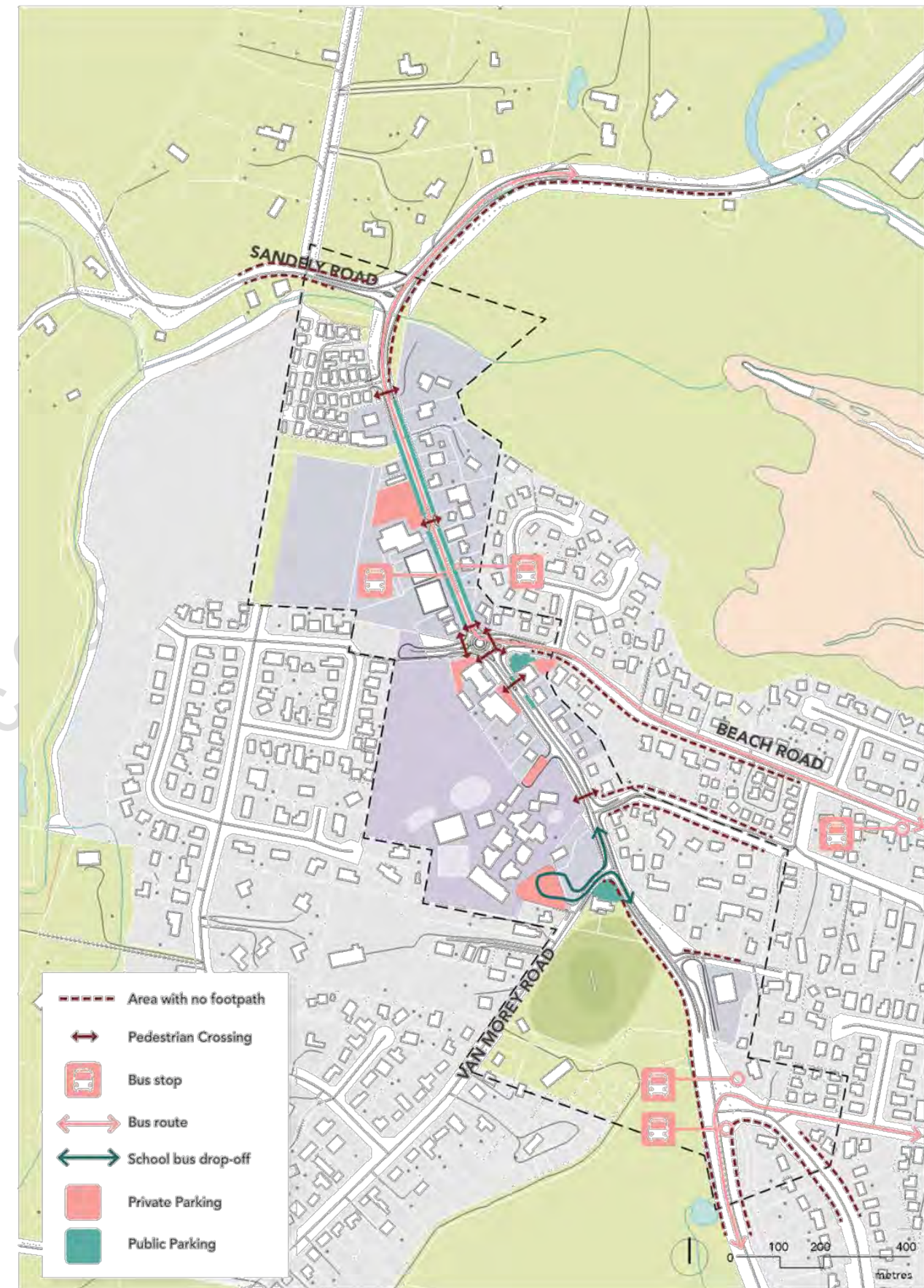
## 01.3 OPPORTUNITIES + CHALLENGES MOVEMENT & ACCESS

### Opportunities

- Improve safety at unsignalised intersections with slower turning speeds.
- For people riding bikes there is an opportunity to provide a safe, off-road facility.
- Road space available to provide mid-block crossings.
- Reduce traffic speeds through physical design and regulatory interventions, including but not limited to speed limit changes, tree planting, pedestrian priority areas, etc.
- Opportunities for wider or new paths on both sides of the street for people walking and riding
- Street lighting design could be improved with more focus on people walking and riding
- More seating, drinking fountains, bike hoops, signage and wayfinding will make the street more attractive to walk and cycle.
- Opportunity to encourage more people to catch the bus by providing shelter, shade and crossing opportunities.

### Constraints

- Through traffic volumes are unlikely to reduce for the foreseeable future and as such these movements need to be safely accommodated.
- The Highway is a heavy vehicle route. These vehicles support a range of economic needs to the south of Margate. This means these vehicles will need to be considered and safely accommodated in the plan.
- The traffic volume means that providing mid-block crossings will necessitate changes to the rhythm of traffic flow.
- The roundabout hinders people walking and the desire for visitors to stop and shop. Although the roundabout will remain tactics can be explored to soften the impact of the roundabout and to improve people walking north-south.
- The available road reserve width is constrained in some locations, attributing cost and geometric constraints to provide landscaped separation between people and vehicles
- Providing adequate space for successful tree planting may be challenging in some locations.



## OPEN SPACE & GREENING

### Opportunities

- Increasing tree canopy will make the street more attractive, pleasant and enjoyable for visitors.
- There is an opportunity to improve connections between key destinations along the Main Street and across Margate.
- Build on the existing native planting scheme through community and business partnerships.
- Take inspiration from the surrounding landscape character to establish a unique identity for Margate.
- New planting can soften the impact of hard infrastructure and road noise.
- Harness the value of stormwater for passive irrigation of planting and trees.
- Council owned car parking area could provide opportunities for enhanced public spaces along the Main Street.

### Constraints

- Providing adequate space for successful tree planting may be challenging in some locations.
- There are many landowners making developing linear green space and connections across private and public owned land challenging and will require community partnership and/or potential land acquisition in some areas.
- Finding space for increased street greening whilst balancing vehicle parking and movement.
- Balancing passive surveillance and clear key views along the street whilst introducing planting.
- In some areas open space is tucked away from the Main Street limiting their visibility and access through trails and wayfinding.
- Create connections with the rivulet and salt marsh to improve the biodiversity and quality of the urban ecosystem.





## PLACE & EXPERIENCE

### Opportunities

- Utilise plants to filter stormwater run-off before outletting into the bay.
- Improve the efficiency and quality of lighting.
- The character of Margate is somewhat degraded along the Main Street there is an opportunity to re-establish a new character moving forward.
- Take inspiration from the local character architecture in public realm material choices.
- Design places for cultural expression, social interaction, and public demonstration.
- Integrate green infrastructure strategies to improve air and water quality, can reduce stress levels, and improve mental health.
- Design and locate furniture to meet desirable street activity patterns and needs.
- Signage, way finding, cultural interpretations and art.

### Constraints

- Traffic volumes and noise can be softened with slower speeds and more greening, but will always be apparent along the Main Street.
- Removing the roundabout would vastly improve the street environment and make Margate a much nicer place. Unfortunately this is currently considered prohibitively expensive
- Meeting highway lighting standards whilst improving night time place making can have competing agendas. Ensure safe and quality lighting to support a sense of place.
- Working with existing service both underground and overhead will limit the integration of tree planting.



## BUILT FORM & DEVELOPMENT

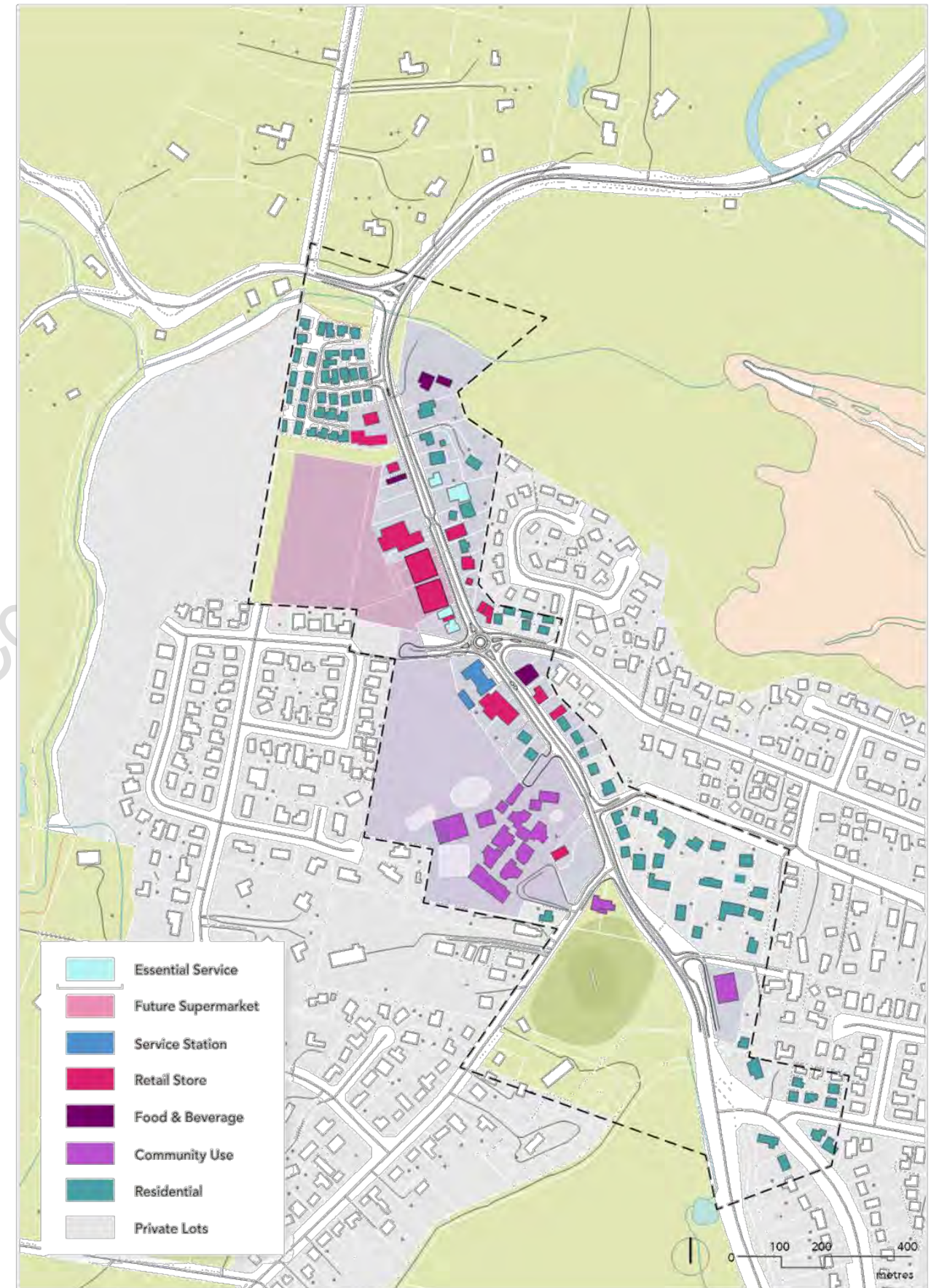
### Opportunities

- Encouraging land use changes to provide active frontages, density and investment through a Specific Area Plan in the Planning Scheme with unique controls for development along the Main Street.
- Investigate future development areas that can support a growing community around a vibrant center.
- Opportunity to promote new building typologies within the center and to improve building and broader urban design outcomes through a design guideline that is embedded in the planning scheme..
- Opportunity to design and utilise existing public spaces to entice people to stay and spend more time in Margate, generating higher revenues for businesses and higher value for homeowners.
- Provide sustainable connections between communities and important destinations and services.
- Locate dedicated space and facilities within the street to entice a variety of economic activities while keeping the space safe, healthy, vibrant, and accessible.

- Design the street to respond to the human scale, building edges, street lighting, wayfinding, and signage.
- Provide clear paths, space for street furniture, and together with landowners develop a strategy to designate areas for ground floor uses to extend into the street at strategic locations.

### Constraints

- Unknown impact of the proposed retail development on the Main Street. The future supermarket may draw activity and economic vitality away from the Main Street.
- Encouraging private development that enhances the experience and envisaged character of the center.
- Ensuring private public realm interfaces including, paving, signage and entries contribute to a coherent streetscape identity.
- The planning scheme provides limited guidance to improve urban outcomes. Investigate options for a Specific Area Plan in the Planning Scheme to ensure that future development aligns with the Plans vision.



## 01.4 HEALTHY STREETS ASSESSMENT

### WHAT IS HEALTHY STREETS?

The Healthy Streets Approach aims to help achieve healthier, more inclusive places where people choose to walk, cycle and use public transport. First developed in the United Kingdom, the approach has been applied to streets across Australia. This approach prioritises people and their health in decision making for streetscapes aiming to provide more opportunity for physical activity in our everyday lives.

### HEALTHY STREETS ASSESSMENT

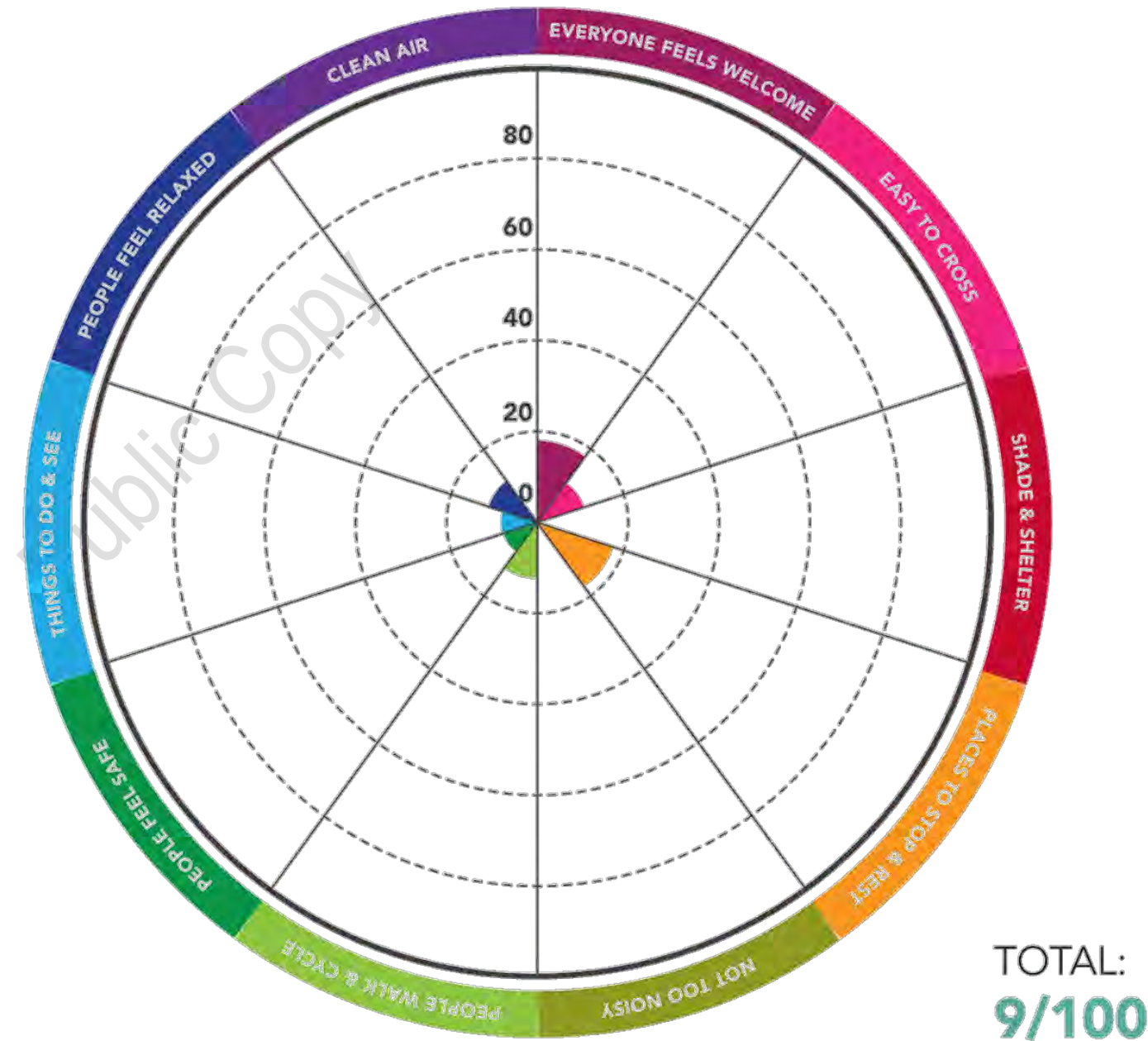
The Healthy Streets Approach draws on a set of ten evidence-based indicators which together contribute to a healthy street:

- Everyone feels welcome
- Easy to cross
- Shade and shelter
- Places to stop and rest
- Not too noisy
- People walk and cycle
- Things to do and see
- People feel relaxed
- Clean air

Through thorough on-site analysis across different times of the week and weekends, and using desktop research, such as traffic data analysis, each indicator is quantitatively tested against a series of metrics and allocated a score between 0 (poor performance) and 100 (high performance).

### FINDINGS SUMMARY

The graph shows the current performance of Margate Main Street with each Healthy Streets indicator. Overall, the street does not rate well against the indicators of a Healthy Street with an overall score of 9 out of 100.



# 01.5 COMMUNITY BRIEF

## WHAT WE HEARD



### PARTICIPANTS

The development of the Plan has and will continue to be informed by local community members, Councillors, Kingborough’s community committee groups, and immediate stakeholders including businesses, the local school, and residents.

### PROCESS

The engagement process occurred across two main phases;

1. Pre-design consultation: Early engagement to identify community and stakeholder issues, needs, and aspirations to inform the Plans vision, principle and strategies. The early engagement stage was undertaken via a stakeholder workshops inviting stakeholders to be creative and think of big ideas that could improve Margate’s Main Street. In addition an online survey was undertaken through Council’s engagement website to help understand the broader community hopes and dreams.
2. Draft Master Plan consultation: Consultation will be undertaken providing opportunity for community and stakeholders to review and refine the draft Plan and concept proposals.

### OUTCOMES OF PRE-DESIGN ENGAGEMENT

Early engagement has been crucial to understanding what makes Margate special, and which areas most need to be upgraded or improved.

A healthy street puts people at the centre of decision making and streetscape design. When asking the community how they would score the existing Main Street on health, they scored it below 2.5 stars across all 10 indicators, confirming that the community believe the Main Street is not a healthy street.

### Indicator Scoring Outcomes



- 31% believe the Main Street needs updated public transport and cycling facilities.
- 44% believe the Main Street is not traffic safe.
- 23% believe the Main Street needs sufficient parking.
- 50% believe the Main Street needs more tree planting and vegetation.
- 11% believe the Main Street is unattractive.
- 37% believe the Main Street needs shelter and seating areas.

### Big Ideas for the Future

At the stakeholder workshop, locals came together to identify 10 big ideas for the future of Margate, as follows:

1. Develop a gateway to the town that reveals the towns relationship to water.
2. Explore alternative uses for the Council owned car park such as a pocket park, a place for art, Country - first nations stories, and the village flavour.
3. In consultation with State Growth, develop a holistic ‘Mobility Strategy’ for the Council area to assist traffic flow and accommodate growth. Explore reduced traffic speeds and paved road surfaces.
4. In consultation with State Growth, provide safe pedestrian crossings along the highway at regular intervals.
5. Explore ways to create a pedestrian connections, places and spaces away from the highway; laneways, plazas etc.
6. In consultation with State Growth, investigate improved bus facilities in Margate.
7. Improve Van Morey Road making it safe and functional.
8. Create pedestrian links that support safe routes for children to commute to school.
9. Deliver tree planting along the Main Street providing shade and character to the street.
10. Implement separated bike lanes that connect from Dru Point to the Main Street, continuing to Snug and beyond through connected trails.

# 01.6 VISION + PRINCIPLES

A WAY FORWARD

***Margate Main Street will be a vibrant, safe, and friendly community centre, revealing Margate’s unique character, bringing the community together and providing a popular stop for visitors. As Margate grows overtime it will reinforce its role as a service centre for the channel communities.***

***The Street (Channel Highway) will go beyond basic traffic functions to become a destination supporting the community and businesses. Road safety improvements, improved accessibility, and enhanced street amenity will preserve Margate’s small-town charms, foster a strong local identity and a resilient future for all.***

### PRINCIPLES

The principles guide the delivery of the vision across four key areas, connection, environment, activation and livability. Each principle is supported by a series of strategies that put the principles into action. The strategies are outlined in Part 2 (The Masterplan) of this Plan across two scales - Broader Neighbourhood (refer to Page 19) and the Main Street (refer to page 20-29).

Connection

Environment

Activation

Livability



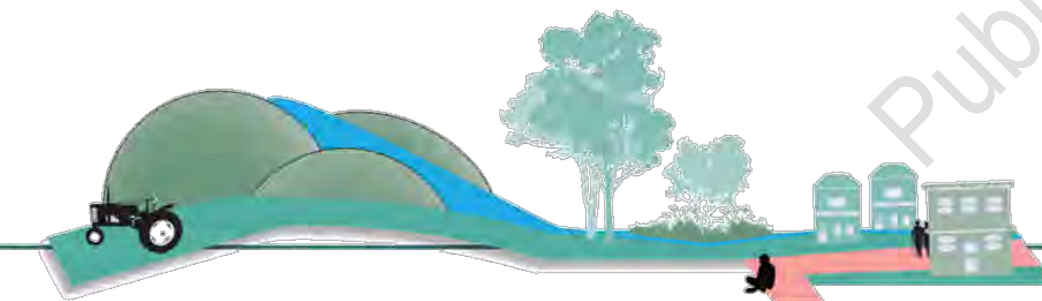
**Balance local and regional access**

Boost social interaction and community well-being by enabling more walking trips, providing equitable transport choices, and making cycling an attractive option. Parking will be managed to prioritise accessibility and support local needs. Highway traffic and freight movements will be safely accommodated. Improved and convenient access to public transport will reduce dependence on driving for some trips.



**Enhance the local environment**

The Main Street will reinforce local character to strengthen a sense of pride. Revitalised public spaces will tell local stories and help people to slow down and linger. Street greening, smart stormwater management and local durable materials will improve climate change resilience, address carbon positive agendas and improve the visual appeal of the street.



**Capture the industrious community spirit**

By cultivating local participation in the design, delivery and activation of the Main Street, new spaces will reflect the diverse values and needs of residents, businesses and stakeholders, promoting more interaction, spaces for kids and new local jobs. A collaborative approach will support creative ideas, new business, shared ownership, and a sense of belonging among all members of the Margate community.



**Support a growing centre**

Margate will embrace its rural, peri-urban, and industrious identity as a foundation for future change. By providing a development framework that integrates with the existing streetscape, celebrates mountain and channel vistas, and strengthens connections to the landscape. Margate can accommodate growth with contextual sensitivity, while preserving its natural coastal values, and cultural and agricultural heritage, ensuring a livable and resilient future for generations to come.

# 02 THE MASTERPLAN

---



## 02.1 BROADER STRATEGIES MARGATE TO MAIN STREET

**THESE FOUR STRATEGIES APPLY EACH GUIDING PRINCIPLE AT A NEIGHBOURHOOD SCALE TO REBALANCE THE FUNCTIONS OF THE MAIN STREET.**

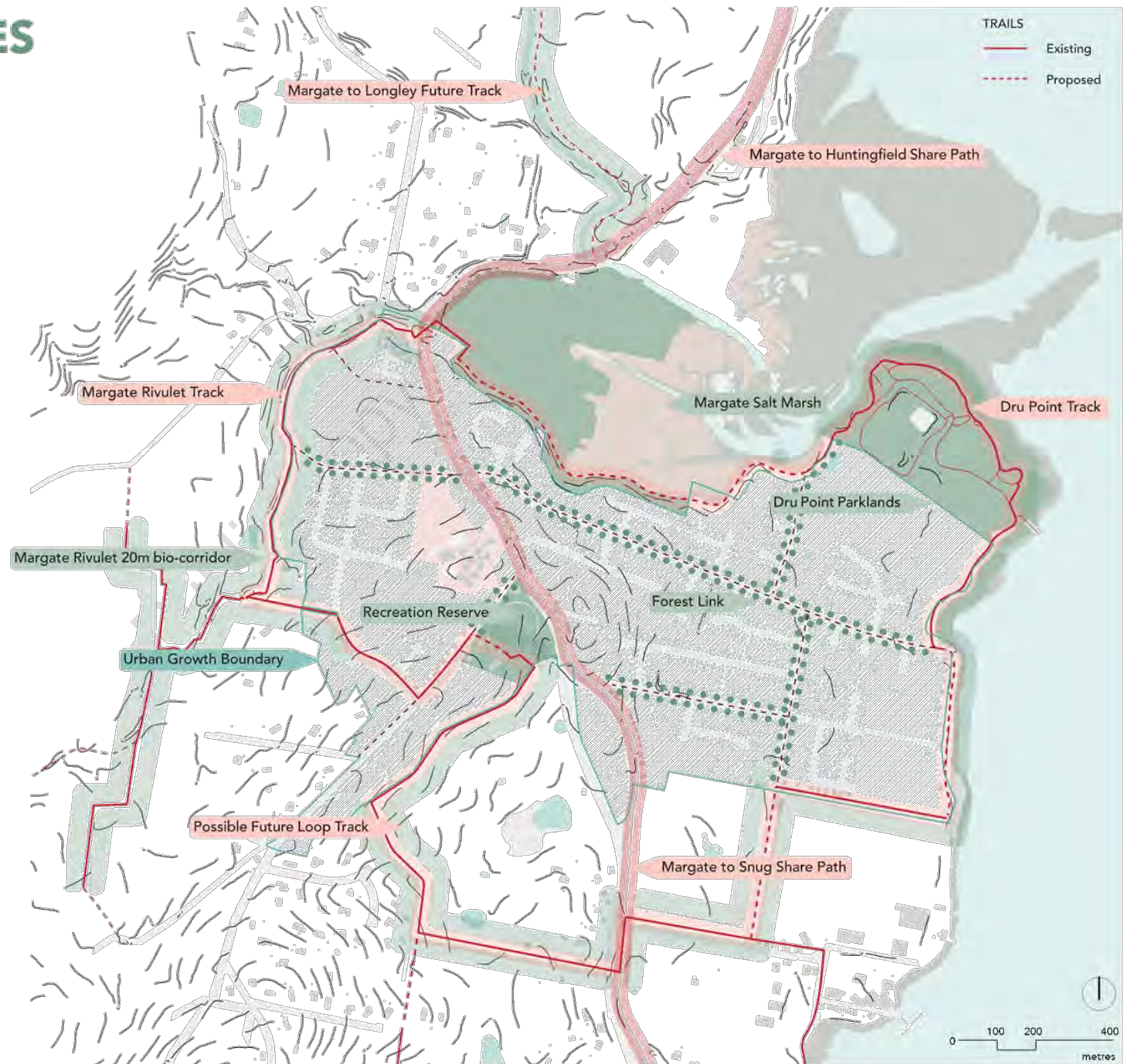
**Connection:** convenient public access to coastal and riparian reserves will be enhanced with an integrated network of tracks and trails. Associated public facilities will be provided both within and surrounding Margate to reduce the reliance on private vehicles to travel to Kingston, Snug and Hobart, alleviate congestion, and provide community health benefits.

