

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 June 2026 at 5.30pm

Kingborough Councillors 2022 - 2026



**Acting Mayor
Councillor Christian Street**



Councillor Aldo Antolli



Councillor David Bain



Councillor Gideon Cordover



Councillor Kaspar Deane



Councillor Flora Fox



Councillor Amanda Midgley



Councillor Mark Richardson

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 10 to be held on Monday, 1 June 2026 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



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

Tuesday, 26 May 2026

Table of Contents

Item		Page No.
Open Session		
1	Acknowledgement of Traditional Custodians	1
2	Attendees	1
3	Apologies	1
4	Confirmation of Minutes	1
5	Workshops held since Last Council Meeting	2
6	Declarations of Interest	2
7	Transfer of Agenda Items	2
8	Questions without Notice from the Public	2
9	Questions on Notice from the Public	2
9.1	Relocation of the Southern Obedience Dog Club	2
9.2	Proposed Dog Exercise and Training Facility at Sedgebrook Road Reserve	4
9.3	Sedgbrook Reserve and Proposed Dog Training Facility	5
9.4	Propose Relocation of Dog Training Area to Lot 1 Taronga Road, Bonnet Hill	6
9.5	Southern Obedience Club Bonnet Hill Option	7
9.6	Channel Highway Bridge Over the North West Bay River, Margate	8
9.7	Climate Emergency Management	9
9.8	Roads	10
9.9	Bushfire Preparedness	10
10	Questions without Notice from Councillors	11
11	Questions on Notice from Councillors	11
12	Officers Reports to Planning Authority	12
12.1	Development Application for Extension and Alterations to Dwelling at 208 Channel Highway, Taroon	12
12.2	Development Application for Dog Exercise Area and Associated Carpark and Fencing at 'Transend Networks', 34 Maddocks Road, Kingston	43
13	Petitions still being Actioned	88
14	Petitions Received in Last Period	88
15	Officers Reports to Council	88
15.1	Dog Management Policy - proposed amendment	88
15.2	Information Disclosure Policy	97

Table of Contents

Item		Page No.
15.3	Oval Lease - Kingborough Sports Precinct	104
15.4	Petition - Kerbside Collection Service, Leslie Vale	107
14.5	Appointment to Council Special Committees	111
14.6	Appendices	113
16	Notices of Motion	113
16.1	Sandfly Road / Channel Highway Intersection and Margate Active Transport Improvements	113
17	Confirmation of Items to be Dealt with in Closed Session	116

Public Copy

GUIDELINES FOR PUBLIC QUESTIONS

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

This guide helps community members understand how to ask questions during Public Question Time at a Council meeting or sending in questions to be placed on the meeting Agenda, based on the [Local Government \(Meeting Procedures\) Regulations 2025](#), as well as any other determinations made by Council.

Please remember, this time is for asking questions only—there will be no discussion or debate about the questions or the answers.

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

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 1 June 2026 at 5.30pm

WELCOME

The Chairperson will declare the meeting open and welcome all in attendance. The Chairperson will advise all persons attending the meeting that they are to be respectful of, and considerate towards, other persons attending the meeting.

AUDIO RECORDING

The Chairperson will advise that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

2 ATTENDEES

Councillors:

Acting Mayor Councillor C Street
Councillor A Antolli
Councillor D Bain
Councillor K Deane
Councillor F Fox
Councillor A Midgley
Councillor M Richardson

3 APOLOGIES

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 9 held on 18 May 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail	Consultant
25 May 2026	Capital Plan	Consideration of the <i>draft</i> FY26/27 capital plan	Nil

6 DECLARATIONS OF INTEREST

In accordance with Regulation 10 of the *Local Government (Meeting Procedures) Regulations 2025* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have, a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

7 TRANSFER OF AGENDA ITEMS

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

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

8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

9.1 RELOCATION OF THE SOUTHERN OBEDIENCE DOG CLUB

Ms Meg Groves submitted the following questions on notice:

1. *What consultation has the council undertaken with the Kingborough community regarding potentially suitable sites/ locations for this facility?*
2. *Has the council undertaken a thorough assessment of all potential sites and can this be made publicly available?*
3. *Could Council explain why a site in a quiet rural hamlet with no existing recreational facilities on the periphery of the municipality was chosen?*
4. *Environmental Impact Assessments: Sedgebrook Reserve and its immediate perimeter serve as a habitat for native fauna, including vulnerable species such as the Eastern Barred Bandicoot, the native hens, spotted quolls and the Tasmanian Devil. Have formal, site-specific environmental impact assessments or fauna surveys been conducted to evaluate the impact of high-density canine activity and security fencing on these populations?*

5. *Notice and Exhibition Periods: Notification was delivered to residents of Bonnet Hill on May 20, 2026, with SOC representatives announcing the proposal in April on their Facebook page and then benchmarking the site on May 22, 2026, ahead of the June 1, 2026 Council meeting. Does this abbreviated timeline satisfy Council's statutory obligations for community consultation on major land-use changes?*
6. *Assessment of Current Land Use: What objective data, usage surveys, or community assessments did Council rely upon to determine the current utilization rates of the Sedgebrook Road Reserve prior to proposing its conversion to a dedicated dog training facility?*
7. *Transparency of Options: Council documentation states that multiple locations are under consideration. However, communication from Council states that alternatives have been discarded. Will Council clarify whether Sedgebrook Road Reserve is the sole active option, and if so, why the public documentation indicates otherwise?*
8. *Stakeholder Consultation Timeline: Given that local residents are the primary stakeholders impacted by a zoning or usage change at Sedgebrook Road Reserve, what is the administrative justification for negotiating infrastructure requirements with the Southern Obedience Club (SOC) prior to initiating formal consultation with the Bonnet Hill community.*

Officer's Response:

