

# Kingborough



## COUNCIL MEETING MINUTES

20 April 2026

*These Minutes are provided for the assistance and information of members of the public, and are a draft until confirmed as a true record at the next Ordinary Meeting of Council.*

# Kingborough Councillors 2022 - 2026



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



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



**Councillor Aldo Antolli**



**Councillor David Bain**



**Councillor Gideon Cordover**



**Councillor Kaspar Deane**



**Councillor Flora Fox**



**Councillor Amanda Midgley**



**Councillor Mark Richardson**



**Councillor Christian Street**

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MINUTES of an Ordinary Meeting of Council  
Kingborough Civic Centre, 15 Channel Highway, Kingston  
Monday, 20 April 2026 at 5.30pm

## WELCOME

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

## 1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

## 2 ATTENDEES

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### Councillors:

Mayor Councillor P Wriedt	✓
Deputy Mayor Councillor C Glade-Wright	✓
Councillor A Antolli	✓
Councillor G Cordover	✓
Councillor K Deane	✓
Councillor A Midgley	✓
Councillor M Richardson	✓
Councillor C Street	✓

### Staff:

Chief Executive Officer	Mr Dave Stewart
Director People & Finance	Mr David Spinks
Director Governance, Recreation & Property Services	Mr Daniel Smee
Director Environment, Development & Community Services	Mrs Deleeze Chetcuti
Lead Strategic Planner	Mr Adriaan Stander
Communications Lead	Ms Sam Adams
Executive Assistant	Mrs Amanda Morton

## C114/7-2026

## 3 APOLOGIES

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Councillor D Bain  
Councillor F Fox

C115/7-2026

**4 CONFIRMATION OF MINUTES**

Moved: Cr Gideon Cordover  
 Seconded: Cr Clare Glade-Wright

That the Minutes of the open session of the Council Meeting No.6 held on 8 April 2026 be confirmed as a true record.

**CARRIED**

**5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

Date	Topic	Detail	Consultant
13 April 2026	Kingston Park	Discussion on options for the future use of vacant lots at Kingston Park.	RemPlan
	Fees and Charges	Presentation of the draft 2026/27 fees and charges for discussion.	Nil

**6 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**7 TRANSFER OF AGENDA ITEMS**

There were no agenda items transferred.

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

C116/7-2026

**8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC**

Mr Nick Booth asked the following questions without notice:

**8.1 Agent of Change**

*My understanding of agents of change is this: The agent of change principle in planning means that a party introducing a new development is responsible for managing any impacts that it may have on existing lawful uses. It is commonly used to reduce conflict between new sensitive development and established activities. In practice, it shifts the burden of mitigation onto the new entrant rather than restricting long-standing uses. Could council provide some general guidance on whether there is any scope within the Tasmanian Planning Scheme or State Planning Revisions to consider an agent of change principle and what factors would be needed to be taken into account?*

**Lead Strategic Planner responds:**

I don't want to speak on behalf of council, but I think that's most probably more a question for the Commission and it's most probably something that would be interrogated through the public hearing process. So, unfortunately, I won't be able to give you an answer today, but I'm equally happy to take that on notice.

**Mr Booth:**

Would it be possible for Council to receive informal advice or a briefing at some stage on how an Agent of Change approach might work in practice, in planning and its effects?

**Lead Strategic Planner:**

Happy to take that on notice.

**Ms Natisha Knight** asked the following questions without notice:

**8.2 Part 5 Agreements**

*What is the formula or framework that is used to calculate a biodiversity offset/part 5 agreement and is this open to planning discretion, i.e., two hectares have been cleared but a request for either 144,000 in a biodiversity offset has been requested or 55 hectares put into a part 5 agreement. Is this based on LUPA guidelines or is it based on planning discretion?*

**Director of Environment, Development and Community Services responds:**

It's through the offset policy. Council's endorsed offset policy sets out the different ratios for determining the amount of offset that's required. It isn't straightforward, in terms of it does need to meet criteria in terms of the offset being proposed needs to be one, is differentiated by the value of the vegetation or the biodiversity value that was disturbed through or cleared through development. And then that then determines what ratio might apply. Now, the area that is selected also has to sufficiently be offsetting those values. So there might be different reasons why certain areas, for example, on a property are considered more high value than others, and it's not simply just down to those ratios. So it all interplays in terms of the value of the biodiversity that was disturbed and the footprint of that, then the ratios and then making sure whatever is then, if it's an on-site offset, is actually protecting a similar value. So, it's not straightforward in being able to answer that question, but it is in our offset policy. And in terms of the values, that is determined through a qualified person assessing those values on site, a qualified person being an ecologist determining the values on site.