**Environment:** measures should be implemented to enhance biodiversity connectivity and protect critical habitats. Establishing bio-corridors with buffer zones along the Margate Rivulet and planting forest link streets will facilitate the movement and protection of native wildlife. Collaboration with landowners will be crucial to identify priority areas for habitat protection and restoration, ensuring the long-term health and resilience of Margate's natural ecosystems.

**Activation:** Promotion of attractions and recreational facilities within the broader Margate township will elevate local and visitor experience. Providing clear signage to key destinations, including parks, historic landmarks, walking trails, and community facilities is a priority.

**Livability:** Margate is the first of the Channel towns within the municipality and its separate identity to the more suburban areas to the north needs to be protected. The historical and rural connections and settlement patterns surrounding the town should be protected so that Margate retains its essential coastal and agricultural character.

In the centre, main street improvements are required and development should be encouraged that supports a vibrant walkable community heart. The centre should combine residential, commercial, social and recreational experiences, with public amenities within easy reach, promoting a sense of community, safety and convenience.



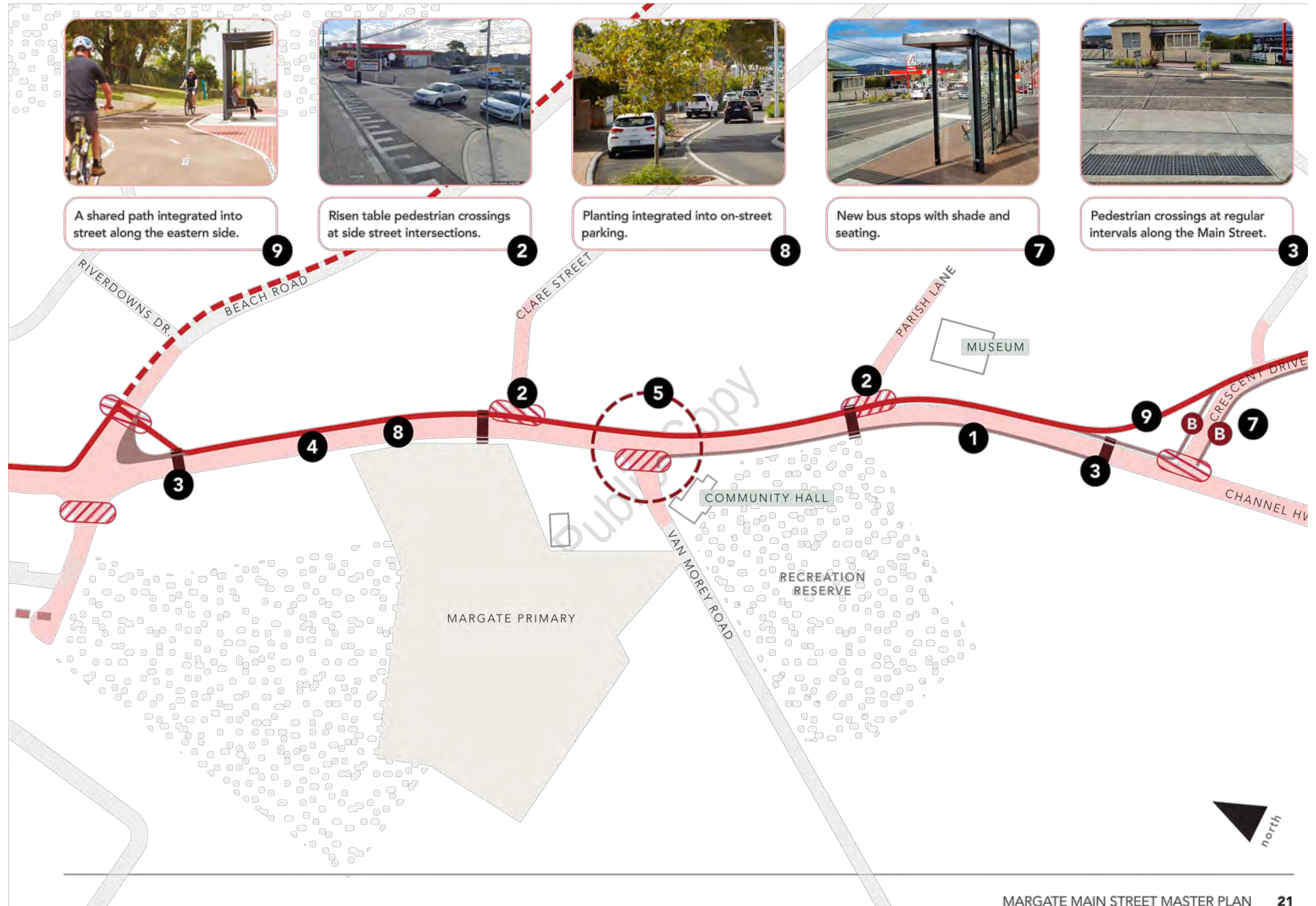


## 02.3 CONNECTION STRATEGIES

Balance local and regional access

- |                 |    |   |
|-----------------|----|---|
| QUICK WINS      | 1  | Work with State Growth to deliver safer Channel Highway crossings.                                      |
|                 | 2  | Deliver side road crossings with pedestrian priority and consider wayfinding and strategic locations.   |
|                 | 3  | Deliver missing footpaths from Van Morey Rd to Crescent Drive.  |
|                 | 4  | Work with State Growth to investigate an illuminated shopping zone speed limit.                         |
| STEPPING STONES | 5  | Investigate the upgrade of Van Morey Road intersection to improve pedestrian safety and vehicular flow. |
|                 | 6  | Work with developers to deliver the missing vehicle connection between Dayspring Drive and the Highway. |
|                 | 7  | Work with State Growth to deliver improved bus infrastructure.  |
| BIG MOVES       | 8  | Provide defined parking spaces along the Highway for easy short term visits.                            |
|                 | 9  | Deliver the Margate Main Street shared path (Snug to Huntingfield).                                     |
|                 | 10 | Work with State Growth to deliver traffic signal at the Sandfly Road intersection.                      |





## 02.4 ENVIRONMENT STRATEGIES

Enhance the local environment

QUICK WINS

1 Upgrade the Community Hall and Recreation Reserve entry for pedestrian safety, community access and visual appeal.

2 Work with State Growth to upgrade and maintain roundabout landscape treatments.

STEPPING STONES

3 Deliver footpath upgrades, including paving, seating, planting, signage and lighting.

4 Define and protect the Margate Rivulet as a connected parklands experience and investigate the potential for a town loop track (Rivulet, Dru-Point and Esplanade).

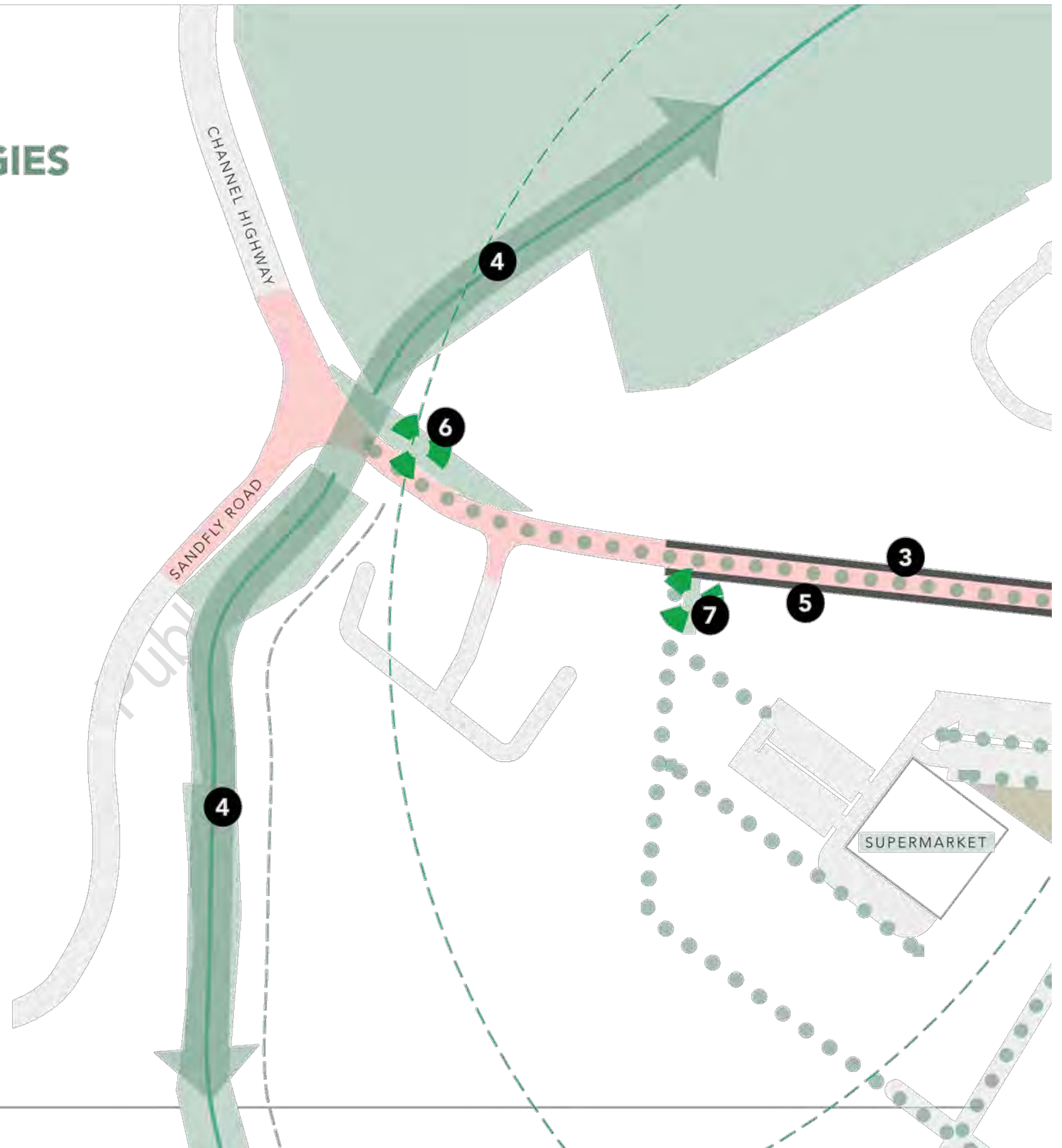
BIG MOVES

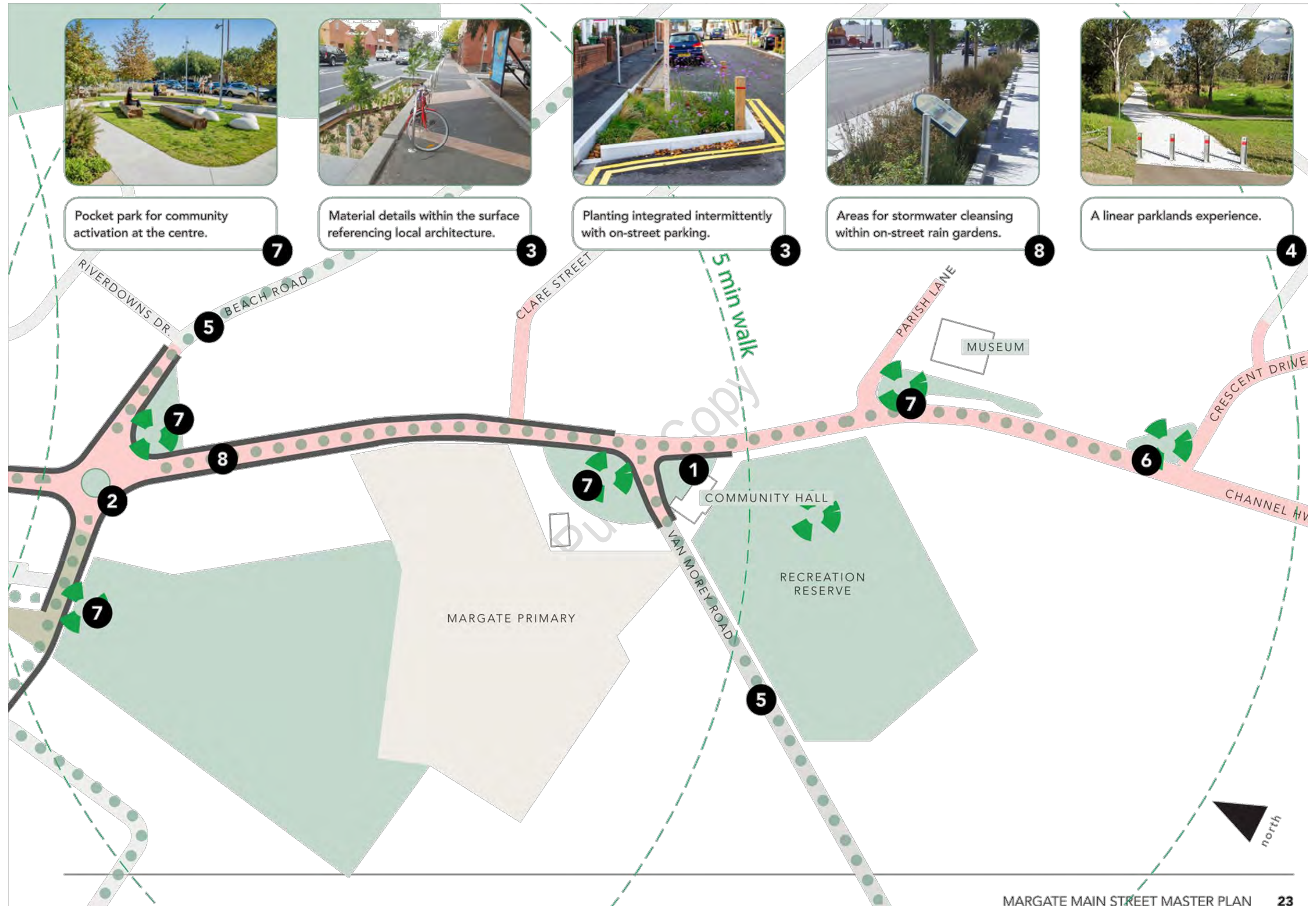
5 Deliver street tree planting along the Channel Highway and key side streets, including a Forest Link along Beach Road.

6 Deliver gateway landscapes at the northern and southern stretches of the Main Street.

7 Define a series of linked and easily accessible green refuges made up of existing and new green space.

8 Undertake stormwater analysis to understand possible water management improvements, including rain gardens and passive irrigation systems.





## 02.5 ACTIVATION STRATEGIES

Capture the industrious community spirit

**QUICK WINS**

1 Design and deliver a township wide wayfinding signage strategy

**STEPPING STONES**

2 Investigate options for a pop-up structure in the form of a "community toolbox" for community driven activation.

3 Develop an interpretation strategy to link the museum, heritage sites, natural values and local stories into a

4 Investigate a potential pocket park - a central community space capable of civic purpose, gatherings, lighting and play.

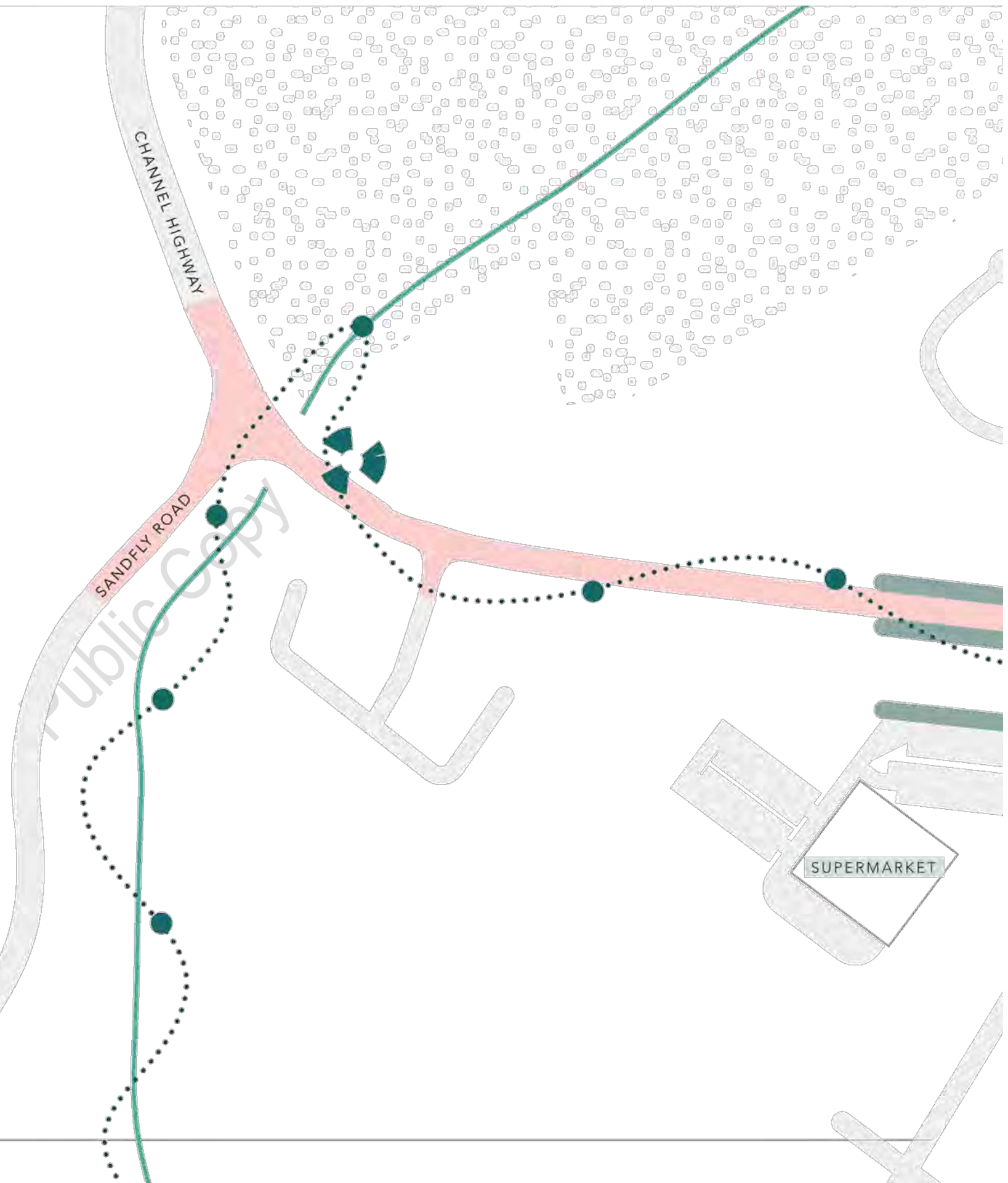
**BIG MOVES**

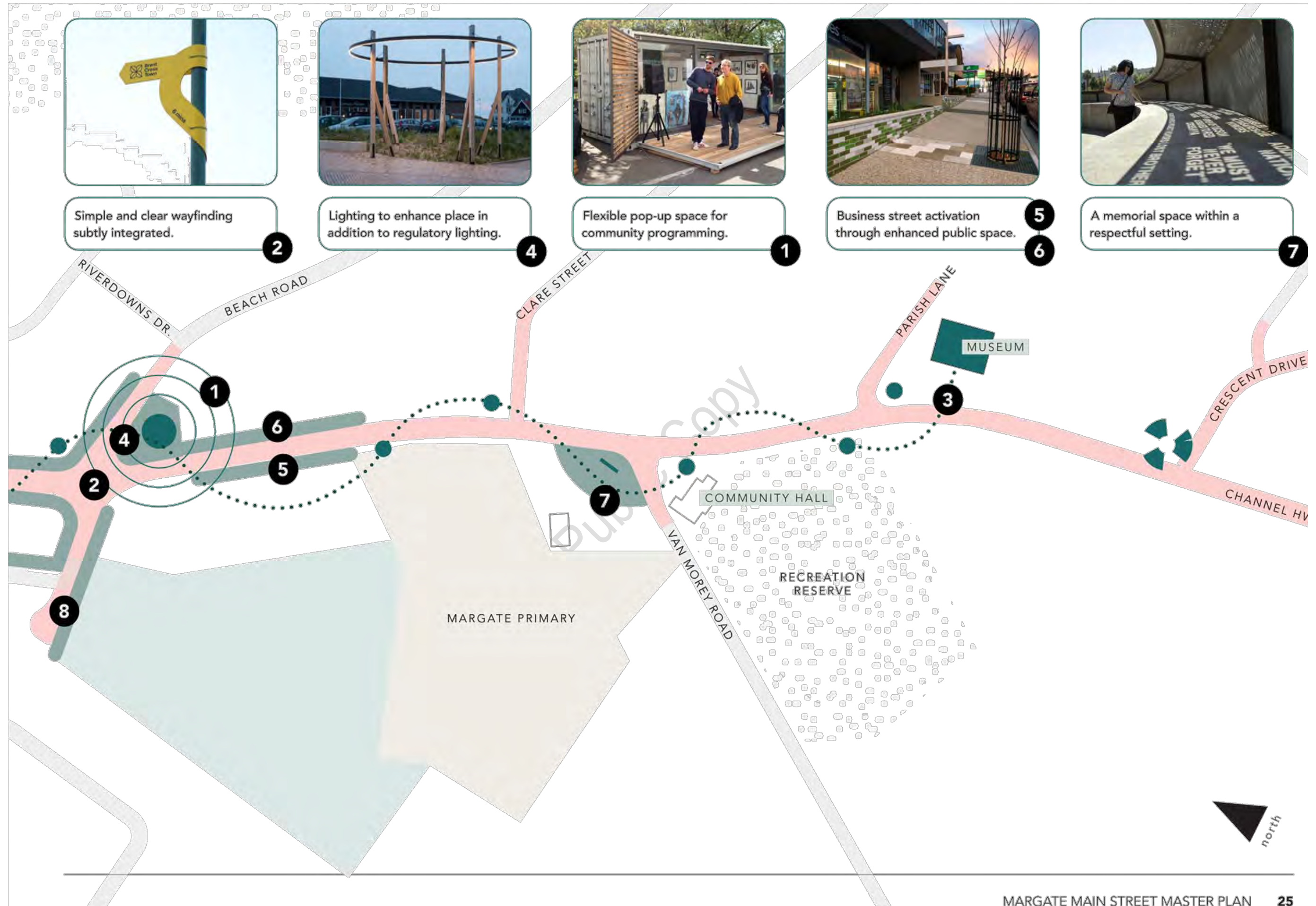
5 Work with businesses to activate the street by supporting outdoor dining, seating or stalls on their street frontage.

6 Work with landowners and businesses to link building uses through appropriately located public realm elements, such as seating, planters, bollards, etc.

7 Engage with landowner to investigate potential to adapt the cemetery for public use.

8 Engage with the school to understand possible public use of the school grounds outside of school hours.





## 02.6 LIVABILITY STRATEGIES

### Support a growing centre

STEPPING STONES

**1** Investigate options to encourage more mixed use development including the a Specific Area Plan in the Planning Scheme with unique planning provisions for Margate. This may consider:

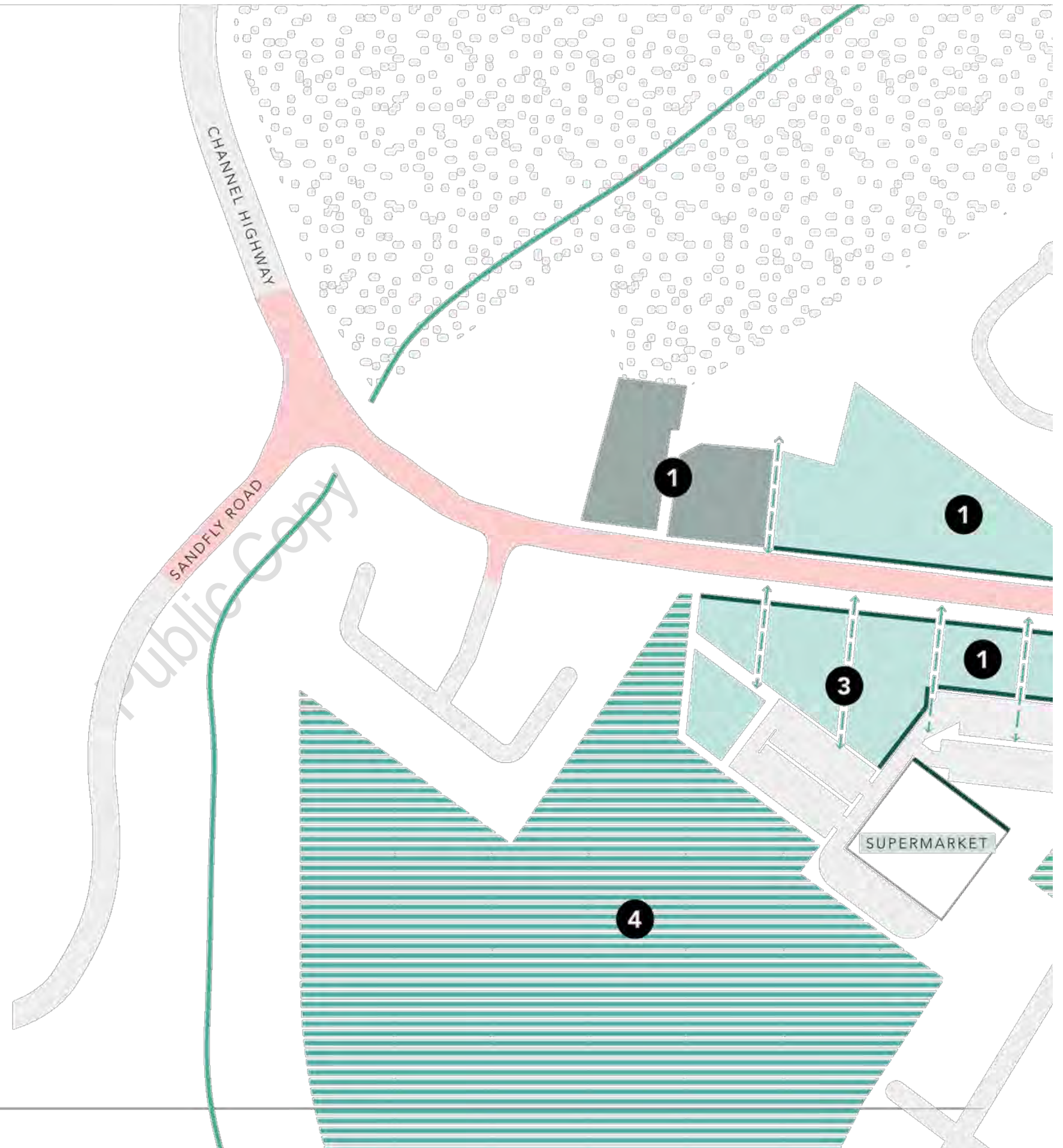
- Implement building interface & setback requirements, including level changes, signage, street greening, activation and porosity.
- Develop building articulation, materials & detailing guidelines that support a comfortable Main Street that reinforces the Margate character.
- Manage orderly consolidation of built fabric focused on density in the centre and vertical mixed use.
- Respond to the encompassing landscape by orienting views from within the street.
- Consider the transition in form and use, to the adjacent residential neighbourhood.