1. Council has been working with the Southern Obedience Club for an extended period to identify potential relocation sites following the loss of the existing Gormley Drive site due to the AFL High Performance Centre project. To date, consultation has primarily involved discussions with the Club regarding operational requirements and site suitability. Once the Bonnet Hill site emerged as a potential option, adjoining property owners were notified as part of an early courtesy engagement process prior to the commencement of any formal statutory consultation. Should the proposal proceed, formal public consultation would occur through both the Dog Control Act 2000 process and the development application process.
2. Council has investigated a number of potential relocation options over approximately two years. Sites considered included Dru Point, Margate and Lower Longley, along with other Council-owned land. Dru Point was not progressed due to unreasonable land acquisition costs, while Lower Longley was not supported by the Club due to distance from members and weather-related operational concerns. The assessment process has involved a combination of operational, financial, planning and practical considerations.
3. No final site has been selected at this stage. The Bonnet Hill site is being explored as a potential option because it is Council-owned land of sufficient size to potentially accommodate the Club's operational requirements while maintaining public access to the reserve. The site also offers separation from dense residential areas and has existing access to the Channel Highway network.
4. At this stage, no formal environmental impact assessment has been completed because no development application has yet been lodged. Preliminary investigations undertaken by Council's Natural Areas and Biodiversity team did not identify any known significant natural values that would prevent further investigation of the site. Should the proposal proceed, independent environmental assessments and natural values investigations would be undertaken as part of the development application process, including assessment of any potential impacts on native fauna and habitat values.
5. At this stage, Council has not commenced any statutory consultation process because no formal proposal has been submitted for approval. The correspondence issued to adjoining property owners on 20 May 2026 was intended as an early courtesy notification only. This occurred shortly after the Southern Obedience Club advised Council on 19 May 2026 that Bonnet Hill was its preferred site for further investigation. Any future proposal would still be subject to the statutory consultation requirements associated with both the Dog Control Act

2000 and the development application process, including public advertising and opportunities for submissions.

6. Council has not proposed converting the reserve into an exclusive-use facility. The current concept proposes that the reserve would remain publicly accessible outside of limited club training times, currently proposed between approximately 10:30am and 4:00pm on Sundays. At this stage, Council has relied primarily on-site inspections and operational assessments. No formal usage survey has been undertaken.
7. Council has investigated multiple locations over an extended period, with several sites subsequently discounted for operational, financial or practical reasons. At present, the Bonnet Hill site is the primary location being explored. However, no final decision has been made and investigations remain ongoing.
8. Council has been working with the Southern Obedience Club over an extended period to identify potential relocation options following the loss of the Club's existing site at Gormley Drive due to the AFL High Performance Centre project. Preliminary discussions regarding operational and infrastructure requirements were necessary to determine whether potential sites were capable of accommodating the Club's basic functional needs before broader community consultation could meaningfully occur. This included matters such as minimum space requirements, access arrangements, parking, servicing, and training area configurations.

The discussions undertaken to date do not represent a final decision by Council, nor do they constitute approval of any land use change. Once Bonnet Hill emerged as a potential preferred site for further investigation, adjoining property owners were notified as part of an early courtesy engagement process ahead of any formal statutory consultation requirements.

Should the proposal proceed further, the community would have the opportunity to provide feedback through both the Dog Control Act 2000 process and the statutory development application process before any final decision is made by Council.

Daniel Kaimatsoglu, Project Director - Kingborough Sports Precinct

9.2 PROPOSED DOG EXERCISE AND TRAINING FACILITY AT SEDGEBROOK ROAD RESERVE

Ms Julianne O'Reilly-Wapstra submitted the following question on notice:

1. *What alternative sites have been investigated?*
2. *The proposed infrastructure on the conceptual plan is not to scale. The actual size will be significantly greater. Why has an accurate plan of the proposed size of the re-allocation of land to Southern Obedience Club and an accurate scaled plan of the proposed infrastructure not been provided for councillors and the public to consider and discuss? This needs to be provided to make informed decisions.*
3. *This whole area is a public use area, including a parking area for the Alum Cliffs track. How do council reconcile setting aside parking for one group of users (Southern Obedience Club) on Sundays, when this is a popular recreational day for all public users of this area?*
4. *The reserve is used on Sundays by all members of the public for dog walking, bike riders on the popular Channel Hwy biking route, families with kids, track walkers, etc. How do council reconcile making this area available to only one group of users (Southern Obedience Club) on Sundays?*
5. *There is insufficient detail (traffic and parking impacts, environmental impacts, infrastructure impacts, after hours antisocial behaviour and miss-use) for this to be adequately discussed in*

the upcoming 1st June Council meeting. This should not be tabled at Council until sufficient detail has been provided.

Officer's Response:

1. Council has investigated a range of alternative locations over approximately two years, including Dru Point, Margate and Lower Longley, as well as other Council-owned land. A number of sites were discounted due to factors including land acquisition costs, operational limitations, distance from members, weather exposure, site suitability and land availability.
2. Whilst not to exact scale, the plan circulated to nearby residents closely represents the scale of the proposed infrastructure and was clearly identified as a conceptual layout intended to assist with preliminary discussions only. At this stage, no detailed design work has been completed and no final layout has been determined. Should the proposal proceed, detailed scaled plans and supporting technical documentation would form part of any future development application process and would be publicly available.
3. There will be no dedicated parking allocated to any user group, and the parking area will remain available for use by all members of the public. Parking demand and shared use arrangements would be assessed as part of any future traffic assessment process to ensure continued public access and appropriate management of competing uses.
4. The current concept does not propose permanently restricting public access to the reserve. The training area would only be in active use by the Club during designated training periods currently proposed between approximately 10:30am and 4:00pm on Sundays, with the broader reserve remaining publicly accessible outside those times. The concept plan also includes a dedicated unfenced area with tables and benches for use by walkers, cyclists and other reserve users resting in the area.
5. The matter is currently at a preliminary investigation stage only. The purpose of the current discussions is to inform Councillors and the community that investigations are occurring and to identify key issues requiring further assessment. Should the proposal proceed further, detailed technical investigations and statutory assessment processes would still be required before any final decision could be made by Council.

Daniel Kaimatsoglu, Project Director - Kingborough Sports Precinct

9.3 SEDGBROOK RESERVE AND PROPOSED DOG TRAINING FACILITY

Mr John Davis submitted the following question on notice:

The proposed dog training facility is in a very sensitive ecological area with has many endangered wildlife species. My question is whether the council has prepared an environmental impact statement for this area?