**Ms Knight:**

While Council has previously refused to provide mapping of the Part 5 agreements on locality-based, citing privacy, when the Ireninc report came out, it clearly included some mapped examples and references of extensive use within Kingborough, will Council now release the full extent of location of these agreements?

**Director of Environment, Development and Community Services:**

We'd have to take that on notice, but what I will say is that the request was considered thoroughly and we did seek advice from internal legal counsel about that and it was determined that the privacy requirements did apply for that information, but we'll take that on notice.

**Ms Knight:**

Given Part 5 agreements are described as voluntary, what happens if a landowner refuses, does that mean automatic DA refusal and what is the process to remove and amend part 5 once on title?

**Director of Environment, Development and Community Services:**

Under the interim scheme as it stands, it is part of the planning assessment in terms of whether the application is determined to meet the scheme requirements for vegetation clearing in some zones, and if the vegetation overlay applies. What needs to be demonstrated is that if the application demonstrates that it can't be avoided or minimised and the applicant is not willing to enter into an offset, that will be considered at the time in terms of meeting the particular clause of the scheme, and whether that development may or may not meet those requirements of that part of the scheme.

**Ms Knight:**

So if they refuse, it means a DA refusal?

**Director of Environment, Development and Community Services:**

I can't say categorically because, to my knowledge, I've not come across that. That would be something we would have to consider at the time, but we do need to be able to demonstrate compliance with the scheme.

**Ms Knight:**

And then the second part of my question was, if somebody has one, how do they apply to remove that? Because it's supposed to be voluntary.

**Director of Environment, Development and Community Services:**

My understanding and I might take this on notice as well, just to provide a certain answer. It would be a minor amendment or an application to amend the permit to not have that as your offset requirement.

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

**8.3 TPC Hearings**

*On day 19 of the TPC hearings, the TPC asked the consultant Kate Heckleman if she would be attending the hearings to answer landowners' questions about the proposed zone for their area. On two occasions when asked, she replied, yes, that was her intention. My question is, can council please advise if the original cost of \$152,000 included the time allocated for TPC hearings, and if not, will Kingborough Council be paying for Ms. Heckleman to attend the hearings?*

**Director of Environment, Development and Community Services responds:**

Yes, it did include that cost for the consultants to attend the hearings.

**Ms Adkins:**

The TPC have been informed of the Kingborough Council's zoning risk appetite and the direction to apply the least restrictive zone where two or more zones can be applied as their preferred position. Considering the consultant's report did not reflect either of these two things, what's being done to ensure the consultant now follows these directions in the hearings?

**Director of Environment, Development and Community Services:**

My understanding and interpretation of that resolution of the Council was that it wasn't to direct the consultant to do that. The consultant's report remains an independent report and the planning authority advised the Commission of that resolution in the cover letter when the report was submitted.

**Ms Adkins:**

Is she not representing Kingborough Council with that report?

**Director of Environment, Development and Community Services:**

The report was commissioned as an independent review, so she will be providing her opinion as an independent. A planning officer will be in attendance and will be providing planning authority advice. The additional, layer to that is that if there are questions that actually require the planning authority as Council to answer, for example, in more detail about the risk appetite, then that can be brought back to Council or staff can consult with the elected members about providing a response to a direction if it arises.

**Ms Adkins:**

So she'll be defending her position of the report because she did also make it clear much before then that they wouldn't be changing it. So she'll be defending that position that she's put forward those zones for those reasons. The TPC asked her to be at the hearings and so she could then answer landowners' questions as to why they should be zoned in that area. Kingborough Council have a position where, if possible, and two zones are applied, we should be looking at the least restrictive, but who will be defending that?

**Director of Environment, Development and Community Services:**

The Planning Authority has asked the Planning Commission, when they're considering all of the evidence, that it is the Planning Authority's position generally. I think the word defending is probably not quite the right word in terms of how the consultant will be answering questions. The review is the starting point of the consultant's independent review. I imagine if during hearings there's different evidence that is presented and the consultant is asked, based on hearing further evidence what their view is post hearing that information, they may change their position. But again, it will be as the consultant.

**Mr Mark Donnellan** asked the following questions without notice:

**8.4 Kingston Park**

*A past workshop discussed options for the future use of vacant lots at Kingston Park, and I'm sure I'm not the only one that's very interested to know of any changes there. Can we possibly have a bit of that unpacked, like what happened in the meeting, and is this something we can discuss with Councillors?*

**Chief Executive Officer responds:**

At this stage, it was an information gathering exercise for the consultant involved. They came to talk to Councillors about the types of aspirations that the Councillors have for the site. The consultant has been doing some wider engagement, talking to different people with different perspectives on potential, this includes industry, and other users of the space so that we can gain the maximum amount of information. They will then go away and do further work and come back to council with some thoughts on the way forward with Kingston Park. It's really not at the stage where there's anything to share at this point about what it's going to be or where to from here.