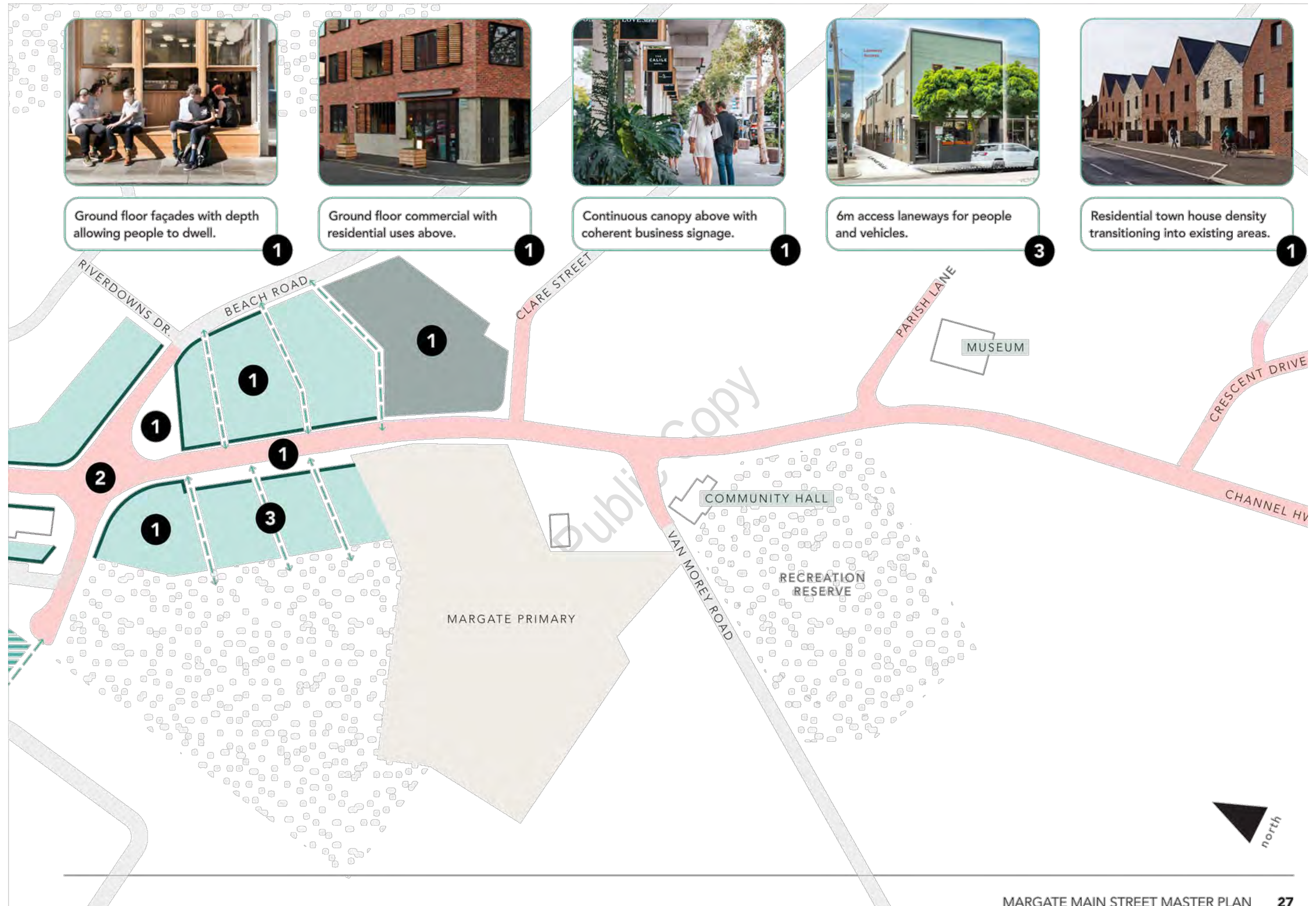
BIG MOVES

**2** Consider the landform to determine accessible public space and responsive built form.

**3** Ensure a permeable built edge with clear links between buildings, creating a highly accessible development on the rear lot.

**4** Work with land owners and development industry to deliver future residential development that supports the vision of the centre and Main Street.









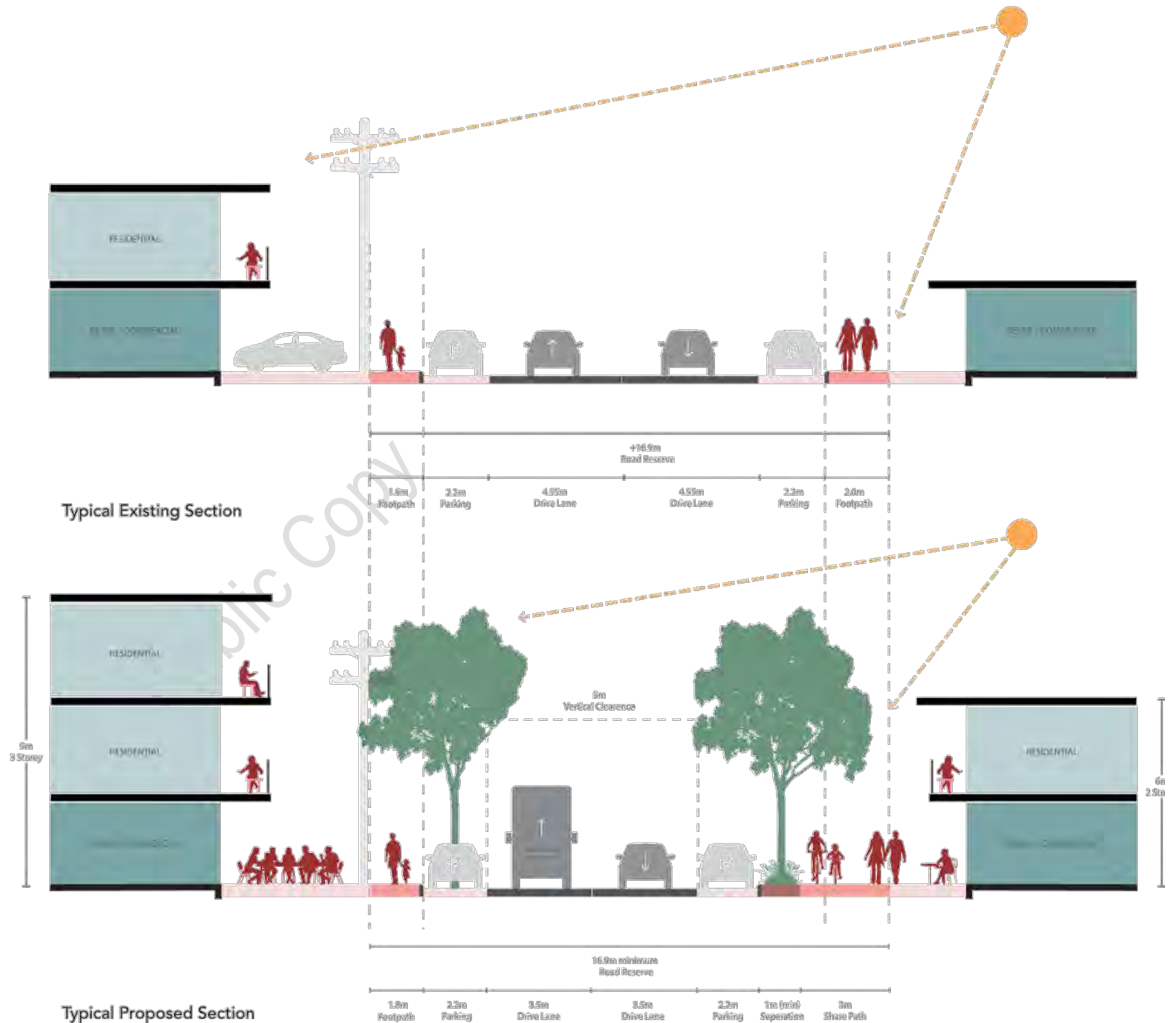
# 03 THE TOOLKITS

### 03.1 STREET TOOLKIT RETROFITTING EXISTING STREETS

Along the length of the Main Street, there are several locations where the road reserve is constrained. In these locations, trade-offs are required in the allocation of street space, to create safe and comfortable environments for the different road and street users. While there is recognition that the Channel Highway serves as an important movement corridor for vehicles, currently the design of the street does not adequately consider other road uses, and the function of the Street as a place. In order to re-balance these street functions over time, this sequence of priority functions for the street space has been developed:

Component	Function	Min width req (m)	Minimum threshold
1. 2x drive lanes	Freight/ General Traffic	7.5 (includes kerb & channel)	10.5m+
2. a continuous 3m shared path	Tier 1 walking/ cycling route	3	
3. a minimum 1m landscaped buffer on the east side, with subsoil for trees	Place & enviro	1	11.5m+
4. the footpath on the west side	Local peds/ place	1.5	13m+
5. a parking lane	Loading & accessibility	2.2	15m+
6a. a second parking lane	Short stay parking	2.2	17m+
6b. Median or turn lane, where required	GT or peds	2.5	17.5m+

Where the road reserve provides more than 17.3m of width, the proposed cross section is shown opposite.



**Constrained Arrangements**

Where the road reserve width is constrained, these cross sections illustrate proposed allocation of road space in line with priority functions identified.

Providing a continuous, safe and comfortable shared path will require works to adjust the kerb alignment. This pedestrian and cycle route has been identified by Council and the Tasmanian Government for many years. Established supporting policy includes the Kingborough Cycling Strategy 2021, Greater Hobart Cycling Plan 2022, Draft Keeping Hobart Moving 2023. Joint investment is warranted to make walking and cycling viable options for transport, tourism and recreation.



Typical Constrained Section 1



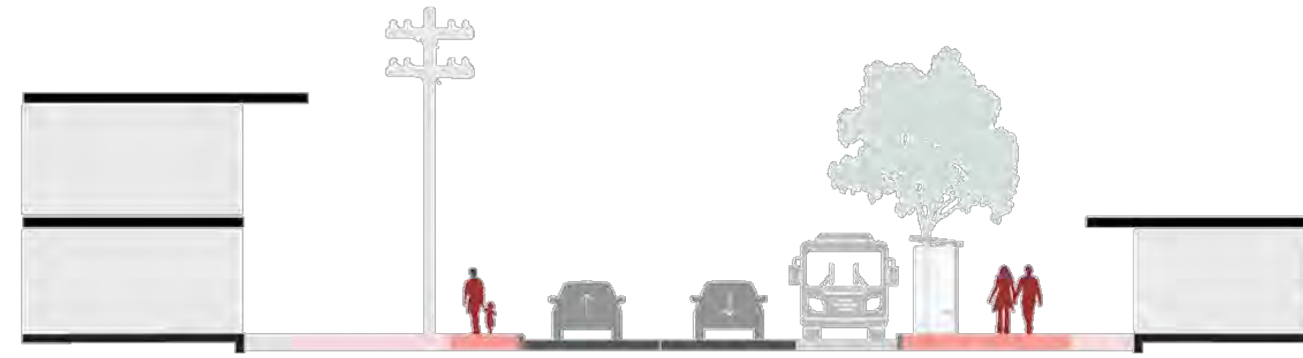
Typical Constrained Section 2



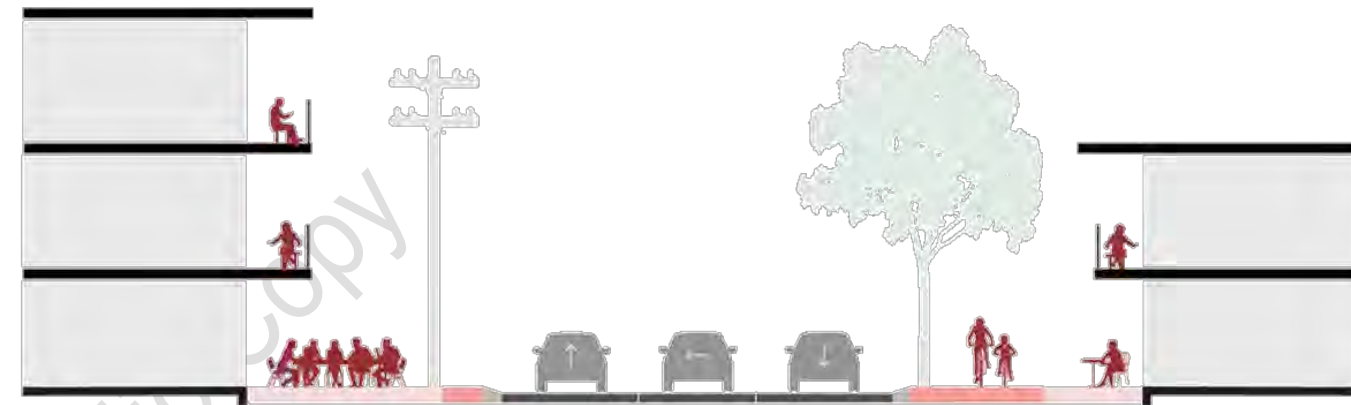
**Unique Arrangements**

To provide space for priority road space functions, in several constrained locations on-street parking will need to be reduced. The remaining on-street parking will be prioritised towards providing access for people with limited mobility, space for public transport, and supporting deliveries and servicing for local businesses.

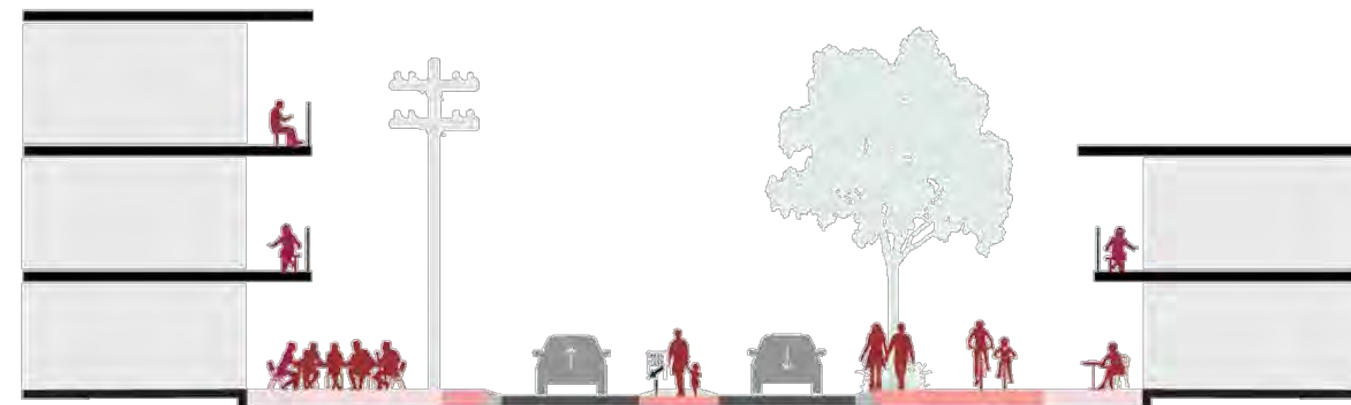
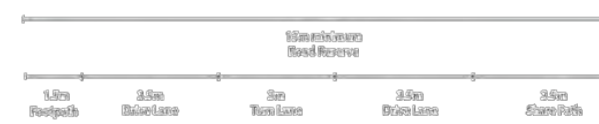
To accommodate bus shelters in proximity to key destinations it will be necessary for the stop locations to be offset with the travel lanes to gently shift laterally. The constrained road reserve will not allow the stops to be on directly opposite with the shared use path and two traffic lanes.



Typical Bus Stop Section



Typical Turning Lane Section



Typical Crossing Section



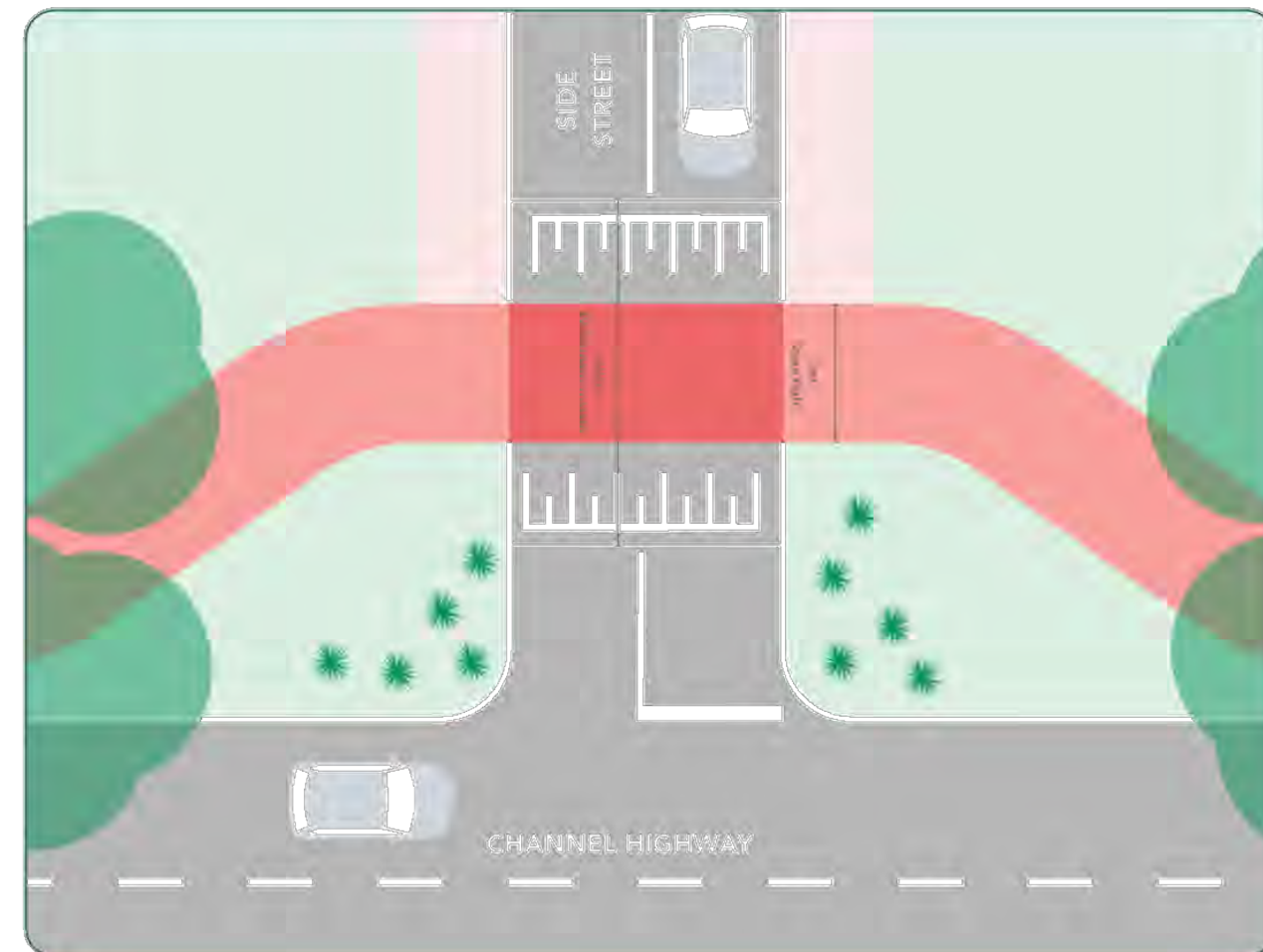
## 03.2 FOOTPATH IMPROVEMENTS

### A SAFE WALK TO SCHOOL

#### Shared Path Priority Crossing

Raised, pedestrian priority crossings, or Wombat crossings, improve road safety for all road users. These treatments support reduced motor vehicle speeds, shortened crossing distances, and enable continuous pedestrian movements along desire lines. These treatments make walking and cycling more comfortable and attractive.

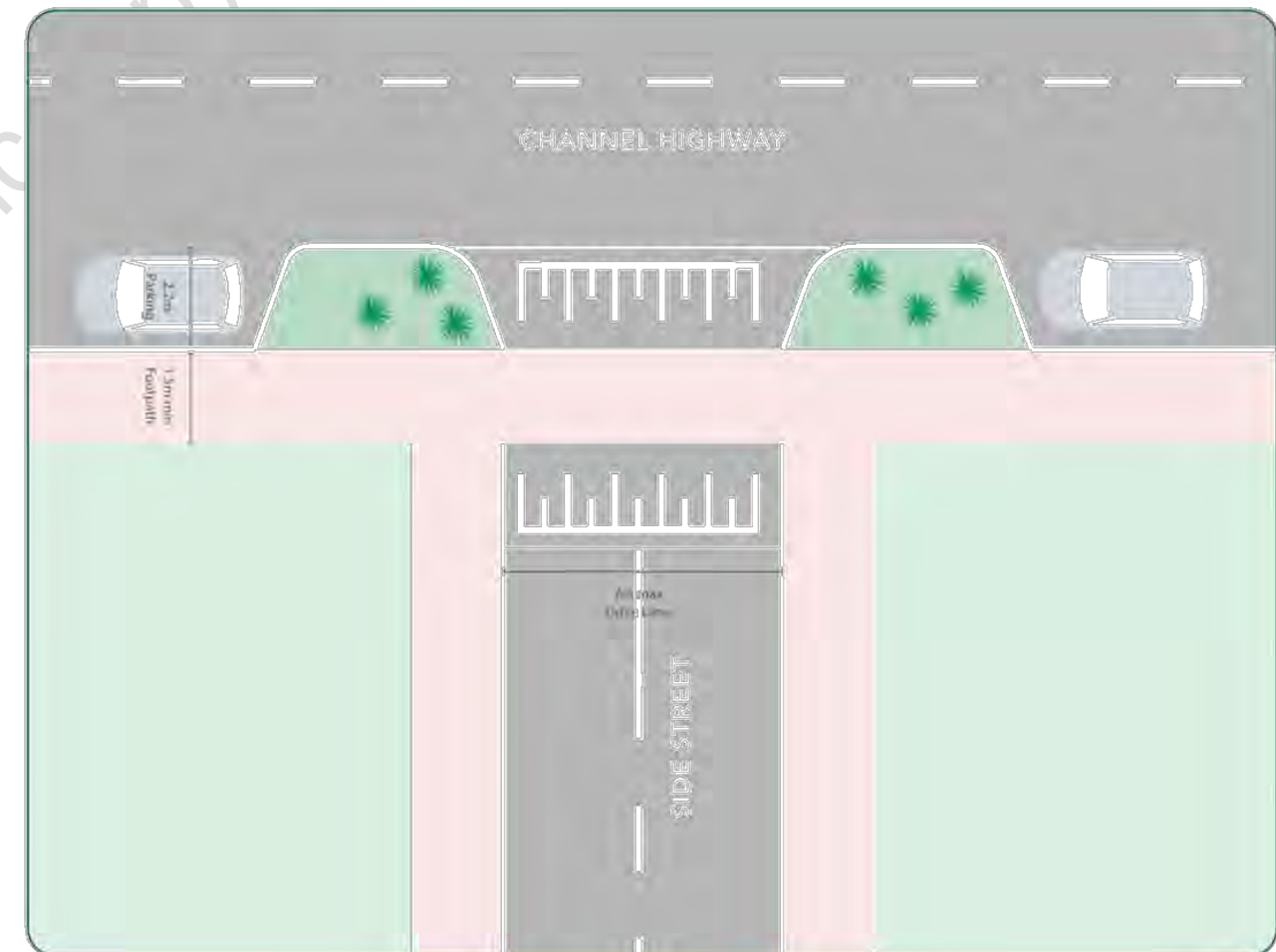
The crossing design should take into account safety and comfort for all road users including vehicle drivers and passengers, including heavy vehicles, motorcycles, emergency vehicles and buses. Further guidance is provided in Vicroads Design Note 03-07.



#### Continuous Footpath at Side Street

Continuous, raised footpath crossings of side roads should be provided, in conjunction with tightening of turning radii for vehicles. This improves safety and perceived safety for people walking and riding, and reinforces driver obligations under Road Rule 72. The design provides a visual cue to drivers that they are crossing the pedestrians space and need to proceed with caution.

This design also makes the street more attractive. Providing continuous footpaths will require consideration of drainage and overland flows. For further design guidance, refer to Transport for New South Wales (FIND REF)



**Continuous Footpath at Private Access Crossover**

At crossovers and driveways, a continuous footpath treatment should be provided. Cars are a guest when crossing the pedestrian space, and the design should make this relationship clear.