Officer's Response:

No formal Environmental Impact Statement has been prepared at this stage as no development application has yet been lodged.

Preliminary internal investigations have been undertaken to identify whether any known significant natural values would prevent further investigation of the site.

Should the proposal proceed further, independent environmental and natural values assessments would be required as part of the development application process.

Daniel Kaimatsoglu, Project Director - Kingborough Sports Precinct

9.4 PROPOSE RELOCATION OF DOG TRAINING AREA TO LOT 1 TARONGA ROAD, BONNET HILL

Mr Craig Ludlow submitted the following question on notice:

1. *Will Council provide the full financial breakdowns for all evaluated sites, specifically contrasting the costs of the Dru Point option against the total projected expenditure for the Bonnet Hill site?*
2. *Has the budget for the Bonnet Hill proposal factored in the secondary costs of necessary road network rectifications to accommodate increased traffic, ongoing facility maintenance, and potential legal or compensatory claims related to residential property devaluation?*
3. *Did the rejection of the alternative Longley site rest entirely on member travel times? If so, what weighted criteria does Council use to balance the commuting convenience of a private club against the infrastructure costs and logistical impacts borne by a residential community?*
4. *Sedgebrook Road Reserve is currently utilised for unstructured recreation, including children's play and sports. How does Council propose to mitigate the safety risks and operational conflicts inherent in introducing a high-density, off-lead dog training area into an active residential recreational space?*
5. *Council's Dog Management Policy Engagement Report (January 2026) identifies clear negative externalities associated with dedicated dog parks, including noise pollution, traffic congestion, and hygiene issues. How have these specific, Council-identified risks been mitigated in the design and site selection for the Sedgebrook Road proposal?*
6. *During recent rezoning meetings, Council planners affirmed that protecting the visual amenity of Bonnet Hill is a priority. How does the installation of perimeter fencing, clubrooms, and public toilet infrastructure align with those explicit planning objectives?*
7. *Given existing enforcement challenges regarding unauthorised camping and vagrancy at nearby facilities (e.g., Kingston Beach), what specific security, monitoring, and enforcement protocols will be funded to prevent similar issues at the proposed Sedgebrook Road parking and toilet infrastructure?*

Officer's Response:

1. Council has been working within a State Government funding allocation of approximately \$100,000 to relocate the Southern Obedience Club following the loss of its existing site due to the AFL High Performance Centre project. The Dru Point option was not progressed primarily because the cost of acquiring privately owned land significantly exceeded the available budget before any infrastructure or development works were considered. Property acquisition discussions and associated pricing information remain commercial in confidence. The Bonnet Hill option is being explored because it is Council-owned land that may be capable of accommodating the Club within the available project budget, subject to further investigation and approvals. As the proposal remains conceptual only, no final cost estimate has been completed for the Bonnet Hill site.
2. The current concept has been developed to remain within the available State Government funding allocation of approximately \$100,000 and therefore involves relatively modest infrastructure. Should traffic assessments identify the need for additional road upgrades beyond the project scope, these would need to be separately considered by Council through future capital works and budgeting processes. It is Council's view that there would be no basis nor merit for such claims being made.
3. No single factor determined the suitability of the Lower Longley option. Council considered a range of factors including operational suitability, accessibility for members, weather exposure, servicing requirements, land availability, cost implications and the Club's ability to sustainably operate from the site within the available funding allocation. In assessing potential locations, Council must also take into consideration the views and operational needs of the Club's

members to help ensure the organisation can continue to operate effectively and provide its important community service. Council's role has been to investigate whether a practical and financially achievable relocation solution exists for a long-established community organisation displaced by the AFL High Performance Centre project.

4. The current concept proposes a managed dog training facility that will also remain available to the public outside of the Club's operating hours for off-lead dogs and other recreational uses that currently occur at the site. Council does not foresee the site becoming a high-density off-lead area due to the number of existing nearby facilities, including Apex Park and Tarooma Beach to the north and Kingston Beach to the south. The reserve would remain publicly accessible outside of designated training periods currently proposed between approximately 10:30am and 4:00pm on Sundays. The concept also includes fencing, controlled access arrangements and separation of training activities from broader public areas to assist in managing safety and operational interactions. Further consideration of operational management, safety measures and traffic arrangements would occur should the proposal proceed further.
5. The proposal includes both structured training activities operated by an established community club during limited operating hours and opportunities for broader community use as an off-lead dog exercise area. Council recognises there are both positive and negative considerations associated with this type of facility; however, it is considered that the overall community benefits, including increased recreational opportunities, responsible dog ownership, social connection and activation of the reserve, outweigh the potential impacts, which can be appropriately managed through design and operational measures. The concept has intentionally been kept relatively modest in scale to align with the available funding allocation and to minimise impacts on the reserve and surrounding area. Potential impacts such as traffic, noise and site management would be further assessed through the statutory assessment process should the proposal proceed further. Current concepts include limited operating hours, managed training activities, formalised parking arrangements, waste management measures and controlled access arrangements to assist in mitigating potential impacts.
6. At this stage, no detailed design has been completed and the proposal remains conceptual only. The current concept involves relatively modest infrastructure including a single shed, limited fencing, a small shade structure and associated amenities designed to fit within the available project budget. Should the proposal proceed further, visual impacts and neighbourhood character considerations would form part of the development application assessment process, including consideration of siting, scale, materials, landscaping and overall visual integration with the surrounding area.
7. At this stage, no detailed operational management plan has been prepared because the proposal remains in the preliminary investigation phase. Council notes that public toilet facilities have recently been installed at a number of locations throughout the municipality without resulting in issues related to unauthorised camping or anti-social behaviour.