C117/7-2026

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**9 QUESTIONS ON NOTICE FROM THE PUBLIC**

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**9.1 Policies**

At the Council meeting on 8 April 2026, **Ms Karen Groves** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*In Council's quarterly summary action report to December 2025, they mention that they will be developing an unsealed roads policy by June this year and a rural stormwater policy also by June this year. How will either of these policies, maybe in theory, involve community input and how, especially considering some of the low literacy levels in rural communities?*

**Officer's Response:**

Community input can be considered as part of the development of these policies primarily to ensure the approach is clear and understood by rural residents.

Any engagement would focus on the overall approach rather than individual roads or drainage issues so Council can develop consistent and practical frameworks.

If undertaken, consultation would be kept simple and accessible using plain language and likely short surveys to gather feedback.

*Craig Mackey, Director Engineering Services*

C118/7-2026

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**10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**

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

**10.1 Land Cleared at Spring Farm**

*Just to follow up on the question I asked last Council meeting, just to further clarify the vegetation clearing under the Forestry Practice Act, what can that land be used for now? Will it be revegetated? Do we have any understanding or further conversations in regards to that?*

**Lead Strategic Planner responds:**

The Forest Practices Plan, as you note from my response, is essentially for grazing purposes. But Council also currently have application for rezoning and subdivision of that land which obviously creates some technicalities which we still need to resolve. Unfortunately, I don't have an answer in relation to that, but according to the forest practices, it should be utilised for grazing, but we also know that we've got application for residential use in the pipeline. So that's mostly an area where we need to get some legal advice on how to proceed with that application at this point in time.

C119/7-2026

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**11 QUESTIONS ON NOTICE FROM COUNCILLORS**

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**11.1 Vegetation Clearing, Spring Farm**

At the Council meeting held on 8 April 2026, **Cr Midgley** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*A couple of weeks ago I was made aware of some vegetation clearing in Spring Farm near Apollone Drive. I then saw that myself and I was quite surprised to see that vegetation being removed. I thought*

*that area was meant to be protected. How many significant trees were cleared? Was there any consultation for the environmental impact and wildlife in this area because I thought that that part of that subdivision initially had overlays and codes to protect that area?*

**Officer's Response:**

Council is aware of vegetation clearing that has occurred on private land at 68 Maddocks Road, Kingston, near Apollone Drive.

Council received a Notice of Intent to Conduct Forest Practices under the *Forest Practices Act 1985*. The notice advised that the land is currently used for forestry and that approximately 8.3 hectares was proposed to be harvested. It also indicated that the works would proceed in accordance with a Forest Practices Plan, to be prepared and certified by an accredited Forest Practices Officer prior to the commencement of operations.

The forest practices system applies across Tasmania on both public and private land and regulates activities including forest harvesting, clearing for agriculture and the clearing or conversion of threatened native vegetation communities. Assessment of environmental and wildlife impacts, including flora, fauna, soil, water and cultural values, is undertaken through this system, which is administered and enforced by the Forest Practices Authority, not Council.

*Adriaan Stander, Lead Strategic Planner*

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OPEN SESSION ADJOURNS

## PLANNING AUTHORITY IN SESSION

Planning Authority commenced at 5:51pm

### 12 OFFICERS REPORTS TO PLANNING AUTHORITY

#### C120/7-2026

#### 12.1 PSA-2026-1: PROPOSED AMENDMENT TO THE KINGBOROUGH INTERIM PLANNING SCHEME 2015 TO REZONE LAND AND FOR A SITE-SPECIFIC QUALIFICATION AT 11 SPRING FARM LANE, KINGSTON (SPRING FARM VILLAGE SHOPPING CENTRE)

Moved: Cr Kaspar Deane

Seconded: Cr Clare Glade-Wright

That the Planning Authority:

- (a) Pursuant to section 34(1) of the former provisions of the *Land Use Planning and Approvals Act 1993 (LUPAA)*, initiates Amendment PSA-2026-1 to the *Kingborough Interim Planning Scheme 2015 (KIPS2015)* as per Attachment 1.
- (b) Pursuant to section 35 of the LUPAA, certifies that Amendment PSA-2026-1 meets the requirements of section 32 and authorises the Chief Executive Officer to sign the Instrument of Certification provided in Attachment 2.
- (c) Pursuant to section 35(4) of the LUPAA, forwards a copy of the draft amendment and the Instrument of Certification to the Tasmanian Planning Commissions within 7 days of certification;
- (d) Pursuant to section 56S of the Water and Sewer Industry Act 2008, refers PSA-2026-1 to TasWater; and
- (e) Pursuant to section 38 of LUPAA, places PSA-2026-1 on public exhibition for a period of at least 28 days following certification.