The material of the footpath should be consistent through the crossing, with a distinction in material or colour to the carriageway used to highlight pedestrian priority.



**Tree and Parking Arrangement**

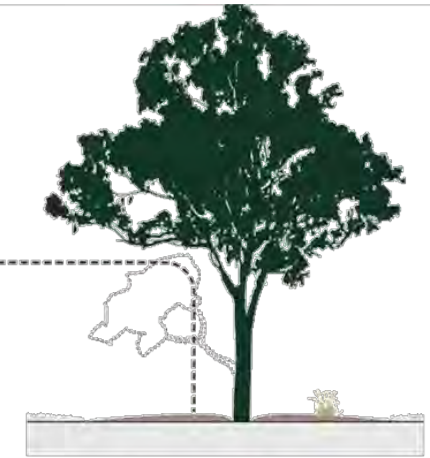
Wherever possible, tree pits should be provided at regular intervals within parking lanes.

Historically, trees have been removed near busy roads, being perceived as a risk in the event of a crash. However, this makes the driving environment more conducive to higher speeds, putting all road

users in danger. Trees signal to drivers to slow down and generally calm the street environment, as well as providing shade, and improving the attractiveness of the street as a place.

Suitable sightlines for drivers must be retained, consistent with the design speed (50KM/h). Trees must also be pruned and maintained to ensure a 5 meter vertical clearance for large vehicles.

Prune trees to maintain a 5m vertical clearance



### 03.3 PUBLIC SPACE PLACES FOR PEOPLE

The vitality of Margate’s town centre relies on people spending money locally and keeping in touch with other locals. The street needs to provide an environment for this economic activity and interactions. However, the introduction of the Beach Road roundabout has severed the focus on the traditional heart of the town. The retail strip is in decline and cars and trucks are the focus in the centre of the town.

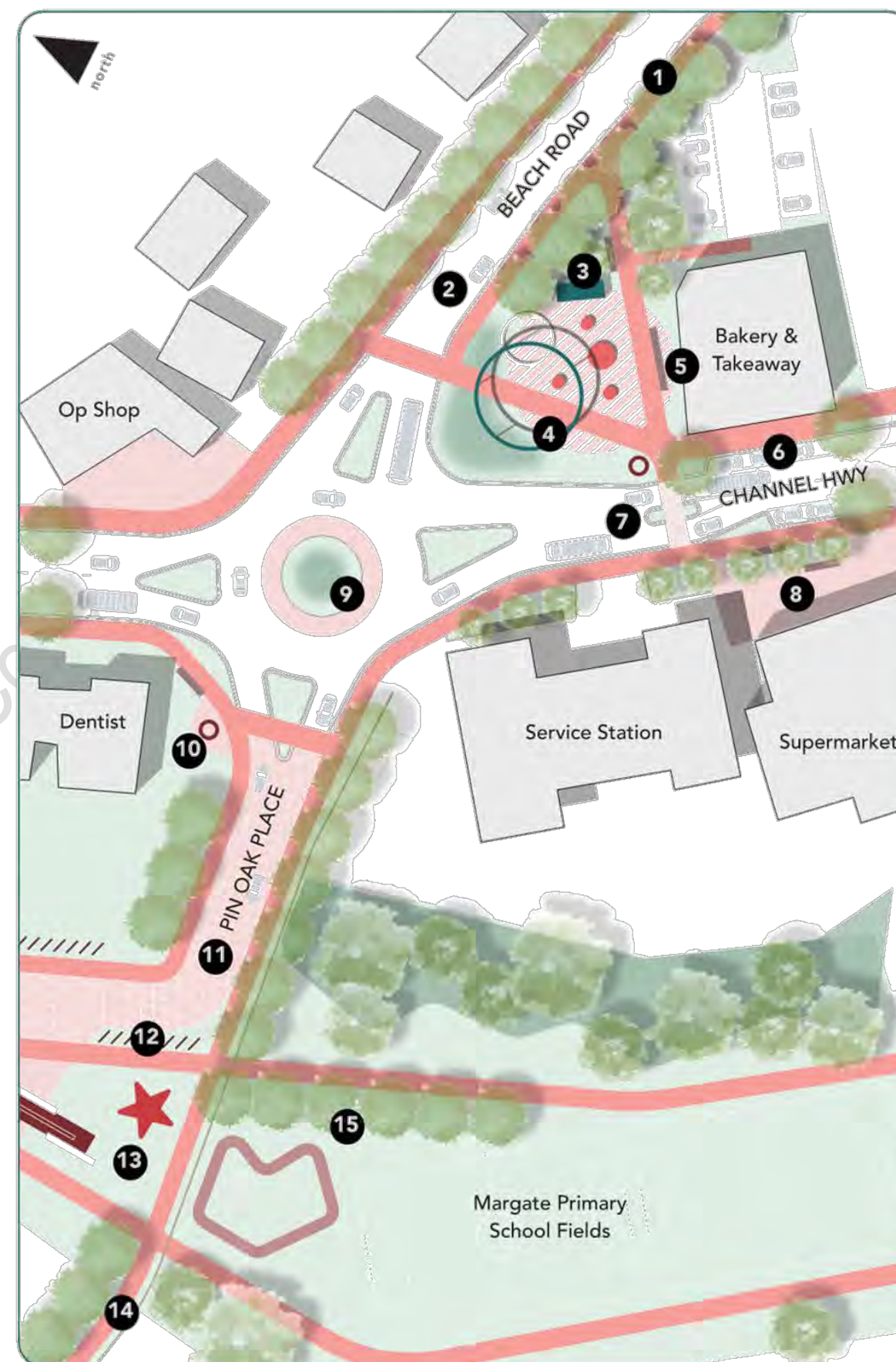
In addition, the proposed supermarket, while catering to the needs of the growing population, presents an additional threat to the existing businesses on Main Street. Most visits to the supermarket will be transactional car trips. To tackle this challenge, the Plan aims to refocus the town centre by creating a spaces for locals to spend a bit of time, have a chat and rebalance the street back towards the east.

By creating new people-oriented places, we aim to attract residents and visitors back to the town centre and get people to linger a bit longer. New green space will reduce the dominance of infrastructure like the roundabout. This approach will support new local spending and enhance the overall livability of Margate.

**LEGEND**

- 1. Beach Road Forest Link - tree planting, shared path and signage linking the coast, Dru Point and the Main Street together.
- 2. Pedestrian and cyclist priority crossing
- 3. Community Toolbox - a pop-up community programmed space
- 4. Civic Plaza - pocket park with planting, seating, lighting, shelter, art/play element and flexible events space
- 5. Community wall mural

- 6. Formalise short-term parking through defined line markings and parking time limits
- 7. Relocate crossing for improved safety
- 8. Encourage businesses to transform their frontage into activated spaces for people instead of car parking. Formalised on-street parking will be provided to ensure easy access is maintained
- 9. Soften the impact of the roundabout by planting low maintenance native grasses with feature rocks. ensuring clear sight lines.
- 10. Interpretation at key nodes and adjacent to heritage and natural features
- 11. Paved shared street maintain access for vehicles operating at low speeds and pedestrian priority
- 12. Cycle parking facilities
- 13. School Link - work with the school to investigate a safe link for students between the school grounds, supermarket and main street, including planting, seating, lighting, shelter, play/recreation elements and lawn
- 14. Formalised shared path to western residential areas
- 15. Collaboration with the school to understand possible upgrades to the school grounds for students and broader community.



### 03.4 ACTIVATION COMMUNITY 'TOOLBOX'

A shipping container is used as a pop-up 'Community Toolbox', referencing the important role that the hardware store once played in the street before its closure. The Toolbox aims to redefine a space for community resource and conversation - a meeting point for all.

The shipping container will reference the coastal location, agricultural past and industrious community of Margate. As a versatile space the Toolbox will be programmed by the community, for the community.

It will be equipped with folding panels or awnings to create additional space and shelter for various activities to spill out into the proposed pocket park. Flexible seating arrangements, lighting and signage will be incorporated to enhance functionality and visibility.

Driven by community, it will host a variety of events, programs, and activities throughout the year, serving as a venue for small markets, art exhibitions, cultural exhibitions, and live performances, attracting residents and visitors alike. Workshops, classes, and educational programs can be organised to engage the community in topics such as sustainability, mending, gardening, arts and crafts.

Local businesses, artists, community groups, and the school can collaborate to curate and facilitate programming. Partnerships with cultural organisations or the museum can bring curated exhibits, installations, and performances to the street.

Feedback sessions, surveys, and comment boards can be included to gather input and ideas from the community for future programming and street improvements.

The Toolbox will serve as a versatile platform for community activation, fostering creativity, collaboration, and connection among residents while enlivening the streetscape of Margate.





# 03.5 ART & INTERPRETATION

## STORIES OF PLACE

An art and interpretation strategy for Margate will be centred around the theme of "Celebrating Margate: Past, Present, and Future." This narrative would aim to showcase the rich history, industrious community, and promising future of the town through various artistic mediums and interpretive experiences.

"Celebrating Margate: Past, Present, and Future" narrative seeks to engage residents and visitors in a multifaceted exploration of the town's identity, fostering a deeper appreciation for its heritage, culture, and potential for growth and transformation through the power of art and interpretation.

### PAST

Work closely with the museum and the Tasmanian Aboriginal Centre to explore Margate's heritage and history by revitalising the existing heritage trail, highlighting stories of Country, storytelling and significant moments or themes in the town's development.



### PRESENT

Showcase the diversity and creativity of Margate's industrious community through public installations. Collaborate with local industries and local artists to integrate art into public realm features.



### FUTURE

Inspire imagination and innovation through art initiatives that envision the future of Margate, exploring themes of sustainability, resilience, and community. Engage the school with emerging artists to envision and create murals that reflect their hopes, dreams, and aspirations for the town's future.

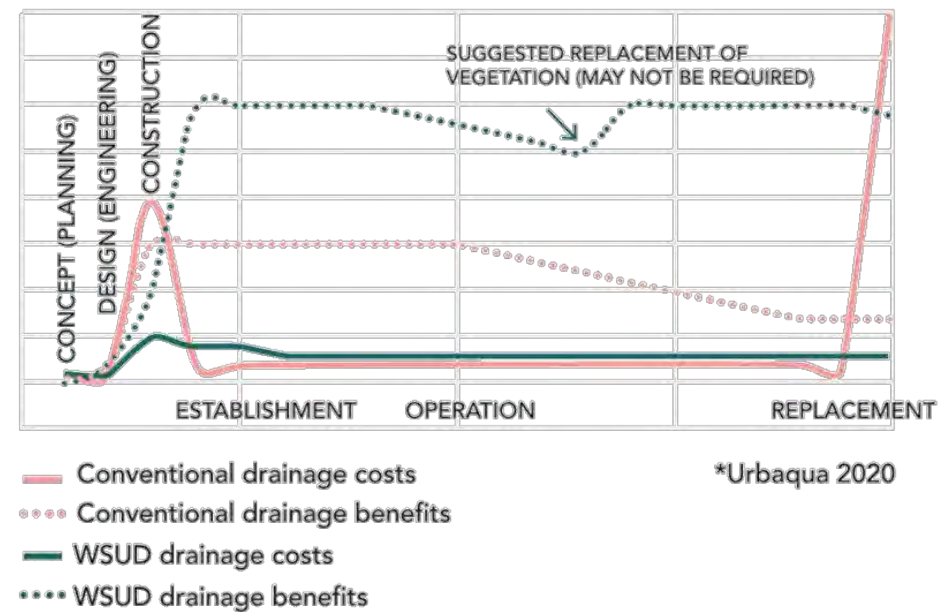


# 03.6 STORMWATER MANAGEMENT CLEANSING WATER LOCALLY & ENVIRONMENTALLY

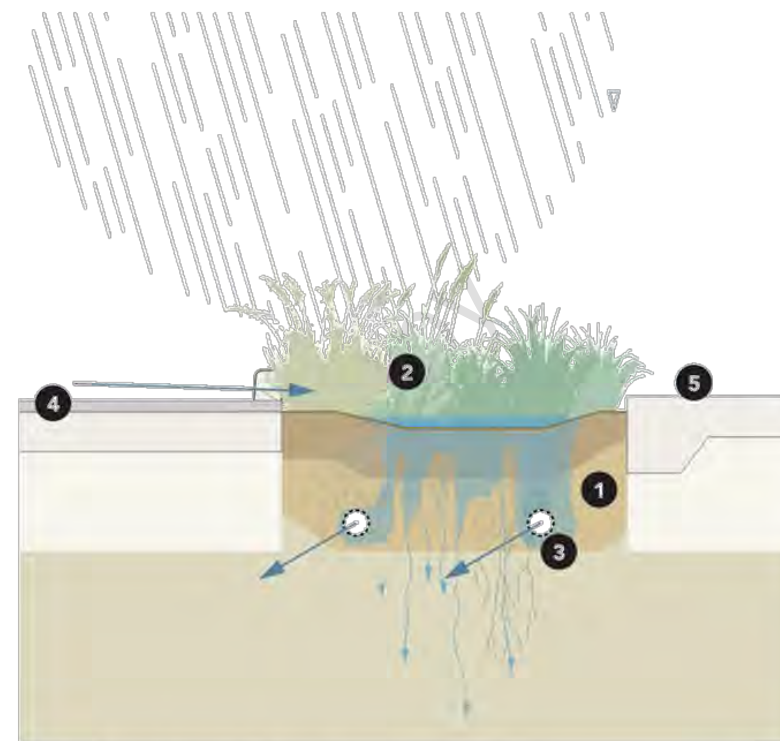
## STORMWATER TREATMENT SOFTSCAPES

A 2020 study\* into CAPEX and OPEX comparing WSUD and conventional systems shows costs are comparable at a planning and design level. However, at a catchment level the construction costs of conventional systems are higher than vegetated systems due to the need for underground concrete pipes and pits. While at the individual level the cost of a swale/rain garden can be greater than a piped solution, using vegetated systems across the housing precinct can result in significant cost savings.

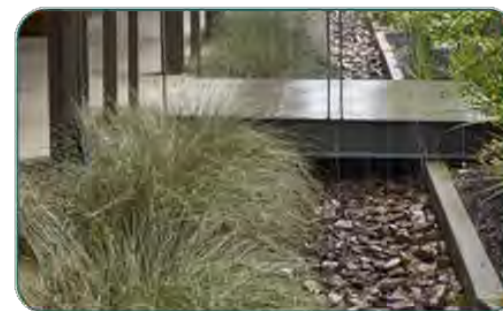
Operational costs for vegetated systems are often perceived to be higher than conventional systems, but a review reveals that these costs are actually more comparable in practice.



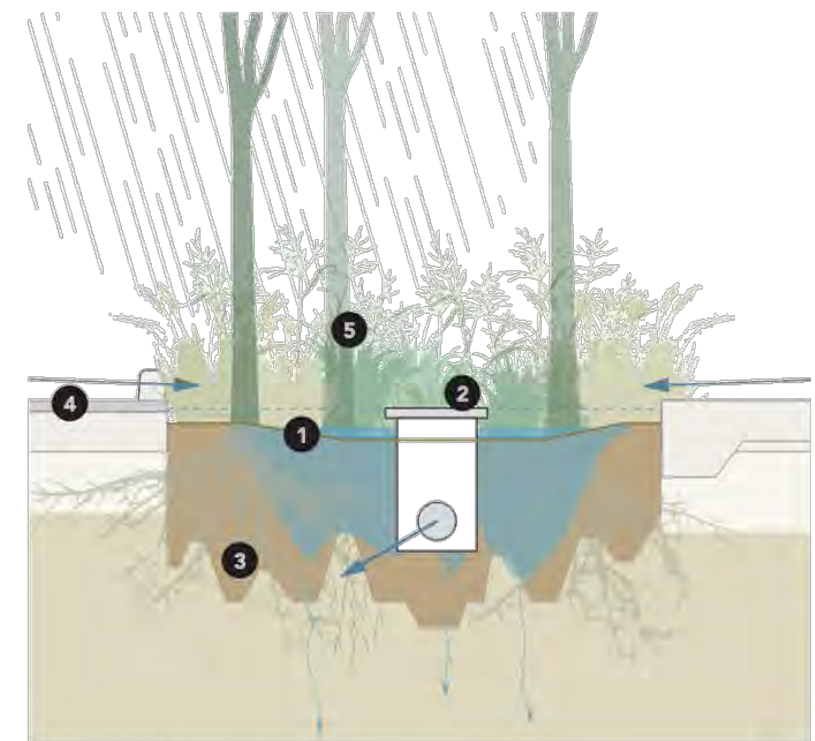
### VEGETATED SWALES (INCLUDING SAND FILTER)



1. Sand media to civil engineers specification
2. Native planting (sedges and grasses)
3. Sub soil drainage to convey water
4. Hard surfaces fall to garden beds
5. Roof water directed to garden beds



### BIO-RETENTION BASINS/RAIN GARDENS



1. Recessed garden bed
2. Pit inlet sitting above soil line (100-200mm)
3. Cultivated sub-grade to allow full soil soakage and infiltration
4. Hard surfaces fall to garden beds
5. Tree and ground cover planting passively irrigated



# 03.7 INDICATIVE MATERIAL PALETTE

## LOCAL EXPRESSION

The distinctive character of the street is reinforced by the simplicity of the paving palette. A focus will be given to ease of maintenance to ensure the street looks good on day one and into the future.

Carefully integrated details will reference the heritage of Margate:

1. Recycled red brick used to reference the Community Hall and other heritage buildings
2. Locally used sandstone in multiple formats reference local geological and agricultural foundations
3. Margate's marine industries will be referenced through robust materials such as galvanised steel and concrete.



Recycled red brick



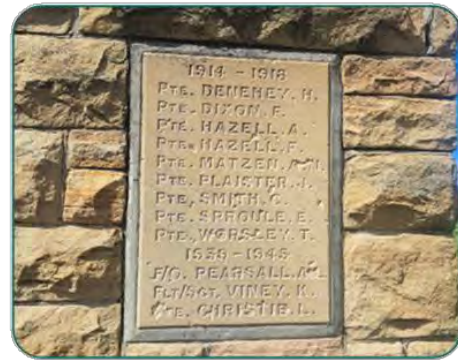
Feature banding



Upstand retaining walls



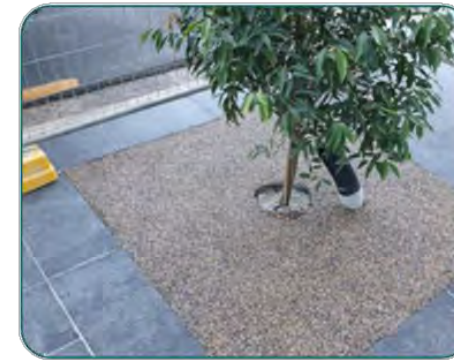
Interfaces and kerb adjacencies



Local sandstone



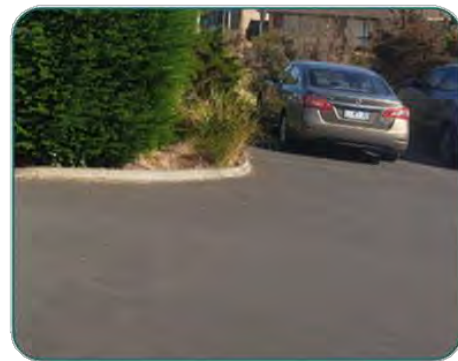
Informal seating, bollards, features



Tree pits: Bound gravel



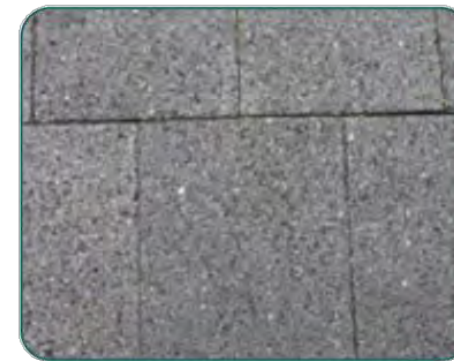
Informal paths: Gold fines



Muted baseline materials



Road: Asphalt



Footpath: Dark grey concrete w. 40% recycled content



Structures: Galvanised steel

## 03.8 INDICATIVE FURNITURE PALETTE PUBLIC COMFORT

Provide improved public amenity, safety and universal access through the equitable and considered distribution of street furniture, urban elements and lighting.

Reduce clutter and provide a cohesive public domain which encourages walking and cycling by:

- Maintaining adequate pedestrian access
- Refurbishing and expanding on existing furniture provision
- Providing seating with backs and arms
- Aiming for at least one seat every 50m
- Aiming to increase bicycle parking positioned to be parallel to the street kerb
- Increasing the number of rubbish and recycling bins in the street
- Balancing highway lighting with energy efficient LED pedestrian scale luminaires
- Strict light output controls to minimise excess spill light and concentrate lighting to areas of amenity, circulation, and roadways.



Expand and refurbish existing seating



Park DDA Seat

Size: 1800mm L

Finish: wood finish aluminium battens, Textura Monument frame.



Bicycle Stand

Finish: Textura Monument frame



Park Table

Size: 1800mm L

Finish: wood finish aluminium battens, Textura Monument frame.



Bollard

Finish: Textura Monument frame with Aluminium Spotted Gum batten insert.



Bin Enclosure

Finish: Aluminium frame, Aluminium Spotted Gum side, solid door in Textura Monument, Etched signage. Curved roof.



Bollard Lighting

Finish: Textura Monument Marine-grade die-cast aluminium alloy  
Light: warm 2200K colour temperature  
WE-EF KTY234 (600mm high)



Street Lighting

Finish: Textura Monument Marine-grade die-cast aluminium alloy  
Light: warm 2700K colour temperature  
WE-EF VFL530 or AFL100 luminaires

## 03.9 INDICATIVE PLANTING PALETTE

### REFERENCING THE LOCAL ENVIRONMENT

To maximise opportunities for greenery along the Main Street, additional trees and understorey planting will be integrated to improve the streets identity and amenity whilst improving micro climate comfort and reducing Urban Heat Island Effect.

#### Street Trees

- Infill trees at every opportunity possible i.e. where there are no awnings or conflict with overhead or underground services
- Aim for tree spacings of 4-5m
- Where possible develop shared continuous trenching for soil volume in tree pits
- Explore use of structural soil/ strata cells in new tree pits
- Aim for diversity in species of trees across the centre
- Ensure trees and greenery maintain adequate pedestrian and vehicle access
- Use robust semi permanent fabricated tree guards until street tree establishment is achieved.

#### Understorey Planting

- Increase garden bed areas where available and provide regular maintenance and protective measures such as a 150mm high raised edge to prevent rubbish ingress and foot trekking through beds
- Encourage different types of greening in front of shops and buildings, including vertical planting in canopies and against blank façades
- Integrate planting into traffic islands and round-a-bout to soften the visual impact of the highway
- Use planting to create a physical buffer between vehicles and pedestrian and cyclists
- Ensure planting beds are no small than 1 meter wide.

#### STREET TREES



*Quercus palustris* 'Pin Oak'  
15m t x 8m w



*Eucalyptus pauciflora*  
15m t x 6m w



*Tilia cordata* 'Greenspire'  
9m t x 6m w

#### PARK TREES



*Eucalyptus pulchella*



*Melaleuca linariifolia*



*Leptospermum scoparium*



*Allocasuarina littoralis*



*Banksia marginata*



*Eucalyptus viminalis*

**UNDERSTOREY SHRUBS**



Epacris impressa



Rhagodia candolleana

**GRASSES & FLAX**



Lomandra longifolia



Dianella revoluta

**RAIN GARDEN PLANTS**



Juncus pallidus



Bursaria spinosa



Helichrysum pumilum



Austrodanthonia spp.



Poa labillardierei



Ficinia nodosa



Acacia stricta



Cassinia aculeata



Austrostipa stipoides



Diplarrena moraea



Baloskion tetraphyllum

## 03.10 URBAN DESIGN FRAMEWORK GUIDELINES FOR FUTURE DEVELOPMENT

A framework has been developed to guide the physical transformation of private land interfacing the Main Street. The framework outlines key objectives to ensure sustainable, functional, and aesthetically pleasing development that reinforce the centre. The following principles will become a reference for policymakers, planners, and developers to coordinate efforts and make informed decisions about development. These principles will help inform a future Special Area Plan incorporated into the Planning Scheme as unique planning controls or guidelines.