Daniel Kaimatsoglu, Project Director - Kingborough Sports Precinct

9.5 SOUTHERN OBEDIENCE CLUB BONNET HILL OPTION

Ms Janet Rapley submitted the following question on notice:

By default the enclosed area of the plan will become an off leash dog park which will be used daily resulting in a considerable increase of traffic. Will Council improve the safety of the Taronga Road/Sedgebrook Road intersection. It is a very narrow section of road and should be widened. A footpath and lighting need to be constructed so that residents can walk safely to the Channel Highway buses. Signage and white lines need to be visible so that traffic know Taronga Road has right of way.

Officer's Response:

Council has presented the Bonnet Hill site for discussion as a potential relocation option, and the Southern Obedience Club has identified it as its preferred location. However, Council has committed to continuing investigations of the site with the Southern Obedience Club, including the undertaking of more detailed assessments of matters such as traffic and access should the proposal progress further. Should the proposal proceed further, a formal traffic impact assessment would be required as part of the development application process. This assessment would consider matters including vehicle movements, parking demand, intersection safety, sight distances and any required road upgrades.

Council notes the concerns raised regarding the Taronga Road / Sedgebrook Road intersection, pedestrian connectivity, lighting, signage, and line marking. These matters would be considered as part of any future assessment process if the proposal progresses.

Daniel Kaimatsoglu, Project Director - Kingborough Sports Precinct

9.6 CHANNEL HIGHWAY BRIDGE OVER THE NORTH WEST BAY RIVER, MARGATE

Ms Roz Thurn submitted the following question on notice:

1. *Has council managed to identify the responsible person at State Growth overseeing the safety concerns relating to the Channel Highway bridge over North West Bay River, Margate?*
2. *Please give an update as to where Council is at in liaising with State Growth about improving safety for vulnerable road users such as cyclists and pedestrians who use this bridge.*
3. *Are there any further updates on the proposed shared pathway (which includes a North West Bay River crossing) between Margate and Huntingfield?*
4. *Is Council strongly advocating for a safe crossing of the North West Bay River to be stage 1 of the shared pathway development due to the extreme danger pedestrians and cyclists place themselves in whilst attempting to cross the current bridge?*

Officer's Response:

1. Yes. Council officers are liaising with the Department of State Growth, including representatives within State Roads, who are responsible for safety and infrastructure considerations associated with the Channel Highway and the North West Bay River bridge.
2. Council continues to work collaboratively with the Department of State Growth on improving safety for vulnerable road users in the Margate area.

A jointly funded feasibility study has been completed for a shared user pathway between Margate and Huntingfield, which includes consideration of safer crossing options at the North West Bay River. This study was undertaken specifically to address increasing demand for active transport and safety concerns associated with the current bridge crossing.

The Department has advised that the existing Channel Highway bridge was not designed to accommodate pedestrians and cyclists, and this is consistent with many bridges on the State road network.

Council continues to advocate for improved active transport infrastructure, including a safer alternative to the existing bridge crossing for pedestrians and cyclists.

3. A feasibility study for the Margate to Huntingfield shared pathway has been completed.

The current concept includes a separate shared user bridge over the North West Bay River, located adjacent to the existing Channel Highway bridge, to provide a safe crossing for pedestrians and cyclists.

The Department of State Growth has advised that further design and planning work is subject to future funding consideration. Additional planning work is proposed for the 2026–27 financial year (subject to funding approval), which would review the feasibility findings, consider community feedback, and progress planning for sections of the route.

This work would inform any future funding applications for detailed design, approvals and construction, to be undertaken in partnership with Council.

4. Council recognises the safety concerns associated with pedestrians and cyclists using the existing Channel Highway bridge and continues to advocate for improved active transport outcomes in the Margate area.

Council supports the inclusion of a safe, separated crossing of the North West Bay River as part of the proposed shared pathway project.

The staging and prioritisation of works, including whether the bridge crossing is progressed as an early stage, will ultimately be determined through future planning, design and funding processes led by the Department of State Growth, in partnership with Council.

Council will continue to advocate for investment in infrastructure that improves safety and connectivity for the community.

Craig Mackey, Director Engineering Services

9.7 CLIMATE EMERGENCY MANAGEMENT

Ms Carol Rea submitted the following question on notice:

1. *Is Kingborough planning to support the City of Sydney Motion in Canberra 23-25 June at the Australian Local Government Association conference?*
2. *Which Kingborough Councillors will represent us at The National General Assembly of Local Government (NGA) given that the NGA is the largest annual gathering of local government leaders in Australia.*
3. *How much (what proportion) of our budget does climate change currently cost Kingborough Council? That includes mitigating for disasters, emergency response and recovery after an event.*

Officer's Response:

1. Kingborough delivers climate change adaptation in line with the Kingborough Climate Change Policy and recognises the range of roles and responsibilities in this work from all levels of Australian governments. Council has not considered the motion by the City of Sydney at the National General Assembly.
2. At the time of this response Council is not planning on having any representation at the National General Assembly in June.
3. Council has an embedded approach to addressing climate change with future works being viewed through a climate preparedness lens. This includes ensuring assets and services are as resilient as possible to the project impacts of climate change. At present, Council does not maintain have specific records of expenditure where climate change risk has informed other operational work. For example changes to the specifications of the stormwater network to respond to increased rain intensity has informed other operational work. However, Council's

Climate Change Program had an operational budget of \$67,000 and 1.0FTE in 2025-2026, which is or 0.3% of the operating budget for that year.

Padraig Pearce, Climate Change Advisor

9.8 ROADS

At the Council meeting on 18 May 2026, **Mr Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I notice that the graders have been around Middleton lately grading some roads. Is there a particular reason that Majors Road was skipped particularly after all the discussions that I've had here and elsewhere about its lack of maintenance and really poor condition?

Officer's Response:

Council officers will make contact with Mr Hodson to arrange an onsite meeting and to assess the road.

Craig Mackey, Director Engineering Services

9.9 BUSHFIRE PREPAREDNESS

At the Council meeting on 18 May 2026, **Ms Alison Rogers** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I'm just circling back to a question that I asked on the 19th January in relation to getting some clarity around what property owners can do in relation to bush fire preparedness. I note that we did get a response on 2nd February and Council officers response was "Council can confirm that no approval was required to collect and remove sticks, leaves, leaf litter or bark that have fallen on the ground on your property for the purpose of reducing bush fire risk. This type of routine property maintenance does not interfere with natural values in a way that requires a permit and it is recognised as appropriate and proactive bush fire risk reduction activity." My question for that is, has that policy changed recently, would that be something that's new or has that been in place for many years?