**CARRIED**

## PLANNING AUTHORITY SESSION ADJOURNS

## OPEN SESSION RESUMES

Open session resumed at 5:55pm

### 13 PETITIONS STILL BEING ACTIONED

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There are no petitions still being actioned.

### 14 PETITIONS RECEIVED IN LAST PERIOD

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#### C121/7-2026

#### 14.1 EXCESSIVE NOISE FROM SALTY DOG HOTEL, 2 BEACH ROAD, KINGSTON BEACH

Moved: Cr Aldo Antolli

Seconded: Cr Clare Glade-Wright

That the petition containing 43 signatures be received and referred to the appropriate Department for a report to Council.

**CARRIED**

### 15 OFFICERS REPORTS TO COUNCIL

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#### C122/7-2026

#### 15.1 DISABILITY INCLUSION AND ACCESS ADVISORY COMMITTEE MINUTES 18 FEBRUARY 2026

Moved: Cr Gideon Cordover

Seconded: Cr Clare Glade-Wright

That Council:

- (a) Notes the minutes of the Disability Inclusion and Access Advisory Committee.
- (b) Investigates options to improve pedestrian safety on Hutchins Street, including the feasibility for a pedestrian priority crossing vicinity U3A Kingborough and the Kingston Library.

**CARRIED**

#### C123/7-2026

#### 15.2 FINANCIAL REPORT - MARCH 2026

Moved: Cr Gideon Cordover

Seconded: Cr Clare Glade-Wright

That Council endorses the attached Financial Report as at 31 March 2026.

**CARRIED**

#### C124/7-2026

#### 15.3 APPENDICES

Moved: Cr Amanda Midgley

Seconded: Cr Clare Glade-Wright

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

**CARRIED**

*Cr Antolli left the room at 6.28pm*

## **16 NOTICES OF MOTION**

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### **C125/7-2026**

#### **16.1 Addressing the Housing Crisis in Kingborough**

Moved: Cr Gideon Cordover

Seconded: Cr Amanda Midgley

*Cr Antolli returned at 6.30pm*

Moved Cr Midgley

Seconded Cr Glade-Wright

That Cr Cordover be allowed a further 3 minutes to complete his contribution.

**CARRIED**

That Council prepares a report, to be presented within 6 months, that provides a clear, evidence-based roadmap for policy reform to improve housing affordability and supply in Kingborough.

That the report includes, using existing available data:

- a) An assessment of current housing supply, demand, affordability, and demographic trends in Kingborough;
- b) Identification of key barriers to housing delivery within the municipality, including planning, infrastructure, feasibility, and market constraints;
- c) A review of contemporary best-practice local government housing policies and incentives, including but not limited to recent Hobart City Council and Brighton Council initiatives;
- d) Evaluation of policy levers available to Council within its statutory planning and rating powers, including incentives, potential disincentives relating to the use of whole dwellings for short-stay accommodation in residential neighbourhoods, density provisions, and inclusionary mechanisms;
- e) Specific, actionable policy options to increase housing supply, particularly “missing middle” housing, and to improve affordability outcomes;
- f) Analysis of the feasibility, cost, risks, and expected impact of each policy option;
- g) Identification of existing and untapped opportunities for partnerships with State Government, community housing providers, and the private sector.

In Favour: Crs Clare Glade-Wright, Gideon Cordover and Amanda Midgley

Against: Crs Paula Wriedt, Aldo Antolli, Kaspar Deane, Mark Richardson and Christian Street

**LOST 3/5**

C126/7-2026

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

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Moved: Cr Gideon Cordover  
Seconded: Cr Clare Glade-Wright

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

**Confirmation of Minutes**

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

**Applications for Leave of Absence**

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

**CARRIED**

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

Open Session of Council adjourned at 6:58pm

*Cr Midgley left the room at 6.59pm*

**OPEN SESSION ADJOURNS**

**OPEN SESSION RESUMES**

Open Session of Council resumed at 7:01pm

**C127/7-2026**

Moved: Cr Gideon Cordover  
 Seconded: Cr Clare Glade-Wright

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

Item	Decision
Confirmation of Minutes	Confirmed
Applications for Leave of Absence	Nil

**CARRIED**

**CLOSURE**

There being no further business, the Chairperson declared the meeting closed at 7:02pm

.....  
 (Confirmed)

.....  
 (Date)

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