### 1. MIXED-USE

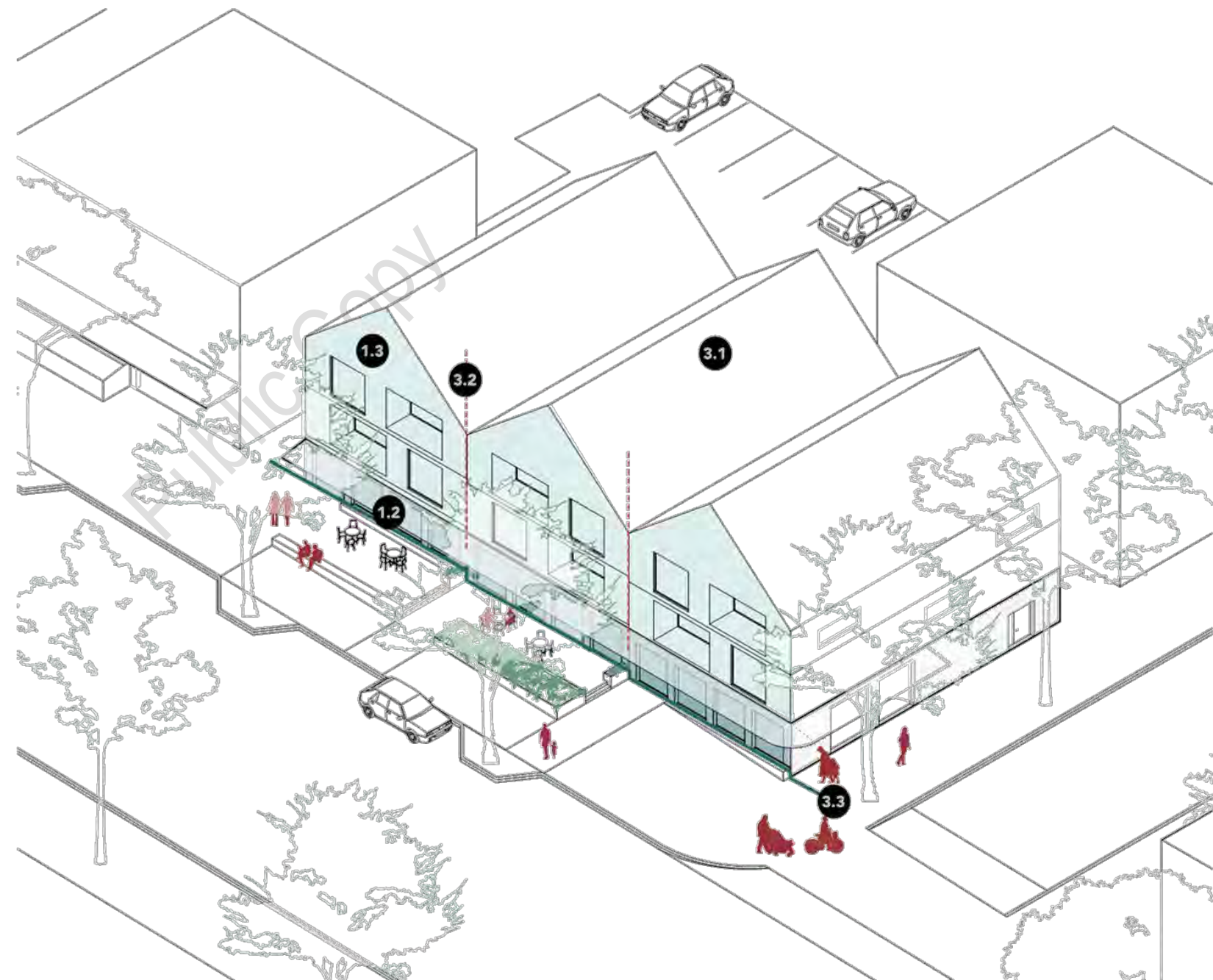
- 1.1 Encourage a mixed-use building that is well balanced, inviting, active and adaptable.
- 1.2 Delivering employment generating uses relevant to the commercial function of the street such as shops and restaurants at ground floor.
- 1.3 Residential uses at upper floors - provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

### 2. INTERFACES

- 2.1 Ensure an appropriate transition to sensitive residential areas and heritage buildings.

### 3. SITE CONSOLIDATION

- 3.1 Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms.
- 3.2 Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.
- 3.3 Manage the slope of the street by avoiding large building footplates, retaining within the building footprint, and reducing external retaining structures, steps, and ramps where possible.



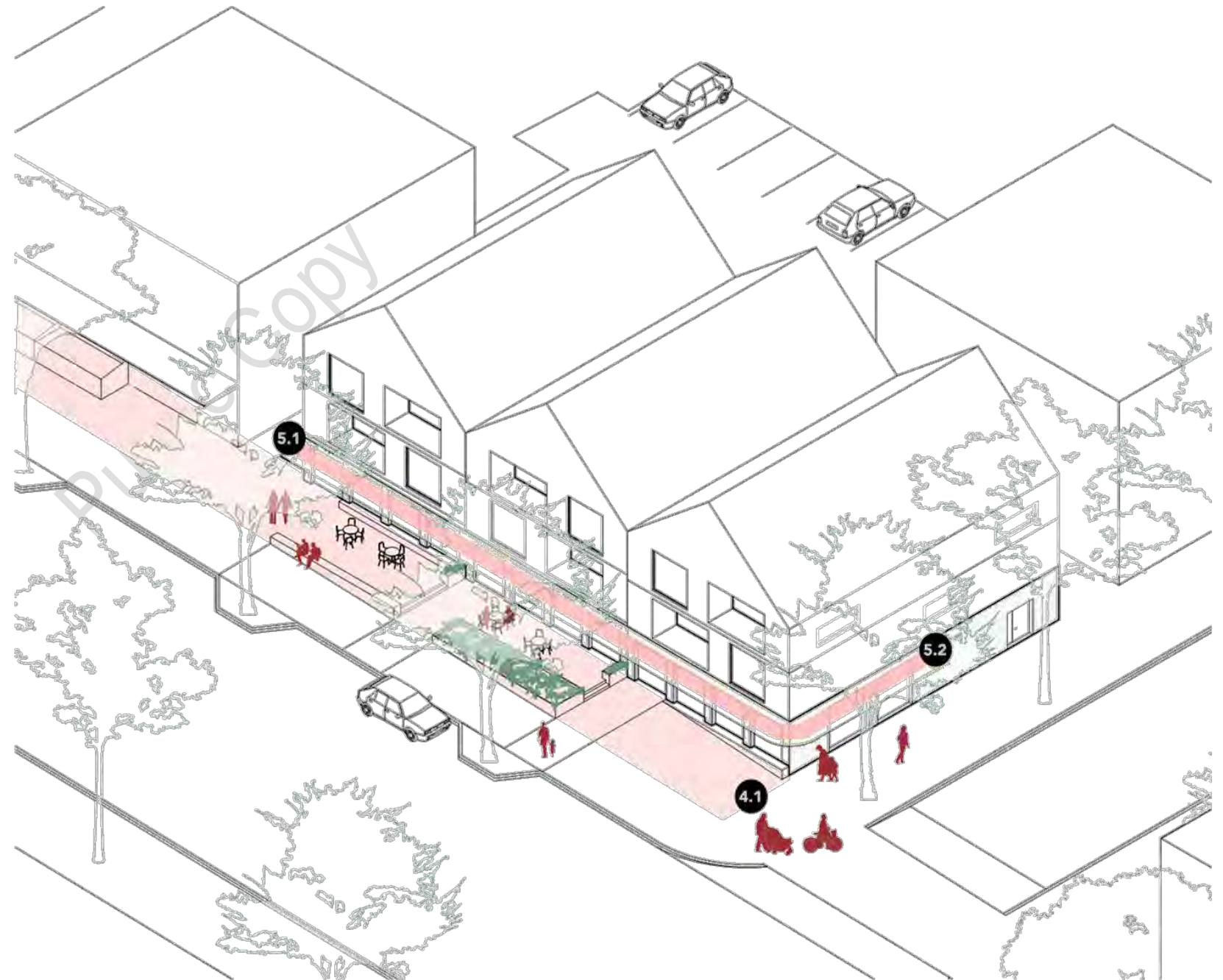
**4. SETBACKS**

**4.1 Facilitate designated setback on the Main Street Frontage**

- » West side setbacks: 5 meters allowing for commercial activity, outdoor dining, furniture, shelter, queuing space, level change management, and landscaping.
- » East side setbacks: 2 meters to create space for commercial activity to extend from shop fronts.

**5. AWNINGS**

- 5.1 Main Street frontage: Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
- 5.2 Secondary street frontage on corner sites: Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing
- 5.3 On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).





**6. BUILDING ENTRIES**

- 6.1 Provide building entries that are visible and welcoming.
- 6.2 Incorporate feature signage or landscape treatments to highlight entries.
- 6.3 Separate the resident and visitor entries from retail entries, service areas and loading zones.
- 6.4 Avoid recessed side entries with limited visibility.

**7. REAR ACCESS**

- 7.1 Facilitate designated active and service laneways:
  - » Active laneways: 6 metre active laneway width should be achieved for pedestrian connections.
  - » Service laneway: Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading), customer parking and vehicle access.

**8. PRIVATE OUTLOOK**

- 8.1 Well designed living areas, balconies, terraces, and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.

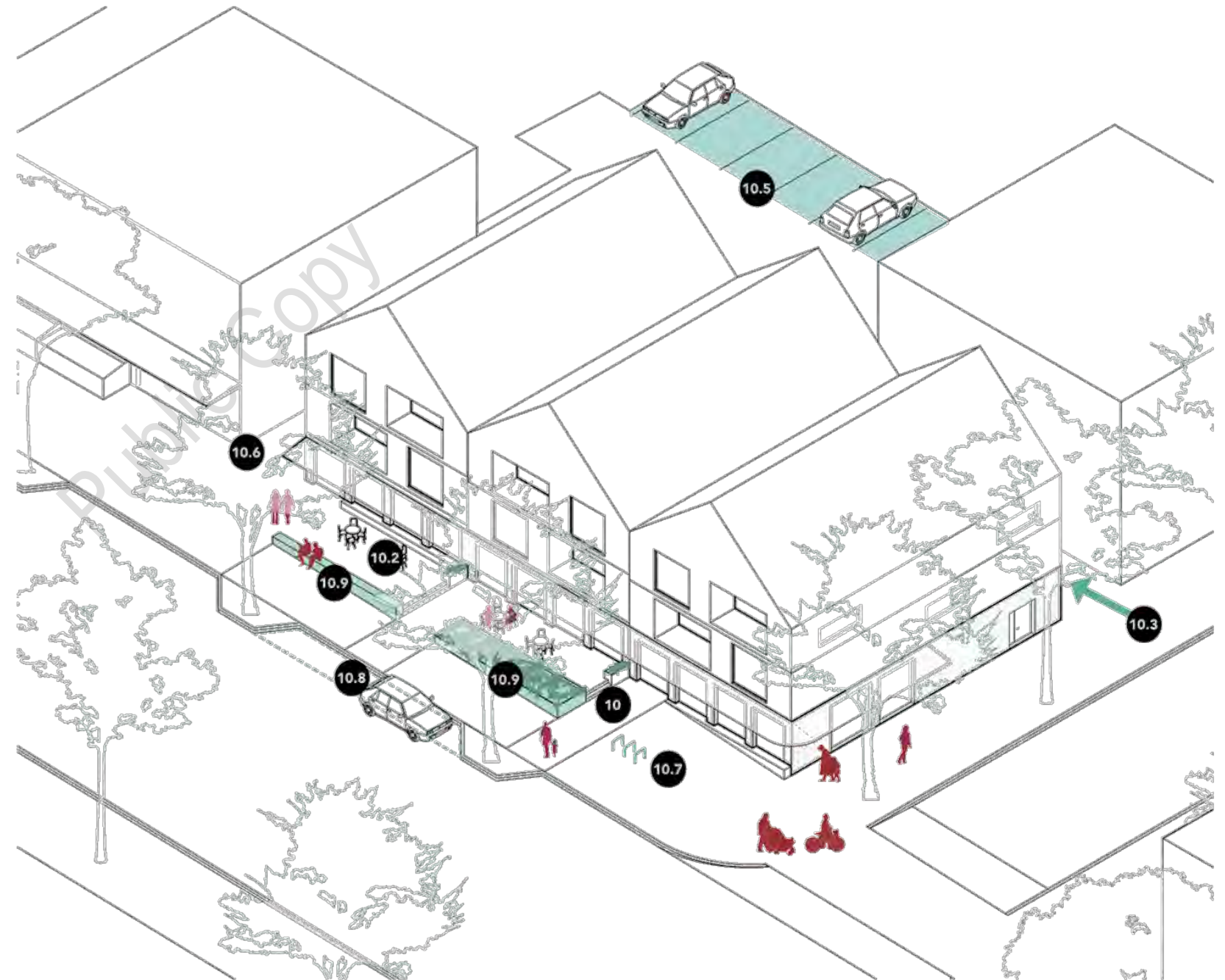


**9. MATERIALS**

- 9.1 Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall to complement existing traditional streetscapes is strongly encouraged.
- 9.2 Materials should be durable, sustainable and attractive and meet all relevant building regulations

**10. PARKING**

- 10.1 Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
- 10.2 Focus on maintaining active land uses at street level.
- 10.3 Vehicle access is preferred from side streets or rear laneways if available.
- 10.4 Minimise access and crossover widths as much as practicable.
- 10.5 Locate parking towards the rear of the building
- 10.6 Provide separation between pedestrian and vehicle access ways.
- 10.7 Ensure that bicycle parking is secure, convenient and readily accessible.
- 10.8 Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.
- 10.9 Where retaining walls are required integrated seating or planting to avoid inactive or unattractive barriers to movement and views.
- 10.10 Use ramps instead of stairs wherever possible to provide easy access for all abilities.





# 04 REALISING THE PLAN

46 REALISING THE PLAN

## 04.1 IMPLEMENTATION DELIVERING THE VISION

This Plan signals the beginning of the journey, and lays a foundation for future development by providing a shared vision with the community and stakeholders for both quick wins and big moves. Success hinges on prioritising short-term actions, thoughtful implementation and long term commitment.

The Plan’s execution will unfold gradually, with further feasibility analysis and planning aligned with available resources and funding opportunities as they arise. Implementation will progress in stages, reflecting the varying time lines and complexity of each action. An implementation Plan will outline proposed actions categorised by their alignment with Quick Wins, Stepping Stones, and Big Moves. Each category represents a different timeframe and strategic focus, ensuring a balanced approach to achieving the collective vision.

Council is dedicated to a careful and phased approach to Main Street redevelopment, ensuring decisions remain aligned with community and stakeholder priorities. Given the scale of this endeavour, implementation will span over many years, prioritising safety and accessibility throughout each phase.



Quick wins, achievable in the short term, will enhance immediate improvements while laying the groundwork for broader initiatives. These initiatives aim to address pressing needs and provide visible outcomes that benefit the community swiftly.

In the medium term, focus will be given on initiatives that bridge the gap between quick wins and the long-term vision. These “Stepping Stones” initiatives will propel the project forward, ensuring steady progress toward the overarching goals while addressing intermediate challenges.

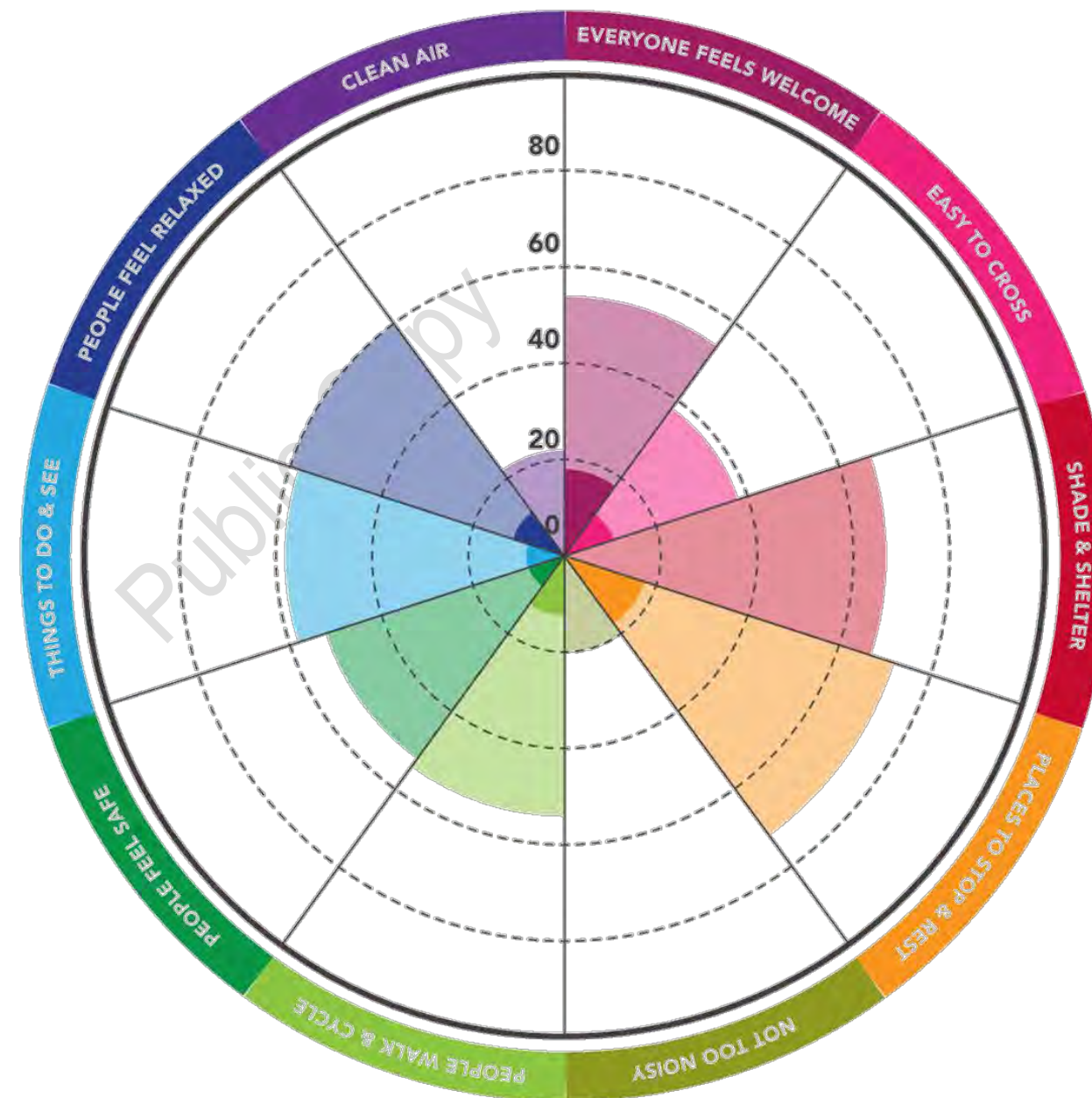
The long-term vision encompasses “Big Moves,” transformative initiatives that will shape the future of the Main Street. These initiatives require careful planning and large investment but promise significant, lasting impact on the vitality and sustainability of the community.

## 04.2 EVALUATING THE CONCEPT HEALTHY STREETS

### HEALTHY STREETS RE-ASSESSMENT

The proposed design for Margate's Main Street will significantly improve the Healthy Streets score from 9 to 51. Key areas of improvement include safer crossings at both side roads and along the street, much improved cycle facilities, and a planted buffer adjacent footpath improving the street environment. Other amenity improvements also increase the score with elements such as drinking fountains, bus stops and new trees. Combined, the proposed improvements would make people feel significantly safer with more things to see and do, and calm spaces to linger and relax.

The main reason the score is not higher is that the volume of traffic and proportion of through-traffic and heavy vehicles are unchanged as these conditions are generally beyond the scope of the project to influence in a significant way.



CURRENT  
TOTAL:  
**9/100**

NEW  
TOTAL:  
**51/100**

## 04.3 NEXT STEPS JUST THE BEGINNING

### DRAFT TO FINAL MASTERPLAN

To complete the Plan, engagement with the community will be undertaken to seek feedback on the concepts. The final Plan will be presented to Council for endorsement.



### ACTIVATION OF THE PLAN

On-going community consultation will continue to inform the implementation of the Plan. Investigation and feasibility analysis will occur for individual project proposals and funding strategies will be explored, such as pursuing external funding and support.



### DETAILED PROJECT DESIGN

On-going community consultation will continue to inform the development of the detailed concepts. Designers and engineers will develop detailed planning of each part of the Plan.



### IMPLEMENTATION PHASES

The community will be consulted during the implementation phase of the Plan through regular updates.





**city making + liveability**

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**16.3 DRAFT KINGBOROUGH HEALTH AND WELLBEING STRATEGY 2024 - 2029****File Number:** 5.565**Author:** Melissa Staples, Community Development Officer**Authoriser:** Carol Swards, Coordinator Community Services and Hub**Strategic Plan Reference**

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

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

**1. PURPOSE**

1.1 The purpose of this report is to seek Council's approval to release the Draft Kingborough Health and Wellbeing Strategy and Implementation Plan 2024 – 2029 for public comment.

**2. BACKGROUND**

2.1 In May 2023, Kingborough Council received a \$20,000 grant from the Department of Health's Lift Local Grants program for Council to develop a Health and Wellbeing Strategy for Kingborough.

**3. STATUTORY REQUIREMENTS**

3.1 There are no specific statutory requirements associated with this matter.

**4. DISCUSSION**

4.1 This is the first Health and Wellbeing Strategy that has been prepared for Kingborough Council.

4.2 In developing the strategy, Council engaged with members of the Kingborough community during the period August to December 2023.

4.3 The initial engagement included an online survey completed by 491 respondents, a survey of local health and wellbeing service providers, as well as direct engagement with participants during health and wellbeing sessions held across the municipal area.

4.4 The Draft Health and Wellbeing Strategy and Implementation Plan 2024 - 2029 has been reviewed internally and ready to be released for broader community comment.

**5. FINANCE**

5.1 The Kingborough Health and Wellbeing Strategy Implementation Plan 2024 - 2029 has both capital and operational budget considerations. There is also the opportunity to apply for further grants from the Tasmanian Department of Health through the Healthy Tasmania Fund.

**6. ENVIRONMENT**

6.1 The Draft Health and Wellbeing Strategy 2024 – 2029 acknowledges that Kingborough needs healthy places and spaces and that access to nature and the environment is vital in providing opportunities for community health and wellbeing.



**7. COMMUNICATION AND CONSULTATION**

- 7.1 It is recommended that the Draft Kingborough Health and Wellbeing Strategy 2024 – 2029 goes out for public comment for a period of four weeks. Any submissions will be reviewed and reported to Council prior to finalising the document.

**8. RISK**

- 8.1 No risks to Council have been identified in relation to releasing the Draft Health and Wellbeing Strategy 2024 – 2029 for public comment.

**9. CONCLUSION**

- 9.1 A Draft Kingborough Health and Wellbeing Strategy Plan 2024 – 2029 has been prepared for release for public comment.

**10. RECOMMENDATION**

That Council approve the release of the attached Draft Kingborough Health and Wellbeing Strategy 2024 – 2029 for public comment.

**ATTACHMENTS**

1. **Draft Kingborough Health and Wellbeing Strategy 2024-2029**

Public Copy



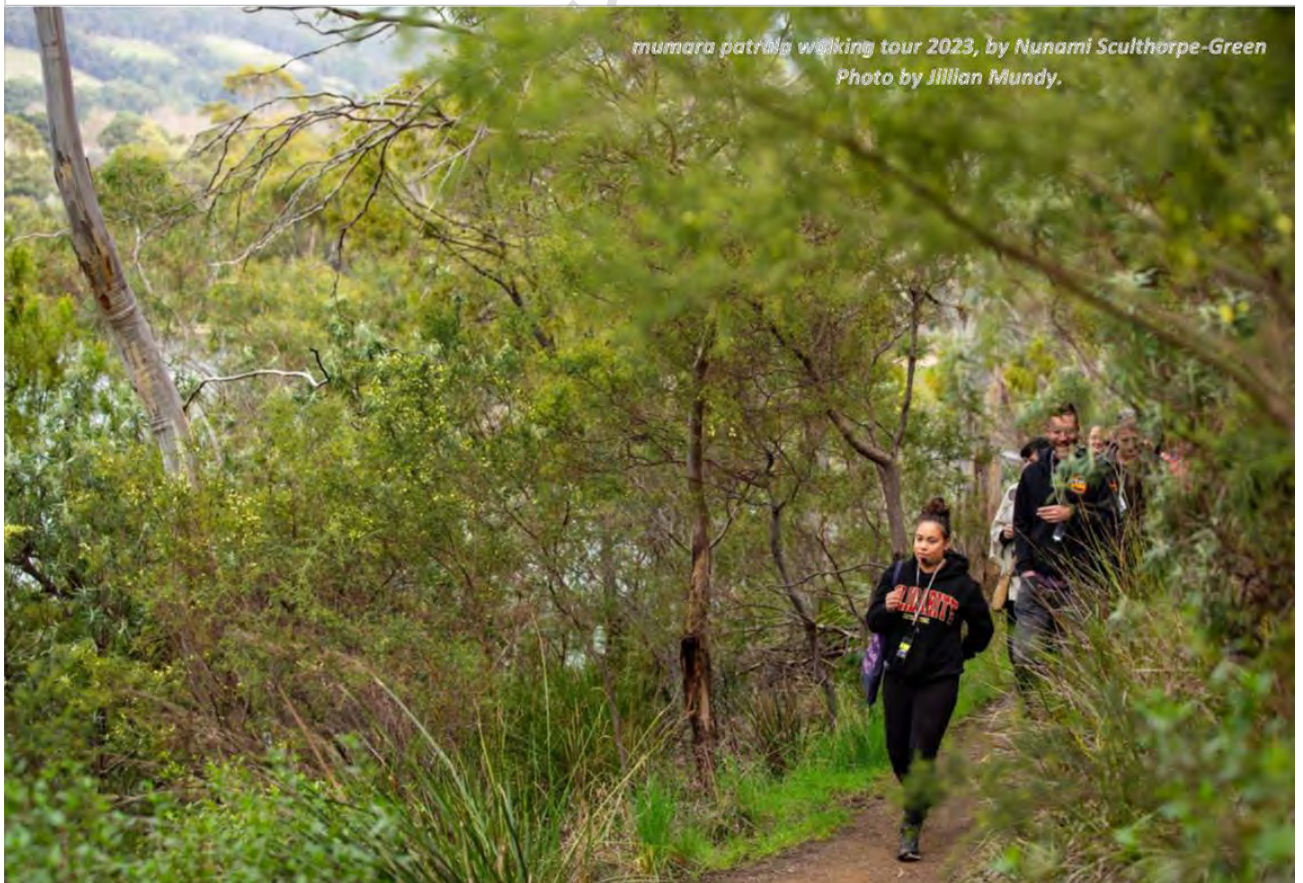
Health and Wellbeing Strategy  
2024 - 2029



## ACKNOWLEDGEMENT TO TRADITIONAL CUSTODIANS

We acknowledge the Traditional Custodians who have walked upon and cared for this land for thousands of years.

We pay our respects to the elders, past and present, and acknowledge today's Tasmanian Aboriginal people who follow in their ancestors' footsteps.



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## EXECUTIVE SUMMARY

Health and wellbeing of communities is a responsibility that falls to all levels of government, as well as the private and not-for-profit sectors and local communities themselves.

Through its Strategic Plan 2020-2025, Kingborough Council has committed to encourage and support a safe, healthy and connected community. While the Council has been active in the provision of health and wellbeing facilities, services and programs over many years, it was resolved that future planning of these activities should be guided by a formal strategy based on the needs and aspirations of the Kingborough community. The preparation of the Kingborough Health and Wellbeing Strategy 2024-2029 was supported by a grant from the Tasmanian Department of Health.

The objective of this Strategy is to identify gaps in health and wellbeing services and barriers to participation in our community and to develop a set of recommendations for Council to undertake to help address priority areas. The development of this Strategy was informed by consultation with the community over the period from August to October 2023. Consultation included a community survey completed by 491 respondents, a survey of local health and wellbeing service providers, as well as engagement with participants at community classes and health check sessions held across the municipal area.