Officer's Response:

The requirements for vegetation removal are set by the Kingborough Interim Planning Scheme. Under the Scheme, the removal of native vegetation is generally classified as works or development and may require a permit unless a relevant exemption applies. These exemptions include vegetation removal for bushfire hazard management to protect existing assets and public safety, where carried out in accordance with an endorsed bushfire hazard management plan, as well as the removal of dead wood. As previously advised (Council Minutes 2 February 2026) the collection and removal of sticks, leaves, leaf litter and bark that have fallen on the ground is not considered vegetation removal under the Scheme and does not require approval. There has been no change in policy in relation to this advice. While we have not been able to identify the specific examples referred to in recent correspondence, we are happy to review any details provided by the resident that has been referred to in this case. This helps Council make sure the advice given to landowners is clear and consistent.

For anyone who is unsure about whether approval may be needed for any type of vegetation clearing, Council offers a service for landowners to seek advice on whether a permit under the planning scheme is required (link below). In some situations, we may ask for supporting information to confirm that an exemption applies.

[Clearing and Tree Removal - Kingborough Council](#)

Deleeze Chetcuti, Director Environment, Development & Community Services

10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11 QUESTIONS ON NOTICE FROM COUNCILLORS

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

Public Copy

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

12.1 DEVELOPMENT APPLICATION FOR EXTENSION AND ALTERATIONS TO DWELLING AT 208 CHANNEL HIGHWAY, TAROONA

File Number: DA-2026-45
Author: Adam Smee, Consultant Planner
Authoriser: Deleeze Chetcuti, Director Environment, Development & Community Services

Applicant:	Eadesign
Owner:	Miss C A Dunbabin
Subject Site:	208 Channel Highway, Tarooma (CT 23384/8)
Proposal:	Extension and alterations to dwelling
Planning Scheme:	<i>Kingborough Interim Planning Scheme 2015</i>
Zoning:	Low Density Residential
Codes:	E6.0 Parking and Access E7.0 Stormwater Management
Use Class/Category:	Residential (single dwelling)
Discretions:	<i>12.4.2 Setbacks and building envelope (P3)</i> <i>12.4.3 Site coverage and private open space (P1)</i>
Public Notification:	Public advertising was undertaken between 22 April 2026 and 5 May 2026 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Section 52(1B) Owner consent requirements:	The development is wholly contained within land in private ownership, no further consents required.
Representations:	Three (3) representations.
Recommendation:	Approval subject to conditions.

1. PROPOSAL

1.1 Description of Proposal

The proposal is for extensions and alterations to the dwelling on the site. The proposed extensions would include additional bedrooms on the south-eastern side of the dwelling. This extension would have a floor area of approximately 30m². An attached deck is also proposed on this side of the dwelling. The deck would have an area of approximately 13.6m². A roof over an area at the entrance to the dwelling on the north-western side is also proposed. This roof would have an area of approximately 15m².

The proposed alterations would include the removal of internal walls, kitchen joinery, and fittings and fixtures. The removal of windows and sections of external walls is also proposed to allow for the proposed extensions. The roof over the dining room at the

north-eastern corner of the dwelling would be replaced by a new roof that would also cover the proposed bedroom extension.

1.2 Description of Site

The site is a residential lot within the suburb of Tarooma. The lot is rectangular in shape and has an area of 663m². The lot has frontage to the Channel Highway on its north-western boundary. The land within the property slopes downward from the frontage to the rear. The dwelling on the property is set back from the frontage. The dwelling is single storey although it has a partly elevated floor level in response to the gradient of the site. There is a driveway, vehicle parking, and a patio area between the dwelling and the frontage. There is an area of private open space to the rear of the dwelling.

The site is within an established residential area. There are dwellings on the similar sized properties surrounding the site.

1.3 Background

There is no relevant background for this application.

2. ASSESSMENT

2.1 State Policies and Act Objectives

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

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

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the Low Density Residential Zone

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

12.1.1.1 *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*

12.1.1.2 *To provide for non-residential uses that are compatible with residential amenity.*

12.1.1.3 *To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.*

12.1.1.4 *To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.*

The proposal is considered to be consistent with the relevant zone purpose statements as it is for residential use and development on a larger lot in a residential area.

Clause 12.1.2 – Local Area Objectives and clause 12.1.3 Desired Future Character Statements

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

Local Area Objectives		Implementation Strategy	
(a)	<i>The relative low residential density of Tarooma will be maintained and any significant change to higher densities is to be avoided.</i>	(a)	<i>Infill development should only be encouraged on sites convenient to urban facilities and services.</i>
(b)	<i>Areas within Tarooma that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.</i>	(b)	<i>Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity with only minimal expansion of the existing urban footprint permitted.</i>
Desired Future Character Statements		Implementation Strategy	
(a)	<i>Tarooma is to continue to be a seaside suburb mainly containing single detached dwellings with established landscaped gardens.</i>	(a)	<i>Multi-unit housing is to be discouraged other than in the vicinity of the Tarooma shopping centre.</i>
(b)	<i>The existing neighbourhood character that is associated with the area's landscape and environmental values should be protected.</i>	(b)	<i>The visual amenity of hillsides and skylines is retained by providing for larger lots that are able to retain sufficient native vegetation. Native vegetation is to be protected along the coastline and alongside gullies and watercourses. In some cases these areas also provide a buffer or transition between more closely settled urban areas and other areas with high natural values.</i>

The proposal is consistent with the Local Area Objectives and associated Implementation Strategies provided for Tarooma, as there would be no change to density or lot size, or impacts upon visual landscape or environmental values as a result of the proposed development.

The proposal is consistent with the Desired Future Character Statements and associated Implementation Strategies provided for Tarooma, as there would be no change to the type of built form found on the site (i.e., the existing single detached dwelling would be retained) and no significant impact upon neighbourhood character. Multi-unit housing is not proposed and the proposal would have no impact upon the visual amenity of hillsides or skylines, or upon native vegetation.

2.3 Statutory Planning

The proposal is for development associated with the existing single dwelling on the site. This use is within the residential use class. This use class is listed as a “no permit required” use in the use table provided for the Low Density Residential Zone, with the qualification “only if for a single dwelling”. Therefore, the proposal is for a no permit required use on the site.

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

2.4 Use and Development Standards

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

Low Density Residential Zone

Clause 12.4.2 - Setbacks and building envelope

Acceptable Solution
The acceptable solution A3(a) for clause 12.4.2 requires a dwelling to be contained within a building envelope.
Performance Criteria
The performance criterion P3 for clause 12.4.2 states that: <i>The siting and scale of a dwelling must:</i> <i>(a) not cause unreasonable loss of amenity by:</i> <i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i> <i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i> <i>(iii) overshadowing of an adjoining vacant lot; or</i> <i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i> <i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</i>
Proposal
The proposal includes an extension that would not be contained within the building envelope. The new roof proposed over the sunroom/dining room at the north-eastern corner of the dwelling would not be contained within the building envelope determined relative to the sites north-eastern side boundary. The proposal therefore does not comply with the acceptable solution A3 for clause 12.4.2 and relies upon the above performance criterion.

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

- Any potential overshadowing impact caused as a result of the proposal is likely to be limited to the adjoining property to the south, at 210 Channel Highway.
- The proposal is unlikely to result in a significant reduction in sunlight to habitable rooms upon this adjoining property, as the floor level of these rooms would be at a similar level as the ceiling height of the proposed extension, and the existing separation between the dwellings on the properties would be largely maintained.
- The proposal is unlikely to result in significant additional overshadowing of private open space on the adjoining property as this would be limited in duration and extent to around midday periods.
- The site is not adjacent to a vacant lot.
- Similarly to above, any potential visual impact caused as a result of the proposal is likely to be limited to the adjoining property to the south.
- The proposal would not have a significant additional visual impact upon this property as it would not increase the height of the dwelling on the site or the visual extent of the dwelling when viewed from this property.

- The proposal would generally maintain the existing separation between dwellings on adjoining lots.

Low Density Residential Zone

Clause 12.4.3 - Site coverage and private open space

Acceptable Solution
The acceptable solution A1(a) for clause 12.4.3 requires a dwelling to have a site coverage of not more than 25%.
Performance Criteria
The performance criterion P1 for clause 12.4.3 states that: <i>Dwellings must have:</i> <i>(a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:</i> <i>(i) outdoor recreational space consistent with the projected requirements of the occupants; and</i> <i>(ii) operational needs, such as clothes drying and storage; and</i> <i>(b) have reasonable space for the planting of gardens and landscaping.</i> <i>(c) not be out of character with the pattern of development in the surrounding area; and</i> <i>(d) not result in an unreasonable loss of natural or landscape values.</i>
Proposal
The proposal includes a site coverage more than 25%. A site coverage of 28.76% is proposed. The proposal therefore does not comply with the acceptable solution A1 for clause 12.4.3 and relies upon the above performance criterion.

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

- The proposal would not significantly affect the existing private open space (POS) on the site. While the proposal would reduce the area of POS to rear of the dwelling the majority of this area, as well as the patio at the front of the dwelling, would be retained. The POS would also be augmented by the proposed deck which would be suitable for outdoor dining and entertainment given its location adjacent to the dwelling’s living areas.
- Sufficient POS would be retained on the site to allow for operational needs such as clothes drying and storage. For example, the submitted plans indicate that storage would be provided beneath the roof proposed over the area at the entrance to the dwelling. There would be several locations within the POS provided where a clothesline may be provided, for example, a wall mounted clothesline could be provided within the POS between the dwelling and the site frontage, close to the entrance and the proposed laundry facilities.
- The proposal would not significantly reduce the area available for planting of gardens and landscaping. Existing landscaped and garden areas on the site would be largely maintained.
- The proposed site coverage would not be out of character with the pattern of development in the surrounding area, as there are several examples nearby of site coverage similar to that proposed.
- The proposal would have no impact on natural or landscape values.

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 22 April 2026 to 5 May 2026). Three representations were received during the public exhibition period. The following issues were raised by the representors:

2.5.1 *Privacy and Overlooking*

The representations raise concern regarding potential impacts upon the privacy of adjoining properties as a result of construction of the proposed deck. The representors highlight that the proposed deck would extend further to the east than existing dwellings on these properties, that the deck would be elevated, and that a screen would not be provided on the side of the deck closest to an adjoining property. The representations requested amendments to the proposed design to incorporate screens and a smaller deck.

Response:

A summary of the concerns raised in the representations was provided to the applicant, in order to allow them the opportunity to respond. The applicant's response to the above privacy concerns was to point out that the proposal complies with the acceptable solution for the relevant planning scheme standard, i.e., the proposed deck complies with the setbacks prescribed by acceptable solution A1 for clause 12.4.6. The assessment in the attached checklist confirms that this standard is met. Given that the proposed deck complies with the relevant acceptable solution, there is no basis for Council to require any of the changes in its design requested by the representors.

One of the representations suggests that while the proposed deck complies with the relevant acceptable solution for clause 12.4.6, it does not meet the objective for the clause. Clause 7.5.1 of the planning scheme states that "use or development must comply with each applicable standard in a zone". Clause 7.5.3 of the planning scheme states that:

Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.

Therefore, development that complies with an acceptable solution complies with the relevant standard, including the objective for that standard.

2.5.2 *Acoustic Privacy / Noise*

One of the representations raises concern regarding potential noise impacts upon an adjoining property as a result of use of the proposed deck. The representation notes the proximity of the proposed deck to a bedroom and living areas on the adjoining property.

Response:

Acoustic privacy and noise impacts as a result of residential use are not issues addressed in the planning scheme. It is noted that the *Environmental Management and Pollution Control Act 1994* regulates noise impacts, including impacts from residential use.