Feedback received showed Kingborough Council is doing well in meeting many of the community's needs in the provision of facilities and services that support health and wellbeing. This Strategy will now guide Council's involvement going forward. The Strategy complements other Council Strategies and Plans including the recently developed Sport and Recreation Strategy.

The Strategy includes an Implementation Plan that outlines recommended actions for Council to pursue over the next five years. The actions have been grouped under three key strategic priorities areas to capture the aspirations and needs identified by the community: Healthy, Active and Involved; Healthy Spaces and Places; and Safe, Included and Belonging.

The actions have been developed to address identified gaps in services, provide ways to ensure that barriers to participation are minimised and to create spaces that enhance health and wellbeing for members of the community. The Council is committed to providing opportunities for local people to live their best lives in a place that supports healthy connections, healthy lifestyles and enables people to be as active as possible for as long as possible.

## 1. INTRODUCTION

### 1.1 Background

In line with Council's Strategic Plan priority, to encourage and support a safe, healthy and connected community, Kingborough Council identified the need for a Health and Wellbeing Strategy. The development of the strategy was supported by a grant from the Tasmanian Department of Health.

### 1.2 Purpose

Local government supports a range of community health and wellbeing initiatives. These include the provision and maintenance of local physical infrastructure such as parks, playgrounds, sport and recreation facilities, walking/bike tracks and trails, and community halls. Councils also support health and wellbeing through programs and initiatives for physical activity, wellbeing, mental health, environmental and public health. These include the provision of health promotion activities, positive ageing and youth activities, arts and cultural activities, food and water safety, immunisations, and guided walks.

This strategy provides a focus on providing a strategic and coordinated approach to the provision of programs, services and activities that support members of the community to maintain and improve their health and wellbeing.

Future planning for physical infrastructure such as sport and recreational facilities, playgrounds, public open space and cycling are included in other Council plans and strategies.

### 1.3 Vision

Kingborough residents are supported to remain healthy, active and involved through equitable access to a range of information, services and programs and the provision of healthy, safe and inclusive places and spaces.

### 1.4 Principles

The guiding principles underpinning the development of this strategy are as follows:

- 1.4.1 Needs based – Council will engage with our community to understand local health and wellbeing needs and aspirations
- 1.4.2 Evidence based – Council will use local demographic data and research, as well as examples of best practice, to deliver a response that works best for our community.
- 1.4.3 Accessible to all – Council will try to ensure that services are located throughout the municipal area and are inclusive to all members of the community. Council recognises that age, disability, gender, coming from an Aboriginal and/or Torres Strait Islander background, culture, sexuality, low income and lack of access to transport can lead to health and wellbeing inequities.
- 1.4.4 Collaborative – Council will partner with other local service providers and organisations to understand needs and develop shared responses.

## 1.5 Objectives

The objectives of this strategy are as follows:

- 1.5.1 To identify current gaps in the provision of health and wellbeing services.
- 1.5.2 To identify barriers to participation, including access and inclusion.
- 1.5.3 To determine future priorities for the provision of health and wellbeing services.

## 1.6 Strategic Context

This section lists the broader strategic context and key national, state-wide and Kingborough specific plans, strategies and reports that relate to the Kingborough Health and Wellbeing Strategy 2024-2027.

### National Preventative Health Strategy 2021 – 2030<sup>1</sup>

This Strategy aims to keep Australians healthy and well by focussing on prevention to help people live in good health and wellbeing for as long as possible.

<sup>1</sup> <https://www.health.gov.au/resources/publications/national-preventive-health-strategy-2021-2030?language=en>

Prevention is a part of our daily habits and actions and includes taking steps to avoid the start of illness, disease or injury. The focus areas that require stronger and better-coordinated action to reduce the risks of poor health and wellbeing include:

- Reducing harm from tobacco, alcohol and other drugs
- Improving access to and the consumption of a healthy diet
- Increasing physical activity
- Improving immunisation coverage and increasing cancer screening and prevention
- Promoting and protecting mental health



**Healthy Tasmania Five Year Strategic Plan 2022 – 2026<sup>2</sup>**

This Tasmanian strategic plan was developed to guide preventative health activity across the whole of government and with communities with the vision that ‘all Tasmanians have the opportunity to

live healthy, active lives in communities that support connections to people, place and culture’.

The key focus areas to improve health and wellbeing are:

- Priority populations
- Health literacy
- Mental health and wellbeing
- Active living
- Eating well
- Smoke-free communities
- Reducing alcohol harm
- Climate change and health

According to the Healthy Tasmania Five Year Strategic Plan 2022-2026, preventative health is the term for activities that help protect, promote and maintain health and well-being.

**Kingborough Council Strategic Plan 2020 – 2025**

Council’s Strategic Plan 2020 – 2025 has as its core vision that the community is at the heart of our priorities and decisions. The Plan is based on 3 key priorities to:

1. Encourage and support a safe, healthy and connected community;
2. Deliver quality infrastructure and services; and
3. Sustain the natural environment whilst facilitating development for our future.

The priority to *Encourage and support a safe, healthy and connected community* is supported by the following strategic outcomes:

- 1.1 A Council that engages with and enables its community
- 1.2 An inclusive community that has a strong sense of pride and local identity

<sup>2</sup> [https://www.health.tas.gov.au/sites/default/files/2022-03/Healthy\\_Tasmania\\_Five-Year\\_Strategic\\_Plan\\_2022%E2%80%932026\\_DoHTasmania2022.pdf](https://www.health.tas.gov.au/sites/default/files/2022-03/Healthy_Tasmania_Five-Year_Strategic_Plan_2022%E2%80%932026_DoHTasmania2022.pdf)

- 1.3 A resilient community with the capacity to flourish
- 1.4 A Council that acknowledges the existence of a climate change and biodiversity emergency and has in place strategies to respond
- 1.5 An active and healthy community, with vibrant, clean local areas that provide social, recreational and economic opportunities.

Projects identified in the Kingborough Health and Wellbeing Strategy will be included for consideration and review as part of the preparation of the Council’s Annual Plan.

**1.7 Associated Plans and Strategies**

The following Kingborough Strategies and Plans also acknowledge and support health and wellbeing:

- Kingborough Positive Ageing Strategy 2018 – 2022
- Kingborough Youth Strategy 2019 – 2024
- Kingborough Open Space Strategy 2019

- Kingborough Bushfire Risk Reduction Strategy 2019 – 2023
- Kingborough Council Climate Change Plan 2019 – 2024
- Kingborough Play Space and Playground Strategy 2020 – 2025
- Kingborough Community Halls Strategy 2021 – 2026
- Kingborough Cycling Strategy 2021 – 2030
- Kingborough Sport and Recreation Strategy 2023
- Kingborough LGBTIQ+ Action Plan 2023 – 2025
- Kingborough Multicultural Action Plan 2024 - 2026
- Kingborough Tracks and Trails Strategic Action Plan 2024 – 2034





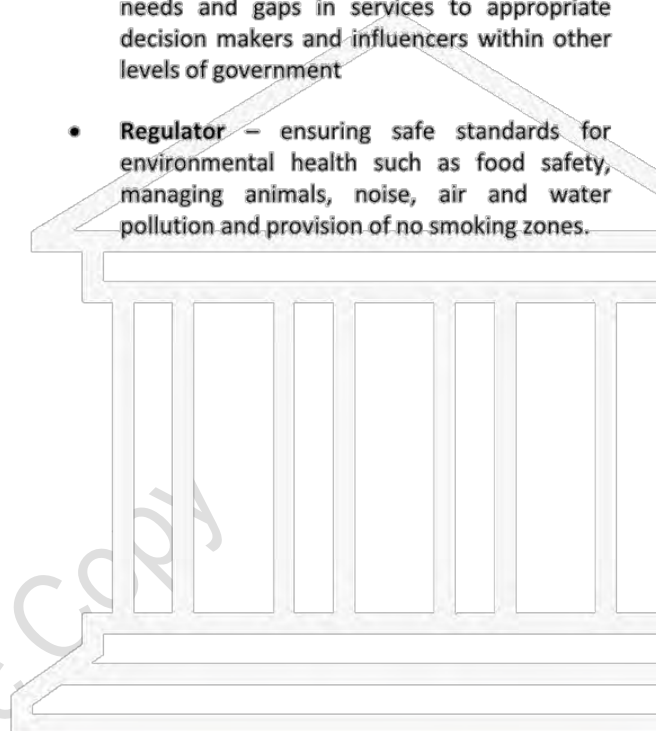
### 1.8 Role of Council

Improving the health and wellbeing of communities is a responsibility that falls to all levels of government. There are also providers of services in the private sector, not for profit sector and within local communities themselves. Local government is well positioned to listen to the community and understand local issues. It is not a provider of primary health services (with the exception of immunisations) but it is well placed to support a preventative health response.

Council’s role in supporting health and wellbeing within the municipal area can be summarised as follows:

- **Provider** – the direct provision of preventative health and wellbeing services and facilities
- **Partner** – connecting with state and federal government to access grants; working collaboratively with local health service providers, not for profit organisations and community groups to support the provision of services for health and wellbeing

- **Facilitator** – the creation of environments that support participation in health and wellbeing activities
- **Advocate** – promoting health and wellbeing needs and gaps in services to appropriate decision makers and influencers within other levels of government
- **Regulator** – ensuring safe standards for environmental health such as food safety, managing animals, noise, air and water pollution and provision of no smoking zones.

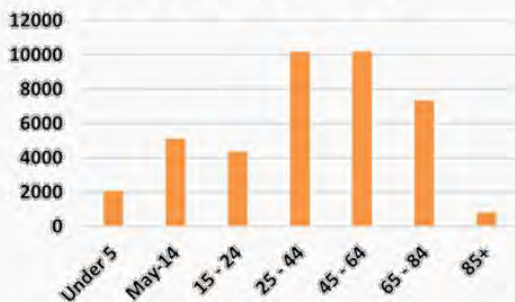


## 2. DEMOGRAPHICS

### 2.1 Kingborough Profile

According to the 2021 Census, Kingborough had a population of 40,082 people. The Kingborough Council area has a higher proportion of children (under 18) and a lower proportion of persons aged 60 or older than Tasmania. In 2021, the largest age group in Kingborough Council area was 35- to 39-year-olds.<sup>3</sup>

**Population by Age Groups in Kingborough ABS 2021**



According to the Healthy Tasmania Five-Year Strategic plan, half of Tasmanian adults have one or more chronic health conditions.

The 2021 ABS Census data showed that in Kingborough, arthritis (11.2%), mental health (11%) and asthma (8.6%) are the top three chronic health conditions

The Census Community Profile<sup>4</sup> data showed that in Kingborough:

- 2071 people need help with their daily lives due to disability
- 15% of people are providing unpaid care to a person with a disability, long term illness or old age.
- 40% of people after their 85<sup>th</sup> year need support.

**SNAPSHOT KINGBOROUGH 2021\***  
Source: ad Informed Decisions, Community Profile 2021

**Population 40,082**  
Median Age 41.6 years  
Increase of 9529 people since 2006

1,623 people (4% of population) identified as Aboriginal and/or Torres Strait Islander

2,071 needed help in their day to day lives due to a disability

30.3% households made up of couples with children (24% in Tas)

3 most common long term health conditions:  
Arthritis 11.2% (4477 people)  
Mental Health 11% (4396 people)  
Asthma 8.6% (3446 people)

10,043 people (30.5% of people 15+yrs) provided unpaid care to children.

Studies suggest that 7 - 10% of the population identify as LGBTIQA+. Kingborough could have between 2865 to 4093 people who identify as LGBTIQA+.

4,425 carers (15% of population 15+yrs) were providing unpaid assistance to a person with a disability, long term illness or old age

23.5% of the population reported doing some form of voluntary work

404 people had difficulty speaking English

8,508 people (21.2%) born overseas. 19% arrived since 2016.

<sup>3</sup> <https://profile.id.com.au/tasmania/service-age-groups?WebID=280>

<sup>4</sup> <https://profile.id.com.au/tasmania/assistance?WebID=280>

## 2.2 Priority Populations

Statewide studies, such as the Healthy Tasmania Five Year Strategic Plan 2022-2026, indicate that addressing the needs of populations who are most at risk of ill health can achieve significant health improvements and benefits for the entire community.

The Primary Health Tasmania Health Needs Assessment 2022/23-2024/25<sup>5</sup>, cited the following priority populations:

- Over 25% of Tasmanians have a disability (28.5% of Kingborough survey respondents reported they were living with a disability, chronic illness or age-related condition).
- Carers experience a greater burden of poor health due to mental health problems and chronic conditions.
- Aboriginal people have shorter life expectancy than the general population.
- People from culturally and linguistically diverse backgrounds experience language and cultural barriers to accessing mainstream services (In Kingborough 21.2% of the population was born overseas).
- **LGBTIQ+ Tasmanians experience poorer health and mental health, lower incomes, and housing insecurity at higher rates than the wider population.<sup>6</sup> In addition, LGBTIQ+ participants said that access to affordable, inclusive, and most importantly, 'affirming' healthcare, was a common concern.<sup>7</sup>**

Addressing inequalities such as socio-economic disadvantage, stigma, discrimination, language and access would improve outcomes for priority populations.

## 2.3 Risk Factors

In addition to addressing the inequalities faced by priority populations, Council must also work to reduce the risk factors affecting the community.

The Kingborough Community Health Check 2022<sup>8</sup> prepared by Public Health Tasmania, cited a range of risk factors for Kingborough residents as shown in the image.

As part of the Mini Health Check Roadshow, 64 members of the Kingborough community had their blood pressure measured. It was found that 34 people (over half) were at risk of high blood pressure and 25 people had a high risk towards developing Type 2 diabetes.



<sup>5</sup> <https://www.primaryhealthtas.com.au/wp-content/uploads/2022/04/Primary-Health-Tasmania-Needs-Assessment-2022-25.pdf>

<sup>6</sup> <https://www.utas.edu.au/about/news-and-stories/articles/2021/1140-tasmania-project-identifies-inequalities-for-lgbtqi>

<sup>7</sup> [https://www.dpac.tas.gov.au/\\_\\_data/assets/pdf\\_file/0025/247147/LGBTIQ-Tasmanians-Telling-Us-the-Story-Survey-Report-May-2022.pdf](https://www.dpac.tas.gov.au/__data/assets/pdf_file/0025/247147/LGBTIQ-Tasmanians-Telling-Us-the-Story-Survey-Report-May-2022.pdf)

<sup>8</sup> <https://www.primaryhealthtas.com.au/wp-content/uploads/2018/06/Kingborough-Community-Health-Check-2022-.pdf>

### 3. COMMUNITY ENGAGEMENT

#### 3.1 Consultation Summary

In developing the Kingborough Health and Wellbeing Strategy, Council undertook the following engagements with the community:

##### COMMUNITY SURVEY

491 responses received. The survey was open from 21 August to 27 October 2023 and was available either online or completed in hardcopy from sites located at Kingborough Civic Centre, Kingston Library, Kingston Neighbourhood House and Westwinds Community Centre

##### SERVICE PROVIDER ONLINE SURVEY

14 responses received from providers representing service areas including fitness/yoga instructors, nutritionist, art therapist, chiropractor, mental health counsellor, diabetes educator, aged and home care support, dementia support, chronic pain support

##### MINI HEALTH CHECK ROADSHOW

held from 25 September to 28 October where a total of 64 mini health checks were completed (28 males and 36 females), employing tools such as the Diabetes Risk Assessment Tool (DRISK) to evaluate the risk of developing Type 2 Diabetes; blood pressure measurement and discussion regarding sleep and hearing quality. At the end of each session, participants received a personalised assessment form to share with their general practitioner

##### COMMUNITY CLASSES

held during September 2023 and included four low impact exercise sessions held at Kingston Park and four healthy cooking-on-a-budget sessions held at Kingston Neighbourhood House. These classes attracted approximately 10-12 people to each session and participants provided feedback and information about their health and wellbeing needs

The Health and Wellbeing Strategy Engagement Report is available on Council's website for further details.



### 3.2 Community Survey Demographics

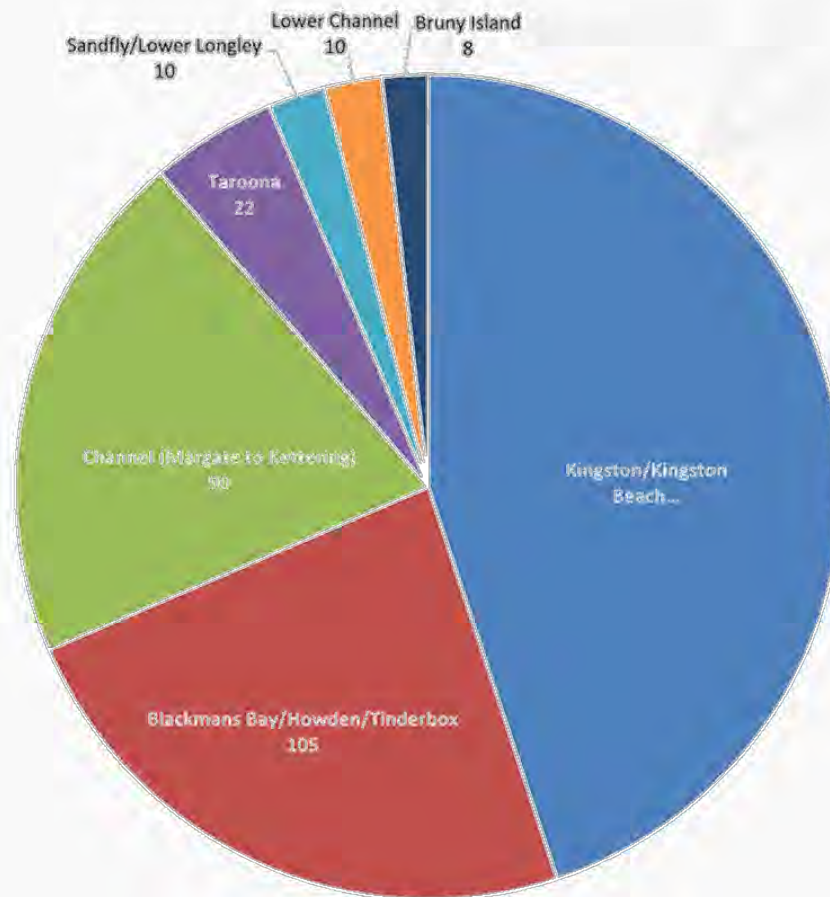
In total, 491 people responded to the survey. Based on the ABS sample size calculator for a population of 40,082 is sufficient to provide a result with 95% confidence.

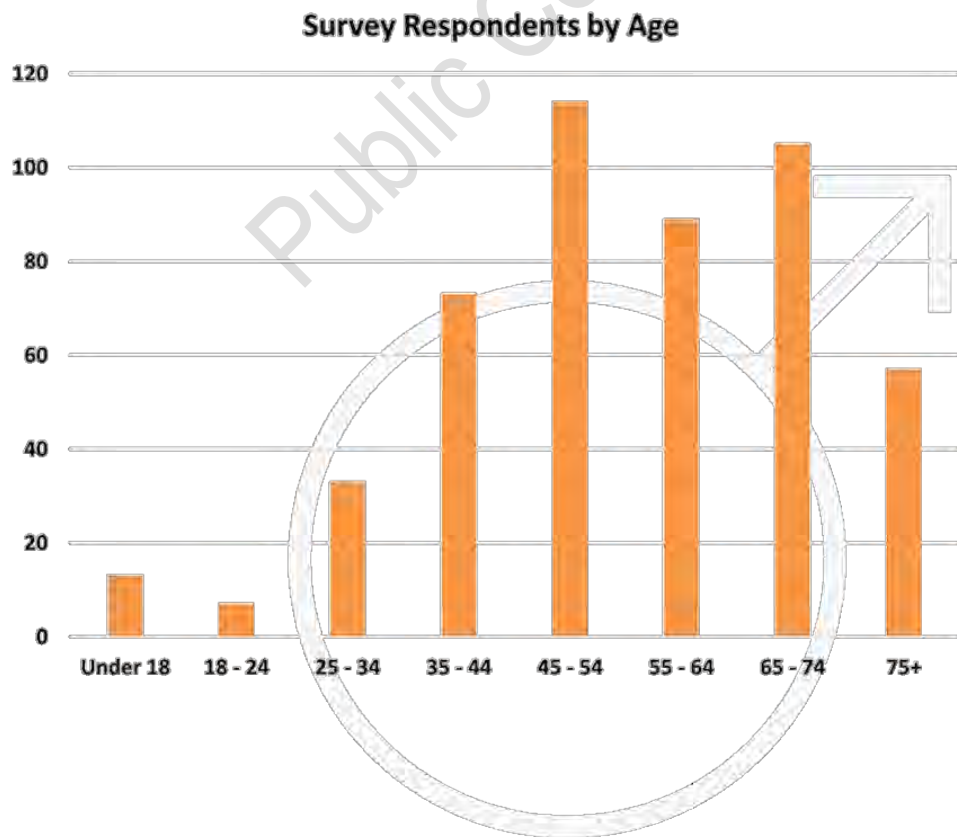
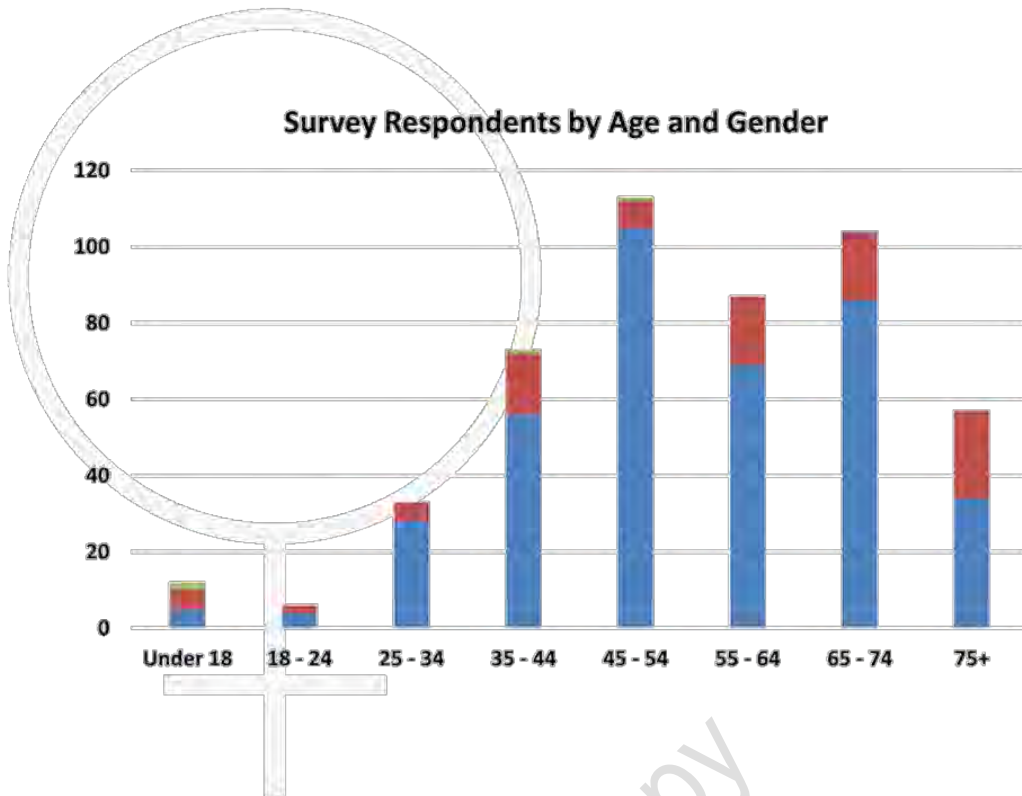
In total, 79% of respondents identified as female. There were more female respondents (21.4%) in the 45-54 group than male respondents over all age groups (19.2%). When comparing with the demography of Kingborough census data (2021), the data in this survey is biased towards older age groups and those identifying as females. A total of 74% of respondents were over 45 years old. To rectify this gap in our knowledge, efforts will be made to seek further information from groups that were poorly represented in the survey.

Most respondents (93%) to the survey lived in Kingborough. Only 7% of respondents had another connection to Kingborough (work, recreation or other connection such as volunteering).

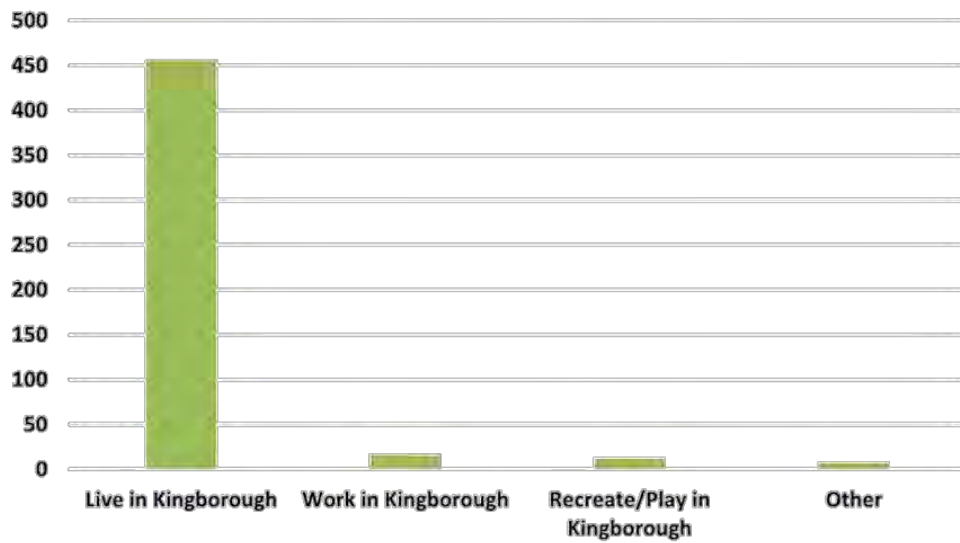
Most surveys received were from people who lived in the urban population areas of Kingborough. When compared with the population numbers in the 2021 Census, the percentage of respondents in high density and low-density areas is similar to the actual population distribution.