2.5.3 *Overshadowing*

One of the representations raises concern regarding the potential overshadowing impact of the proposal, noting that shadow diagrams and roof heights were not provided with the proposal.

Response:

In response, as discussed earlier in section 2.4 of this report, the proposal is not considered likely to have a significant overshadowing impact on adjoining properties, as it would not significantly increase the height or footprint of the dwelling on the site, or reduce its separation from dwellings on adjoining properties.

2.5.4 Retaining Wall and Ground Level Concerns

The representations suggest that a retaining wall that has recently been constructed on the site is not shown on the submitted plans and should have been included in the application. The representations also suggest that the natural ground levels shown on the plans are incorrect.

Response:

In response, the applicant has confirmed that the retaining wall is not included in the application and that the natural ground levels shown on the plans are based upon a recent site survey.

Council has no capacity to compel an applicant to include buildings or works in an application for a Planning Permit. A previous Tribunal decision (*Benjamin Luke & Samantha Anne Woodhouse v Kingborough Council [2022] TASCAT 45 (6 May 2022)*) confirmed that it is for an applicant to determine the scope of their application. Council's role as planning authority is to assess an application against the relevant planning scheme standards rather than to prescribe what should be included in a planning application. However, relevant advice should be included to clarify that any Planning Permit issued for the proposal does not include approval for any retaining wall on the site.

3. CONCLUSION

The proposal complies with the relevant planning scheme standards and is recommended for approval subject to standard conditions.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for extension and alterations to dwelling at 208 Channel Highway, Tarooma for Eadesign 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-2026-45 and Council Plan Reference No. P1 submitted on 12/04/2026 and Council Plan Reference No. P2 submitted on 25/03/2026.

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

2. 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.
3. Erosion/siltation infiltration control measures must be applied during construction works to the satisfaction 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. The proposed development has been assessed as low risk plumbing work. The Plumber is to provide the following documentation to Council after the plumbing work is completed:
- (a) A Form 80;
 - (b) A Form 71B; and
 - (c) An 'As Constructed' drainage plan at a scale of 1:200 in accordance with the Director's Specified List Schedule 3.
- D. This permit does not give approval for any retaining wall on the site. Further approval may be required for any retaining wall constructed on the site that does not meet the exemption provided in clause 5.6.5 of the *Kingborough Interim Planning Scheme 2015*.

ATTACHMENTS

1. **Title documents**
2. **Assessment Checklist**
3. **Proposed development plans**



FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

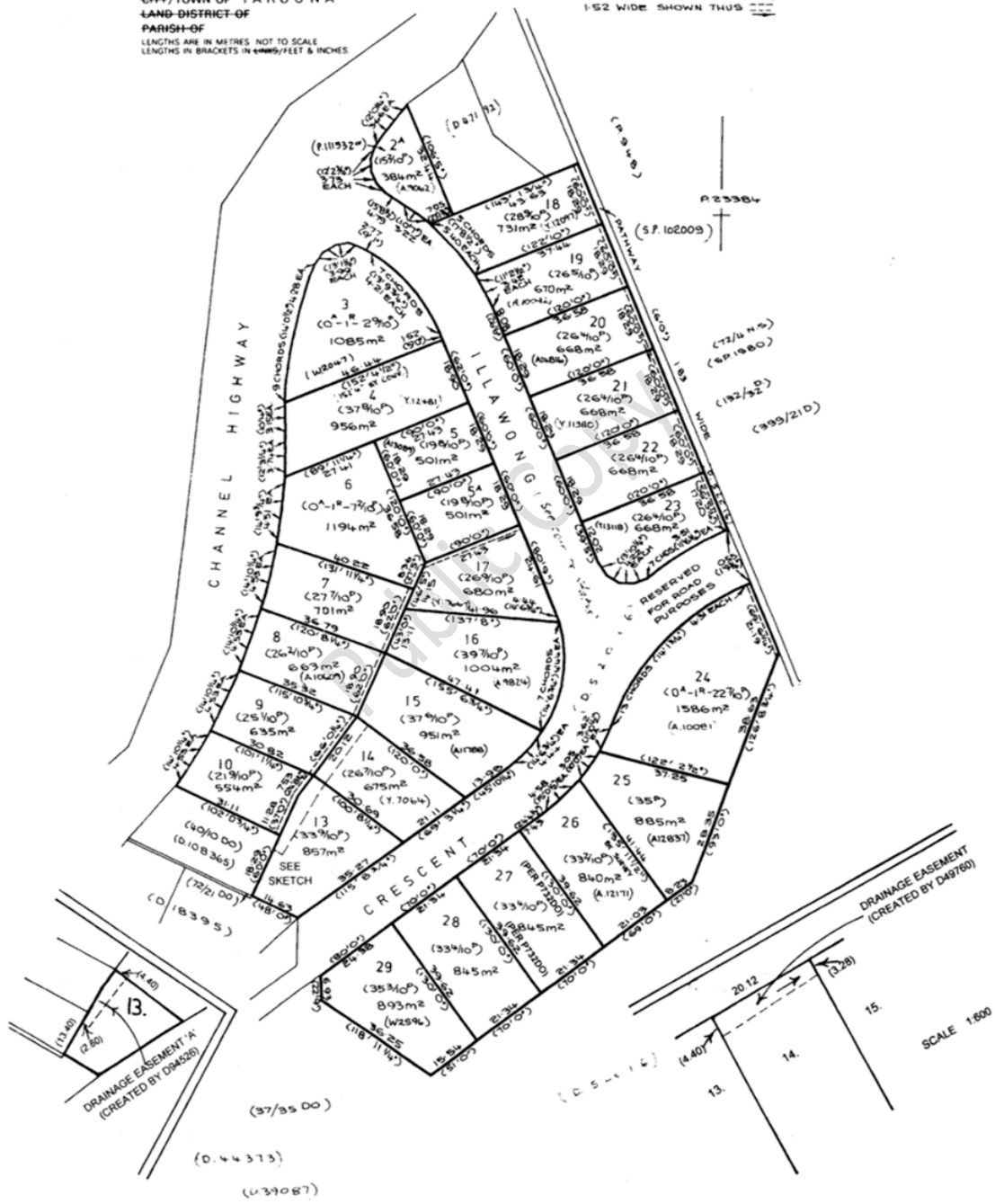


APPROVED FROM <i>E. S. Thompson</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER P. 23384
FILE NUMBER	GRANTEE PART OF 59 ⁵ 0 ⁰ 0 ⁰ GTD TO HENRY WILLIAM HOPWOOD	S.L. 27/6/86