Area of Residence

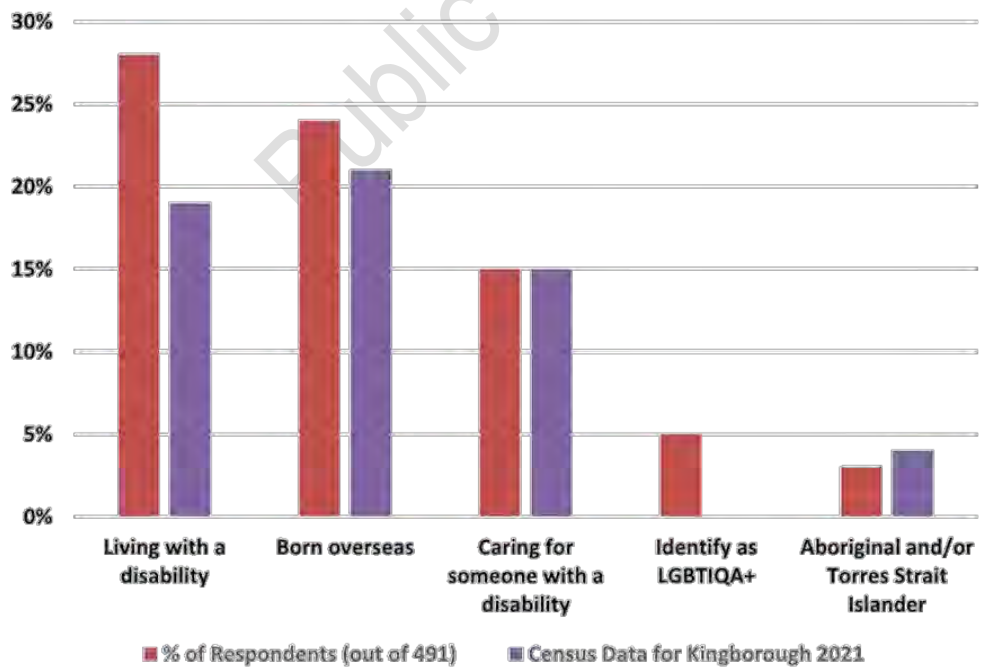




### Primary Connection to Kingborough



Respondents to the survey were given the option to select if they identified with any of the selection below. Survey responses broadly compared with the Kingborough demography from the Census 2021 data.



## 4. WHAT THE COMMUNITY TOLD US

### 4.1 Personal Wellbeing Rating

According to the Australian Institute of Health and Welfare, how people subjectively feel about their own health, their state of mind and their life in general is a common measure of health.<sup>9</sup>

In Kingborough, 36.63% of respondents rated their health as being 'very good' or 'excellent'. A higher percentage of males (85%) rated their health as good to excellent compared with females (77%). Another 41.36% rated their health as 'good'.

In Kingborough, 22.02% rated their health as 'fair' or 'poor'. This result is consistent with the Tasmanian Population Health Survey 2022<sup>10</sup> which found that one in four Tasmanians (23%) reported their health as being either fair or poor.

Older people were more likely to give themselves a higher health and wellbeing rating than younger age groups, with 86% of people aged over 65 years rating their health as good to excellent compared to 65% of adults aged 18 to 24 years.

### Kingborough's Rating

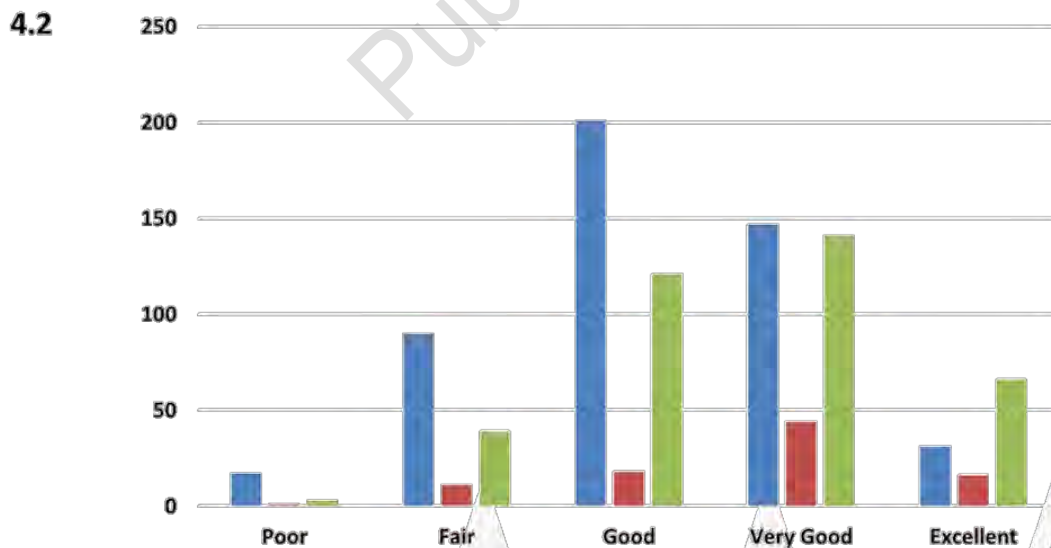
As a place to live that supports health and wellbeing, respondents rated Kingborough an average of 3.6 out of 5 (with 1 being poor and 5 being excellent). In total, 16.5% people rated Kingborough with 5 stars, 34.5% with 4 stars, 28.7% with 3 stars, 11% with 2 stars and only 0.8% of people gave 1 star.

3.6★

average rating



### How Do You Rate Your Health?



<sup>9</sup> <https://www.aihw.gov.au/reports/australias-health/what-is-health>

<sup>10</sup> [Report on the Tasmanian Population Health Survey 2022](#)



### 4.3 Ways you currently look after your health

Health behaviours refer to the actions that individuals do on a regular basis to maintain their health. Councils can impact on health behaviours by providing environments that support health actions.

Survey participants were asked to tick items on a list to describe the various ways that they look after health and wellbeing.

We looked at the survey results according to age, gender, area of residence (urban/rural), Aboriginal and Torres Strait Islander people, people with a disability and people who are carers.

Having a healthy diet, spending time in nature, spending time with family and friends, having hobbies and interests appear in all top five results for all groups. Having a hobby was the top response for people identifying as male while quality time with family and friends was the top response for young people.

“I am involved in activities that support my culture” was selected by 46% of respondents that identify as Aboriginal and/or Torres Strait Islander as a way to look after their health and wellbeing. In comparison, this was only selected by 20% of respondents born overseas and 18% of all other people who responded to the survey.

People from an Aboriginal and/or Torres Strait Island background also said that getting on country and the need to protect the environment was an important part of looking after their health, as the two are interwoven.



## LOOKING AFTER HEALTH AND WELLBEING

### Balanced diet



75% of respondents said they had a healthy diet. This was the top item for females and also people in the 65 years and over age group.



### I have hobbies and interests

75% of respondents said that they are regularly involved in hobbies and interests. It was the top response for males.



### Quality time with family and friends

73% of respondents said they spend quality time with family and friends. It was the top response with young people aged up to 24yrs.

### I spend time in nature



73% of respondents said that spending time in nature was an important way to look after their health. This was the top response for people who lived outside of the urban areas and the 25-44yrs age group.



### I exercise regularly

69% of respondents said that they exercised regularly. This was in the top 5 responses for all population groups except for people with disabilities.

### I am involved in activities that support my culture

46% of respondents who identify as ATSI said that being involved in activities that support their culture is important to their health and wellbeing.

### Adequate sleep

52% of respondents said they get enough sleep and feel rested



### I seek out support from my community

23% of respondents said they would seek out support from their community to support their health



#### 4.4 Ways you build healthy connections

Social connection is about the relationships people have with each other and to their communities.

78% of respondents to the survey said that they built healthy connections by being in regular contact with family, friends and neighbours. This was followed by having involvement with local groups such as churches, sporting clubs and interest groups (42%). Regular attendance at local community events was mentioned by 36% of respondents.

Being involved in a sporting club or fitness center was selected by a higher percentage of respondents identifying as male (46%) compared to female (28%). It was also most popular with people aged 18-24 (50%) and 25-44 years (36%).

Being involved in a group such as a church, hobby group, walking group, book club, U3A, men's shed, Landcare group was chosen by a higher percentage of respondents in the 65 years and over group (66%) compared to any other age group.

39% of respondents who live in and around Kingston regularly attend events in the local community compared to 29% of those who live in the more rural areas of Kingborough.

There were 7% of respondents who reported that they did not have any connections.



Artwork by Heather Kennett



### 4.5 Barriers to health and wellbeing

Barriers to achieving health and wellbeing can be personal, environmental or a mixture of both. Councils can support people to overcome some barriers through the provision of supportive and affordable health promotion options such as exercise classes, information sessions and outdoor environments that encourage healthy lifestyle choices.

23% of respondents reported not having any barriers to looking after their health. Those identifying as male ranked no barriers as their number one response.

For most people, a lack of time was the biggest barrier to health and wellbeing. A lack of time due to work or study appears in the top five of responses, except for those aged 65 years and over, those living with a disability and those identifying as Aboriginal and/or Torres Strait Islander. No time due to family/caring is higher for those aged 25-44 years, people who are carers and those identifying as female.

Costs/financial and not feeling motivated appear in the top five for all groups surveyed. Cost was selected by a higher percentage of female respondents. It was also the greatest barrier for people aged over 65 years and people with a disability.

Not feeling motivated appears as the greatest barrier for respondents aged 24 years and under (55%) and second biggest barrier for respondents aged 65 years and over as well as those identifying as male.

Lack of confidence and feeling overwhelmed, stressed or anxious, not knowing where to start and a lack of childcare were selected by a higher percentage of respondents identifying as female, people with a disability and carers.

Not feeling well enough only appeared in the top five for respondents that identified as living with a disability (22%).


Lack of transport appeared in the top five for those aged 18-24 years and under, and those identifying as Aboriginal and/or Torres Strait Islander.

Many people identified multiple barriers, with 58% of respondents saying that they had between one to three different barriers and 17% reporting between four to seven barriers.


When asked to comment on other barriers, many people responded that the lack of medical services, particularly after-hours GP services, mental health services and affordable dental clinics was a major barrier.

### BARRIERS TO ACHIEVING HEALTH AND WELLBEING GOALS


**1 Not enough time**  
No time due to work/study commitments (30%) or due to family/caring commitments (21%) was the biggest barrier to looking after health and wellbeing.



**2 Cost**  
The cost of looking after health and wellbeing was in the top 5 barriers for all cohorts and was the greatest barrier for those identifying as female, people over 65 years and people with a disability.



**3 Feeling overwhelmed, stressed or anxious**  
This was in the top 5 barriers for all cohorts and highest for people with a disability and people who are carers.



**4 Lack of Motivation**  
Not feeling motivated appears as the top barrier for people aged 18-24yrs and under and second for respondents aged 65 years and over as well as those identifying as male.

**REMEMBER YOUR WHY**




**5 Lack of confidence**  
15% of respondents said that they didn't have the confidence to start something new.

You can't



**6 Not enough information**  
Not knowing what to do or where to start appeared in the top 5 for respondents aged 18-24 years, 65 years and over and those people with a disability.



### 4.6 Where you seek information

Participants were asked how they sought information about services, programs and activities that would support their health and wellbeing.

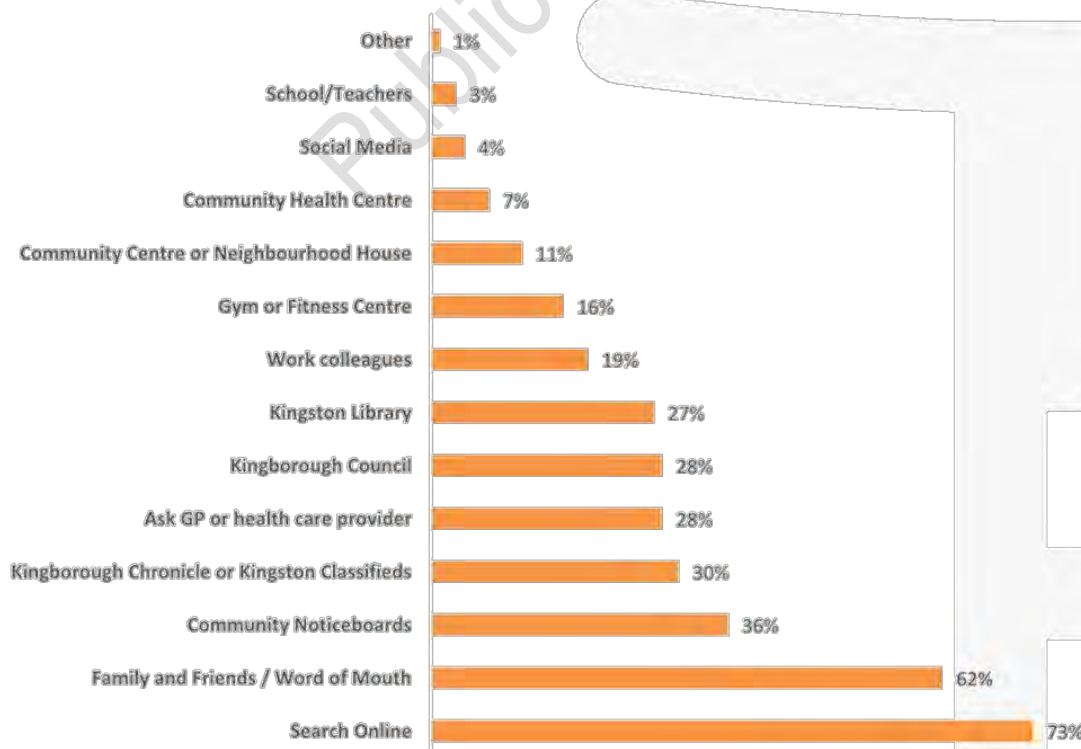
Searching online ranked as number one for all groups except respondents aged 65 years and over, for which family and friends/word of mouth was most common. Social media, direct emails, noticeboards and promotion in the local media were considered the most effective ways to promote Council activities.

Community noticeboards appeared for all groups except those aged 25-44 years, who sought information from their work colleagues and/or gym or fitness centre.

The groups who reported not knowing what to do or where to start as part of their barriers were the 18-24 years and under, 65 years and over and those people with a disability.



Where do you look to find information on activities?



## 4.7 Popular Kingborough health and wellbeing initiatives

There are numerous ways that Kingborough Council already supports health and wellbeing as depicted below:

### WAYS KINGBOROUGH SUPPORTS HEALTH AND WELLBEING

<p><b>42 TRACKS AND TRAILS</b> Trails provide safe, convenient linkages between community facilities and open spaces, and provide alternative commuting options. Council also provides cycle paths and Local Links</p>	
<p><b>ENVIRONMENT AND CLIMATE</b> Kingborough is experiencing the effects of climate change and has been active in exploring mitigation options and adaptation responses. In 2019 Kingborough Council declared a climate and biodiversity emergency</p>	
<p><b>PUBLIC HEALTH</b> Council's public health programs include immunisation, food safety, water monitoring, air quality, tobacco control, noise nuisance and public health safety</p>	
<p><b>4 SKATE + 1 MOUNTAIN BIKE PARK</b> Skate parks are located in Taroona, Blackmans Bay, Kettering and Alonah. The Kingston mountain bike park has 3km of purpose-built trails, jumps and an asphalt pump track</p>	
<p><b>SPORTS CENTRE + CLUBS + OVALS</b> Includes the Kingborough Sports Centre, sporting facilities for basketball, netball, pickleball, gymnastics, martial arts, tennis, cricket, soccer, AFL, table tennis, volleyball, futsal and Kingborough Fitness Centre with gym and fitness classes</p>	
<p><b>6270HA PUBLIC OPEN SPACE</b> Council's extensive bushland and coastal reserves contribute to social inclusion, connectivity and community health and well-being.</p>	
<p><b>COMMUNITY SERVICES</b> Council runs a wide range of programs catering to different members of the community including Learning for Life, Kingborough Volunteer Program as well as regular programs for youth, positive ageing, and arts and events</p>	
<p><b>48 PARKS AND PLAYGROUNDS</b> Each playground is unique. The newly built Kingston Park Playground provides nature-based play spaces for all ages and abilities including 9 distinct play spaces, BBQ, shelters and toilets</p>	
<p><b>DOG EXERCISE AREAS</b> Popular exercise areas include the northern end of Kingston/Tyndall Beach (sand only); Taroona Beach (East of the Boat Ramp); Suncoast Dog Park and Dru Point (within dog exercise fenced area)</p>	
<p><b>7 OUTDOOR EXERCISE STATIONS</b> These are located at Taroona Beach, Kingston Beach, Snug, Kettering, Gordon, Adventure Bay and the new one at Kingston Park</p>	
<p><b>16 COMMUNITY HALLS</b> Places for people to connect and gather for local events, markets, exhibitions and health and wellbeing classes e.g. yoga, dance, etc</p>	

Survey respondents were provided with a list of several Council initiatives and asked to select their top five which would support their health and wellbeing. The Kingborough Tracks and Trails Guide was ranked as the most preferred (69%) with almost all groups nominating it as number one priority. Only those respondents aged 18-24 years and under did not rank in this in their top five. For this younger group, the Council's Dose of Nature activity was ranked as their number one priority.

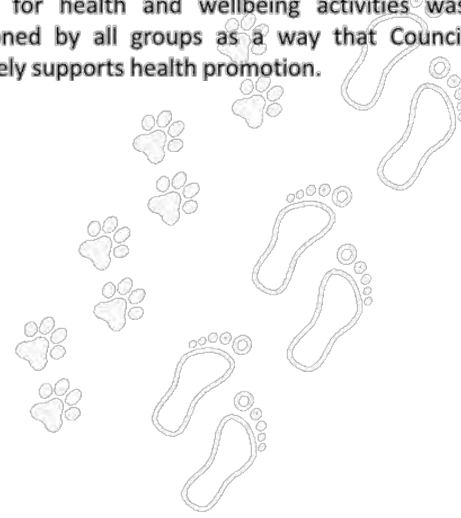
Kingborough Local Links, which is a map of urban footpath connections and shortcuts, also appeared amongst the top five interests for all groups.



These results are supported by national data which suggests that walking is the most popular recreational activity in Australia. According to the AUSPLAY survey 2022-2023<sup>11</sup>, 47.1% of Kingborough population nominated recreational walking as their most popular activity.

A Dose of Nature appeared in the top five interests for all groups, except those aged 25-44 years, for which both the Kingborough Sports Centre and the Kingborough Fitness Centre were ranked highly. Exercising regularly was one way that the 25-44 years cohort looked after their health and wellbeing.

Community services programs were of high interest for respondents aged 65 years and over, those living with a disability or those caring for someone with a disability. The provision of community halls and spaces for health and wellbeing activities was mentioned by all groups as a way that Council positively supports health promotion.



<sup>11</sup> [AusPlay results | Clearinghouse for Sport](#)

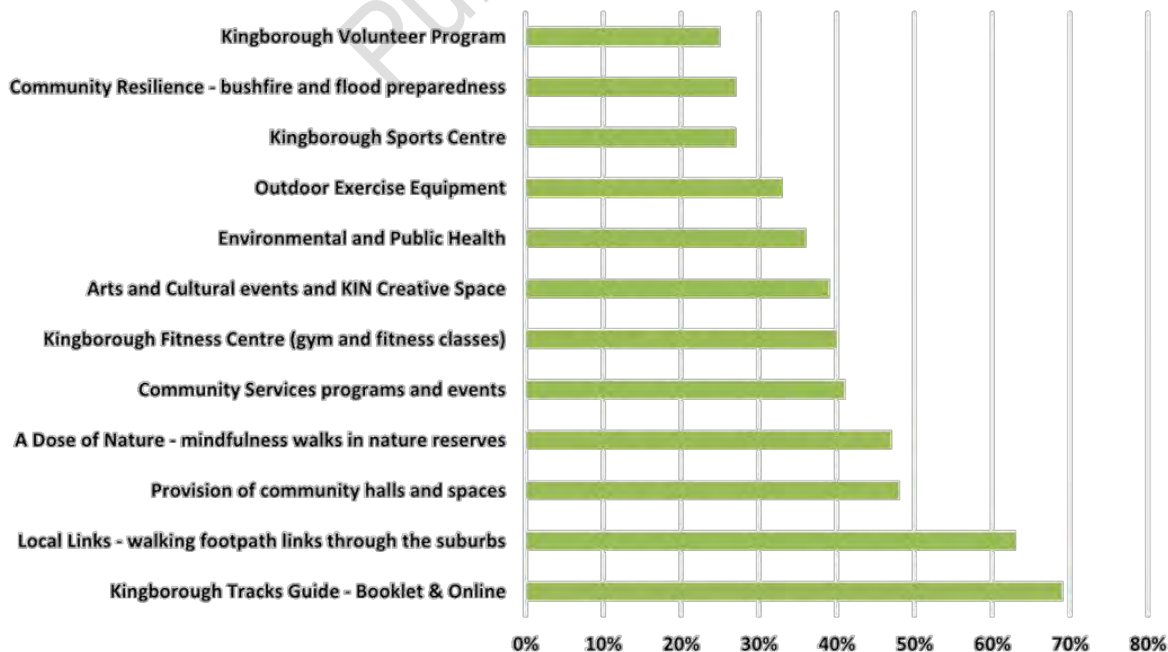


**A DOSE OF NATURE**

This activity was designed to improve health outcomes by supporting community members to get out into some of Kingborough's bushland and coastal reserves. The series of free, weekly, gentle walks are led by Council's Natural Interpretations Officer and Kingborough health practitioners. Doctor Kate Bendall, a Kingborough health practitioner, said there are many health benefits to being in nature such as managing blood pressure and glucose as well as having a positive impact on the immune system and mental wellbeing.



**Kingborough Health and Wellbeing Initiatives by Popularity**



**END OF LIFE EXPO**

Kingborough Council is leading the way in its work on death literacy. The Council won the Tasmanian Palliative Care Award in 2023 for Outstanding Achievement in Palliative Care for raising awareness of the services available to support members of the community in ensuring their end-of-life decisions are taken care of and increasing community death literacy. Council does this through a biennial End of Life Expo and monthly Death Café.



### 4.8 Future health and wellbeing priorities

Survey respondents were asked to prioritise health and wellbeing initiatives, from a list provided, that Council could consider for the future.

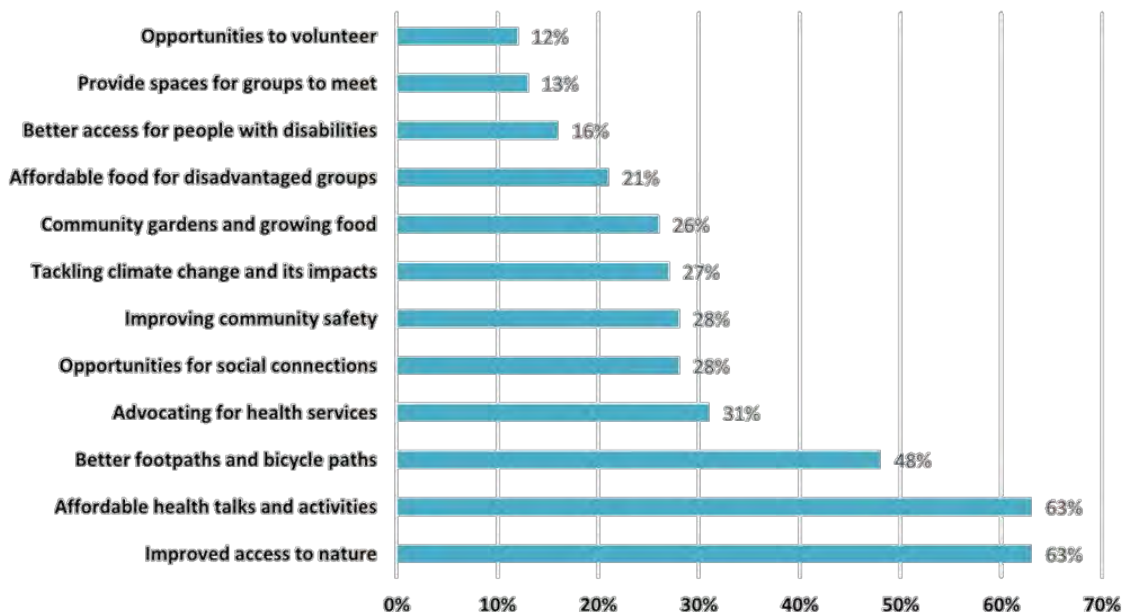
Affordable health promotion talks and activities, improved access to nature through tracks and trails and better footpaths and bicycle paths were in the top three for all groups, except those aged 18-24 years and under. This younger group selected "support access to affordable healthy food for disadvantaged groups".

Improving community safety appeared in the top five for respondents in the urban areas, those aged 25-44 years and 45-64 years and those caring for someone with a disability.

Advocating for better health and medical services appeared in the top five for all groups, except those aged 18-24 years and under (22%).

There were 34 specific requests for a swimming pool or aquatic facility.

**Future Priorities for Council**



### 4.9 Advocacy with other levels of government

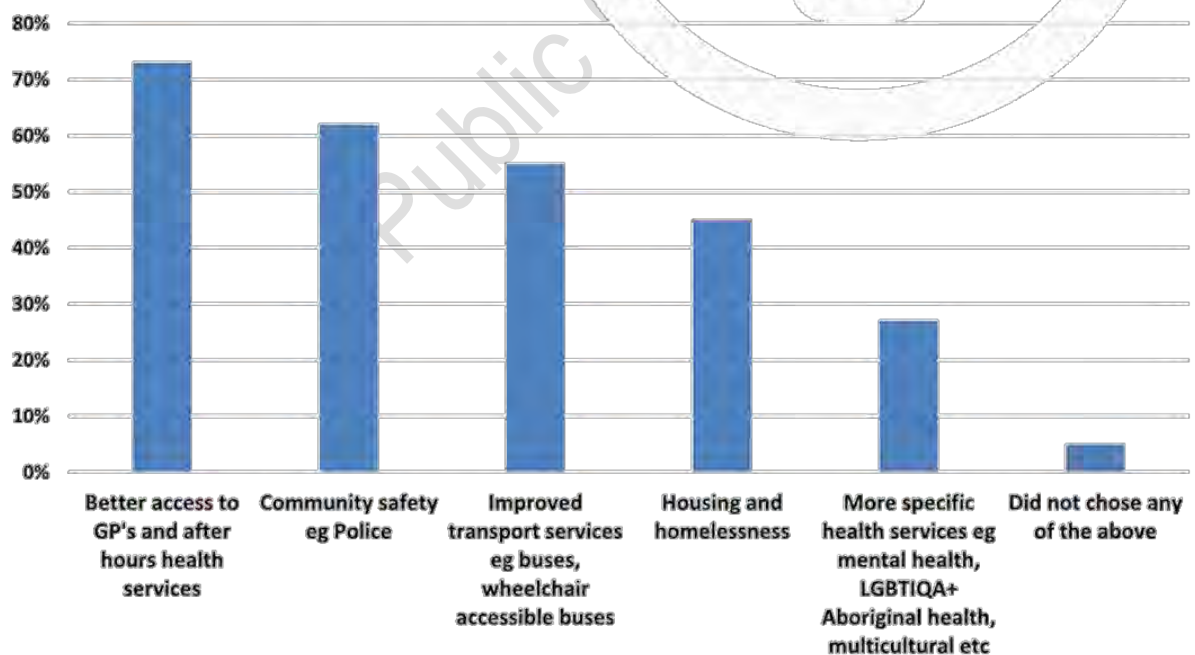
Kingborough Council has a defined role under the Local Government Act and there are opportunities to raise issues to other levels of government. Participants were asked which issues Kingborough should raise to improve the health and wellbeing of the community.

A total of 73% of respondents to the survey stated that their number one priority for the Council was, that it needed to advocate for better access to doctors and more after-hours health services. This was the most prominent issue for all groups except those aged 18-24 years and under. For the younger cohort, access to improved transport was their number one priority. Improved transport was ranked second for those people identifying as male and those living in rural areas.

Community safety was ranked as the second highest priority for most groups except for people identifying as male (ranked third) and for people who live in rural areas (ranked fourth).

Addressing housing and homelessness and the provision of specific health services such as mental health, LGBTIQ+ specific services and Aboriginal and Torres Strait Islander services were ranked fourth and fifth accordingly.

**Issues for Council to Raise with Other Levels of Government**





#### 4.10 Other community comments

Throughout the survey there were opportunities for respondents to enter their own comments. There was a total of 316 comments received and they were grouped into the following themes:

##### Active and Passive transport

There was a total of 45 comments in this theme, many relating to the provision of footpaths, shared pathways and bicycle paths to make walking and cycling safer and more accessible. Some connections that were specifically mentioned included:

- Dedicated shared path from Kingston Beach to Kingston
- Off road shared path from Blackmans Bay to Huntingfield along Algona Road
- Consideration of footpaths and bicycle paths for Channel and lower Channel

##### Advocacy for medical services in Kingborough

There were 17 comments regarding the provision of more medical centres and after-hours services, as well as specific medical services including oral health, child and adult mental health and an Aboriginal Health Service.

##### Food security

More support for people to access healthy affordable food and to learn about healthy eating through the provision of community and shared garden spaces, cooking skills workshops and support for organisations who deliver food relief.



##### Support for specific groups in the community

From the 42 comments received under this theme, there was a diversity of groups mentioned including:

- carers
- people with dementia
- people who are neurodiverse
- people needing anger management support
- new migrants
- members of the veteran community
- older people
- people who are socially isolated
- new parents
- families with young children
- young people
- members of the Aboriginal community

The important role that pets play in providing support to members of the community should also be considered.

##### Healthy and Active

There were 27 comments relating to the provision of subsidised, affordable exercise and health promotion events and ensuring these are accessible to different groups in the community including by being available outside of business hours and provided throughout the municipality.



**Spaces and Places**

There were 60 comments in this section, with 34 of these related to the provision of a public swimming pool in Kingborough. There were also several comments relating to the ongoing resourcing and development of tracks and trails that cater to walkers, mountain bikes and trail bikes.

Supporting people with a disability with a changing place at Kingston Beach and the provision of a hot shower for people who don't have access to shower facilities were also mentioned.



Activities and programs specifically for young people was mentioned several times including the provision of more safe recreational places for young people to hang e.g. skate parks, a youth centre as well as the provision of supervised activities.

**Community safety**

The rising levels of anti-social behaviour and vandalism has created a heightened fear and the need for a 24-hour police presence based in Kingston was considered important. There were 11 comments specifically related to this theme.

**Climate change mitigation**

Managing the causes of climate change and preparing for bushfires were seen as challenges that Council needs to meet due to the impact on community health and wellbeing. A total of 9 people raised their concerns about climate change and bushfire management.



The full range of comments received are available on Kingborough Council's website.

**4.11 Service Provider Survey**

Chronic health issues, mental health and stress management were the main issues for which the community sought support from the services providers who responded to the survey.

When asked which health area was important to address, the majority responded that mental health issues were most important.

As with the community survey, service providers stated that cost/affordability was the biggest barrier for their clients in improving their health and wellbeing. This was followed by lack of information and lack of support.

Community noticeboards were considered an important means for getting information out to the community. This was very closely followed by community centres and word of mouth.



Service providers rated the provision of affordable sessions for physical activity and healthy living, followed by talks on important health topics and the

*I'd like to see the new plan focus on co-design. Rather than coming with specific activities you plan on implementing, start with a commitment to work directly with communities who have been identified as needing more support with health and wellbeing. Either using best available data (e.g. from the Tasmania project or ABS) identify population groups in Kingborough who may need more support and connect directly with those communities. Support them to identify their own goals, and provide support and resources to implement those goals, rather than coming with preconceived ideas of what 'success' would look like. Allow the community themselves to define success.*

Comment by Service Provider

provision of affordable spaces to hire as the three top priorities for Council. A total of 66% of service providers stated that Council needed to advocate to the State government about the provision of better access to GP's and after-hours health services. This was followed by better access to specific health services such as mental health services and services for targeted population groups such as Aboriginal and Torres Strait Islander (ATSI), Lesbian, Gay, Bisexual, Transgender, Intersex, Queer, Asexual people (LGBTIQ+), children and young people.

#### 4.12 Analysis and Discussion

Overall, many respondents to the survey felt that their health was good and Kingborough provided the activities, services and facilities that supported their health and wellbeing. However, there is still a need to ensure that programs, services, and facilities provided by Council are accessible to members of the community in terms of affordability, location and timing.

Through the Health and Wellbeing strategy consultation, Council has been further encouraged to support members of the Kingborough community to become healthier by focusing on promoting health awareness and providing opportunities to support the creation of healthy behaviours. The provision of affordable health promotion sessions and different types of exercise classes is one way that Council can increase this support.

In terms of risk factors, hypertension (raised blood pressure) is the single biggest risk factor responsible for mortality worldwide. The mini health check

roadshow revealed that over half of the people who received a blood pressure check were at risk of high blood pressure and just over one third were at risk of type 2 diabetes. As there are no noticeable symptoms for this condition, blood pressure measurement is the only accurate way of identifying hypertension. The provision of free blood pressure checks and diabetes risk assessments would enable people to better manage their health through preventative changes in lifestyle habits.

As the makeup of Kingborough's population changes there needs to be greater efforts made to address barriers to participation and seek ways to better target vulnerable populations. This includes creating ways to increase motivation by providing a safe environment, supporting people who are carers and ensuring that activities are affordable and accessible.

Promotion of programs and activities mainly relies on the Council's website, social media, local newspapers, noticeboards and direct emails to targeted mailing lists. Council could increase information channels for certain groups in the community by using more targeted methods such word of mouth through the provision of talks to seniors' groups and other community associations for older people and the use of school newsletters and youth networks for younger people.

In terms of future priorities, respondents to the survey showed a very strong demand for passive recreational and active transport opportunities through walking, whether it was using Council's network of tracks and trails, Local Links or urban footpaths. There were several suggestions made for

the improvement of footpaths and active transport linkages.

Protection of the natural environment and caring for country was a priority for members of the Aboriginal and/or Torres Strait Islander community and it is acknowledged that country is deeply connected to Aboriginal health and wellbeing.

*Must improve Aboriginal community consultation. It's affecting our health and wellbeing as a community.*

Advocacy for improved health and medical services was considered a high priority from both community members and service providers with the need for afterhours doctors and targeted health services such as mental health and specific services for vulnerable population groups such as young people, LGBTIQ+ and Aboriginal and Torres Strait Islander health services.

The development of the Kingborough Health and Wellbeing Strategy Implementation plan acknowledges that the scope of health and wellbeing is a whole of Council responsibility and many departments are already providing services, facilities, programs and activities that respond to the needs expressed through the community consultation.



### 5. KINGBOROUGH HEALTH AND WELLBEING – KEY STRATEGIC PRIORITIES

Feedback received from the community through the engagement process, indicates Kingborough Council is meeting many community needs in the provision of services and facilities that support health and wellbeing. The Kingborough Health and Wellbeing Strategy 2024-2029, builds on this foundation and responds to the aspirations and needs identified by the community under three key strategic priority areas:

- 1. Encourage and support a healthy, active and involved community
- 2. Provide healthy spaces and places
- 3. Create a safe and inclusive community that supports a sense of belonging

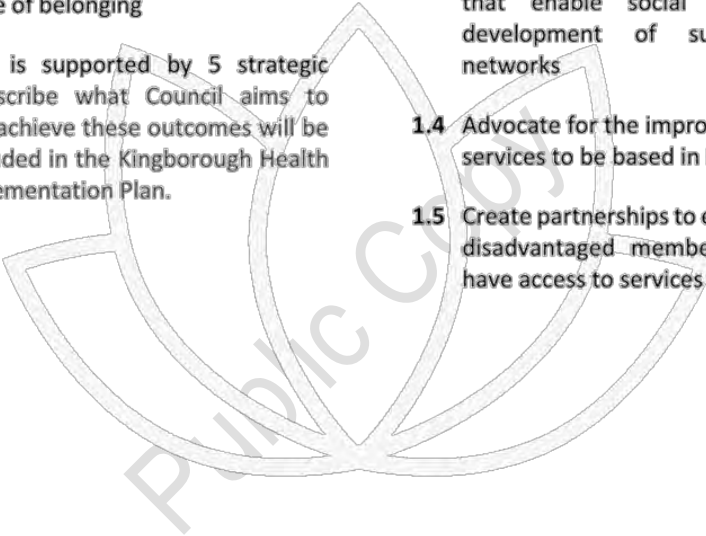
Each priority area is supported by 5 strategic outcomes that describe what Council aims to achieve. Actions to achieve these outcomes will be developed and included in the Kingborough Health and Wellbeing Implementation Plan.

1

**Encourage and support a healthy, active and involved community**

**Strategic Outcomes**

- 1.1 Provide access to affordable and appropriate preventative health opportunities
- 1.2 Deliver affordable and accessible lifelong learning activities and programs
- 1.3 Offer a range of activities, programs and events that enable social interaction and the development of supportive community networks
- 1.4 Advocate for the improved health and medical services to be based in Kingborough
- 1.5 Create partnerships to ensure that isolated and disadvantaged members of the community have access to services



**2 Provide health spaces and places**

**Strategic Outcomes**

- 2.1 Ensure community access to the environment and nature through the provision of tracks, trails and nature reserves
- 2.2 Care for country and mitigate climate change risks through the preparation of communities for natural hazards (e.g. bushfire)
- 2.3 Offer a range of safe, inclusive and affordable places and facilities
- 2.4 Provide access to spaces for informal exercise and outdoor recreational pursuits
- 2.5 Establish safe linkages for passive recreation and active transport



**Accessible Beaches**

Kingborough's Disability Inclusion and Access Advisory Group proposed the installation of beach matting at Kingston Beach, which would extend the surface area for wheelchairs to access the beach, from the wheelchair accessible ramp. Through a supportive partnership with the Kingston Beach Surf Life Saving Club (KBSLSC), the beach matting is now available through the summer period, managed by volunteers from the KBSLSC

**3 Create a safe and inclusive community that supports a sense of belonging**

**Strategic Outcomes**

- 3.1 Foster opportunities for community cultural connections and cultural practices
- 3.2 Ensure that community information, programs and activities are delivered in an accessible and equitable manner
- 3.3 Advocate for increased community safety
- 3.4 Provide members of the community with a voice and the ability to raise concerns and have these concerns heard
- 3.5 Advocate for isolated and disadvantaged groups to ensure access to adequate and affordable living essentials



## 6. KINGBOROUGH HEALTH AND WELLBEING STRATEGY IMPLEMENTATION PLAN 2024 – 2029

The Kingborough Health and Wellbeing Implementation Plan sets out actions under each strategic priority for the next five years to provide opportunities for local people to live their best lives in a place that supports healthy connections, healthy lifestyles and enables people to be as active as possible for as long as possible. These proactive and preventative actions are aimed at providing members of the Kingborough community with opportunities to take positive steps to improve their overall health and wellbeing as well as providing a more safe and welcoming community in which people live, work and play.

Many of the existing services, facilities and programs currently provided by Kingborough Council positively contribute to meeting the strategic objectives. Analysis of existing initiatives against the objectives was undertaken to assist with ensuring a targeted approach in developing the actions to implement (see Appendix A)

### Strategic Priority 1 – Encourage and support a healthy, active and involved community

#### 1.1 Provide access to affordable and appropriate preventative health opportunities

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
1.1.1	Continue and expand a series of subsidised exercise ‘taster’ classes such as Pilates, yoga, boot camp, tai chi, meditation for specific target groups.	Community Services	Ongoing
1.1.2	Deliver an End-of-Life Expo every two years to be held during National Advance Care Planning Week.	Community Services	2026 2028
1.1.3	Deliver a Kingborough Health and Wellbeing Expo every two years.	Community Services	2025 2027
1.1.4	Create a schedule for the Mini Health Check Roadshow to continue around Kingborough.	Community Services	Short
1.1.5	Investigate ways to better support people with chronic conditions such as dementia, arthritis, MS etc.	Community Services	Medium
1.1.6	Provide community access to National and State funded Immunisations to community members including vulnerable populations through Councils State approved Immunisation Program.	Environmental Services	Ongoing
1.1.7	Investigate ways to reduce the community exposure to second hand smoke and through education strategies and the implementation of additional smoke free public spaces within the municipality.	Environmental Services	Ongoing
1.1.8	Continue to provide childcare at the Kingborough Fitness Centre to support parents and carers to access fitness programs.	Kingborough Fitness Centre	Ongoing
1.1.9	Continue to deliver a range of classes aimed toward Senior age groups, scaled to meet differing movement constraints.	Kingborough Fitness Centre	Ongoing

**1.2 Deliver affordable and accessible lifelong learning activities and programs**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
1.2.1	Continue and expand Council’s existing learning programs e.g. Learning for Life and KIN program and ensure they include a range of subsidised health and wellbeing activities targeting different groups, throughout the municipality.	Community Services	Ongoing
1.2.2	Collaborate with the local community garden groups to promote their services and run seasonal workshops on topics such as growing food and healthy meals on a budget.	Community Services	Ongoing

**1.3 Offer a range of activities, programs and events that enable social interaction and the development of supportive community networks**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
1.3.1	Investigate ways to develop Kingborough as a Compassionate Community through increasing death literacy, support and care for each other.	Community Services	Medium
1.3.2	Continue to promote the Kingborough Volunteer Program throughout the municipality to grow the number of volunteers as well as clients.	Community Services	Ongoing
1.3.3	Continue and expand the provision of intergenerational events where young people and older people can interact.	Community Services	Ongoing
1.3.4	Continue to offer a range of school holiday programs and term programs for young people.	Community Services	Ongoing
1.3.5	Continue to provide vocational and ‘get ready for work’ programs for young people.	Community Services	Ongoing
1.3.6	Review Council’s Kids Allowed program and create a new program of initiatives for children 10 years and under.	Community Services	Short
1.3.7	Continue to offer support to Landcare and Coastcare groups.	Environmental Services	Ongoing

**1.4 Advocate for the improved health and medical services to be based in Kingborough**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
1.4.1	Advocate to the Tasmanian Government for the following services to be improved in Kingborough: <ul style="list-style-type: none"> <li>• access to GP services and especially, after hours GP services in Kingborough</li> <li>• onsite mental health services (for children, young people, LGBTIQ+ and ATSI) to be included in the development of Stage 2 of the Kingston Community Health Centre</li> <li>• access to oral/dental health services in Kingborough</li> <li>• provision of an Emergency Services Hub</li> </ul>	Community Services and Mayor	Medium
1.4.2	Seek data from health professionals and State Government to ascertain service gaps and advocate where necessary.	Community Services	Medium



**1.5 Create partnerships to ensure that isolated and disadvantaged members of the community have access to services**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
1.5.1	Continue and extend activities to reach vulnerable and socially isolated groups in the community.	Community Services	Medium
1.5.2	Develop methods for better targeting of information to specific groups such as young people, older people and people with disabilities.	Community Services	Short
1.5.3	Partner with venues that currently provide childcare services such as Kingborough Sports Centre, Kingston Neighbourhood House or Westwinds Community Centre, so that parents of young children can attend workshops and events.	Community Services	Medium
1.5.4	Partner with Care2Serve to ensure that there are support groups available for carers living in Kingborough.	Community Services	Short

**Strategic Priority 2 – Provide healthy spaces and places**

**2.1 Ensure community access to the environment and nature through the provision of tracks, trails and nature reserves**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.1.1	Continue the delivery of nature-based activities to target mental health such as the existing Natural Areas Dose of Nature program.	Environmental Services	Ongoing
2.1.2	Promote Council’s network of natural area reserves and tracks and trails network through events and activities such as guided walks.	Community Services Environmental Services	Ongoing
2.1.3	Develop a range of community activities for families that connect children with nature.	Community Services Environmental Services	Short
2.1.4	Investigate and promote areas within the municipality that can be used for quiet contemplation and meditation.	Communications	Short to Medium

**2.2 Care for country and mitigate climate change risks through the preparation of communities for weather emergencies**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.2.1	Engage with the local Aboriginal community to better understand how to protect Aboriginal cultural living landscapes on Council land.	Environmental Services	Medium to Long
2.2.2	Continue to deliver a series of community events to raise awareness of personal preparedness for natural hazards e.g. bushfires.	Community Resilience	Prior to summer annually

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.2.3	Partner with the local Aboriginal community to integrate practices into council's land management approach.	Environmental Services	Medium to Long
2.2.4	Develop Recovery Plans with a health and wellbeing focus that can be implemented after an emergency or disaster.	Community Resilience	Medium

### 2.3 Offer a range of safe, inclusive and affordable places and facilities

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.3.1	Explore the current facilities which support Kingborough residents and provide day respite to carers. Advocate to the State and Federal Government for improved and increased services.	Community Services	Medium to Long
2.3.2	Assess the cost and feasibility of building a changing place facility at Kingston Beach for people with disabilities.	Recreation and Property Services	Medium to Long
2.3.3	Review the spaces Council has available and investigate the provision of a youth space that could also be accessed by youth outreach services.	Community Services Recreation and Property Services	Medium to Long
2.3.4	Investigate the provision of at least one hot shower at Kingston Beach or another venue that would be suitable and accessible for people who have no other access to shower facilities.	Engineering Services	Medium to Long
2.3.5	Review hire charges for recreational activities in Council's community halls. Investigate the provision of subsidies for hall hirers who are providing health and wellbeing services to the community.	Finance	Medium

### 2.4 Provide access to spaces for informal exercise and outdoor recreational pursuits

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.4.1	Review recreational spaces within the municipality with the view of allocating spaces for multi-use including the provision of some smooth flat surfaces for roller-skating and rollerblading.	Recreation and Property Services	Medium to Long
2.4.2	Investigate opportunities for basketball, netball and soccer to be played in informal settings.	Community Services Recreation and Property Services	Medium

### 2.5 Establish safe linkages for passive recreation and active transport

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.5.1	Continue a community campaign to raise awareness on issues such as the need to keep footpaths clear of bins, parked cars, and vegetation to ensure that paths are accessible for people with disabilities.	Community Services Communications	Short

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
2.5.2	Promote the Local Links network and the use of these linkages for active transport and exercise.	Community Services Communications	Medium to Long
2.5.3	Continue to promote active transport linkages and improve Council's active transport network as per the Kingborough Cycling Strategy 2021 – 2030.	Recreation and Property Services Engineering Communications	Ongoing
2.5.4	Liaise with Council's Engineering Services to identify gaps in footpath infrastructure through the 'Missing Links Footpath Register', especially where there are safety and access concerns.	Engineering Services Community Services	Medium to Long
2.5.5	Engage with young people and frequent public transport users to better understand their public transport needs. Advocate to Transport Tasmania and Metro for improved services where necessary and advocate for improved bus infrastructure such as shelters.	Community Services	Medium to Long

### Strategic Priority 3 – Create a safe and inclusive community that supports a sense of belonging

#### 3.1 Foster opportunities for community cultural connections and cultural practices

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.1.1	Continue to organise and deliver events and activities which celebrate diversity and enhanced mutual understanding among the general community.	Community Services	Ongoing
3.1.2	Develop opportunities for awareness raising with Council staff to increase knowledge and understanding for neurodiversity, LGBTIQ+, multicultural awareness, Aboriginal cultural awareness.	People and Safety Community Services	Medium to Long
3.1.3	Review Aboriginal interpretative signs within the municipality to ensure that the history is being told in a culturally inclusive and accurate manner.	Community Services Recreation and Property Services	Medium

#### 3.2 Ensure that community information, programs and activities are delivered in an accessible and equitable manner

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.2.1	Ensure that events and activities are provided in areas outside of Kingston and Blackmans Bay to ensure a spread of services across the municipality.	Community Services	Short
3.2.2	Set up a network of local public noticeboards and event signs in approved and accessible places throughout the municipality including locating a noticeboard at every Council community hall.	Community Services Works Department	Short to Medium

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.2.3	Consider the provision of activities at times outside business hours to enable people who are working or studying to attend.	Community Services	Short
3.2.4	Ensure that important emergency management and public health information reaches vulnerable and isolated cohorts.	Community Resilience Communications Environmental Services	Short

**3.3 Advocate for increased community safety**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.3.1	Present to the Kingborough Community Safety Committee regarding the outcomes of the Health and Wellbeing Strategy and seek their advice on local issues.	Engineering Community Services	Ongoing
3.3.2	Advocate to the Tasmanian Government to increase the police presence at Kingston Police Station to 24 hours.	Community Services Mayor	Short to Medium

**3.4 Provide members of the community with a voice and the ability to raise concerns and have these concerns heard**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.4.1	Present to the Kingborough Disability Access Advisory group regarding the outcomes of the Health and Wellbeing Strategy and seek their input on future planning.	Community Services	
3.4.2	Continue to support the recommendations in the Kingborough LGBTQIA+ Action Plan.	Community Services	
3.4.3	Engage with Aboriginal and Torres Strait Islander community to gain a greater understanding of local community health needs.	Community Services	
3.4.4	Seek opportunities to speak with local community and support groups about the outcomes of the Health and Wellbeing Strategy and seek their input for future planning.	Community Services	

**3.5 Advocate for isolated and disadvantaged groups to ensure access to adequate and affordable living essentials**

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.5.1	Look at ways to build knowledge and understanding of health and wellbeing issues for under-represented groups in the survey.	Community Services	Short to Medium
3.5.2	Distribute the Kingborough Cares z card throughout the municipality. Analyse emergency relief provision throughout the municipality. Gather relevant data. Advocate for increased or improved provision where necessary.	Community Services	Medium

	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
3.5.3	Gather information on Kingborough’s homelessness cohorts and current developments to ease the housing crisis. Work with Greater Hobart Housing Association to explore best practice principles to support residents experiencing or facing homelessness.	Community Services	Medium to Long
3.5.4	Liaise with services such as SASS, DEN, Health, Headspace etc. to map their outreach provision to Kingborough. Advocate for increased and improved provision where necessary. Assist with service modelling, accommodation and promotion of these services.	Community Services	Medium to Long

**Timeframes:**

Short term – up to 12 months

Medium – two to three years

Long term – three to five years

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## APPENDIX A

KINGBOROUGH COUNCILS EXISTING PROGRAMS AND SERVICES	STRATEGIC OBJECTIVE														
	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5
Kingborough Positive Ageing Strategy 2018 -2022	✓	✓	✓								✓	✓		✓	✓
Kingborough Bushfire Risk Reduction Strategy 2019 - 2023				✓			✓								
Kingborough Climate Change Plan 2019 - 2024							✓								
Kingborough Youth Strategy 2019 -2024	✓	✓	✓	✓				✓				✓	✓	✓	✓
Kingborough Play Space and Playground Strategy 2020 – 2025						✓		✓	✓						
Kingborough Cycling Strategy 2021-2030						✓		✓	✓	✓					
Kingborough Sport and Recreation Strategy 2023	✓		✓					✓	✓	✓					
Kingborough Community Halls Strategy 2023								✓							
Kingborough LGBTIQ+ Action Plan 2023 -2025		✓	✓	✓				✓			✓	✓	✓	✓	✓
Kingborough Multicultural Action Plan 2024 - 2026	✓		✓		✓			✓			✓	✓	✓	✓	
Kingborough Tracks and Trails Strategic Action Plan 2024-2034						✓		✓	✓	✓					
Kingborough Local Links network and strategy						✓		✓	✓	✓					
Kingborough Disability and Advisory Committee				✓	✓			✓		✓		✓		✓	
Kingborough Community Safety Committee								✓		✓			✓	✓	
Kingborough Natural Areas Network						✓	✓				✓				
Kingborough Sports Centre, Kingborough Fitness Centre and sporting grounds	✓	✓	✓		✓			✓	✓			✓			
Kingborough Council’s partnership with Landcare Tasmania			✓												
Kingborough Council’s community resilience program		✓		✓			✓					✓			
Kingborough Council’s public health programs (including immunisations, food safety and sharps disposal)	✓											✓			

**16.4 APPENDICES****RECOMMENDATION**

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

**17 NOTICES OF MOTION**

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

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

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**RECOMMENDATION**

That in accordance with the *Local Government (Meeting Procedures) Regulations 2015* Council, by absolute majority, move into closed session to consider the following items:

**Confirmation of Minutes**

Regulation 34(6) *In confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.*

**Applications for Leave of Absence**

Regulation 15(2)(h) *applications by councillors for a leave of absence*

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

Open Session of Council adjourned at

**OPEN SESSION ADJOURNS**

**OPEN SESSION RESUMES**

**RECOMMENDATION**

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

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

**CLOSURE**

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