SKETCH BY WAY OF ILLUSTRATION ONLY

6TH/TOWN OF TAROONA
LAND-DISTRICT-OF
PARISH-OF
LENGTHS ARE IN METRES, NOT TO SCALE
LENGTHS IN BRACKETS IN FEET & INCHES

DRAINAGE EASEMENTS (5'0")
1:52 WIDE SHOWN THUS





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 23384	FOLIO 8
EDITION 2	DATE OF ISSUE 10-June-2020

SEARCH DATE : 12-Feb-2026

SEARCH TIME : 10.47 am

DESCRIPTION OF LAND

Town of TAROONA
 Lot 8 on Plan 23384
 being the land described in Conveyance No. 67/7741
 Derivation : Part of 59 Acres Granted to H.W. Hopwood
 Prior CT 4857/49

SCHEDULE 1

M812789 TRANSFER to COURTNEY ANNE DUNBABIN Registered
 10-June-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 67/7741 CONVEYANCE - BENEFITING EASEMENT: Right of drainage
 over the land marked Drainage Easement shown passing
 through Lots 6, 7 & 17 on Plan No. 23384
 67/4471 CONVEYANCE - BURDENING EASEMENT: Right of drainage
 (appurtenant to Lots 9, 10 & 11 on Plan No. 23384)
 over the land marked Drainage Easement shown passing
 through Lot 8 on Plan No. 23384
 E222938 MORTGAGE to Commonwealth Bank of Australia
 Registered 10-June-2020 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Assessment Checklist for Development Applications for Single Dwellings within the Low Density Residential Zone

Application No: DA-2026-45	Description: Extension and alterations to dwelling
Applicant: EA Design	Owner: Miss C A Dunbabin
Location: 208 Channel Highway, Tarooma	

Use Status

Use Class	Residential
Use Status	NPR

Low Density Residential Zone Provisions (single dwelling)

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

Clause	Compliance/Comments
<p>Clause 12.4.2 - Setbacks and building envelope</p> <p>A1 - Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites 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>A2 - A garage or carport must have a setback from a frontage of at least:</p> <p>(a) 5.5 m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p>	<p>A1(a) – Complies</p> <p>A1(b) – N/A</p> <p>A1(c) – N/A</p> <p>A2(a) – N/A – no new garage proposed</p> <p>A2(b) – N/A</p> <p>A2(c) – N/A</p>

Clause	Compliance/Comments
<p>(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</p> <p>A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser). <p>A4 - No trees of high conservation value will be impacted.</p>	<p>A3(a) – does not comply, the new roof proposed over the sunroom/dining room would not be contained within the building envelope determined relative to the site’s north-eastern side boundary.</p> <p>A3(b) – complies, no extension area within 1.5m of a side boundary is proposed.</p> <p>A4 – N/A, no trees on the site.</p>
<p>Clause 12.4.3 - Site coverage and private open space</p> <p>A1 – Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and (b) a site area of which at least 25% of the site area is free from impervious surfaces; (c) n/a, only applicable to multiple dwelling. <p>A2 - A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry 	<p>A1(a) – does not comply, proposed site coverage (proposed roof area: 190.69m² / site area: 663m² = 28.76%) would be more than 25%.</p> <p>A1(b) – complies, 38% of the site area would remain free from impervious surfaces.</p> <p>A1(c) – n/a, only applicable to multiple dwelling.</p> <p>A2 – N/A, the existing POS to the rear of the dwelling would be mostly retained.</p>

Clause	Compliance/Comments
<p>foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4 m; or</p> <p>(ii) 2 m, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
<p>Clause 12.4.4 – Sunlight and overshadowing</p> <p>A1 – A dwelling must have at least one habitable room (other than a bedroom) window that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).</p>	<p>A1 – complies</p>
<p>Clause 12.4.5 - Width of openings for garages and carports</p> <p>A1 – A garage or carport within 12 m 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 not exceeding 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A1 – N/A, a garage or carport is not proposed.</p>
<p>Clause 12.4.6 - Privacy</p> <p>A1 - A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p>	<p>A1(a) and (b) – complies, the proposed deck would be set back more than 3m from side boundaries and 4m from the rear boundary.</p> <p>A1(c) – n/a, only applicable to multiple dwellings</p>

Clause	Compliance/Comments
<p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary;</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:</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 private open space, or the other dwelling on the same site.</p> <p>A2 - A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p style="padding-left: 20px;">(i) is to have a setback of at least 3 m from a side boundary;</p> <p style="padding-left: 20px;">(ii) is to have a setback of at least 4 m from a rear boundary;</p> <p style="padding-left: 20px;">(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site;</p> <p style="padding-left: 20px;">(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p style="padding-left: 20px;">(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p style="padding-left: 20px;">(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p style="padding-left: 20px;">(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>	<p>A2 – complies, the new window in the north elevation would be more than 3m from the northern side boundary and would have a sill height of 1.8m above FFL. The only new window proposed within the south elevation would be more than 3m, from the southern side boundary.</p>

Clause	Compliance/Comments
<p>Clause 12.4.7 - Frontage fences</p> <p>A1 - A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2 m if the fence is solid; or (b) 1.5 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<p>A1 – N/A, a fence is not proposed.</p>

Code Provisions

Clause	Compliance/Comments
<p>E6.0 Parking and Access Code</p>	
<p>N/A, no change to parking or access proposed.</p>	
<p>E7.0 Stormwater Management Code</p>	
<p>Clause E7.7.1 - Stormwater drainage and disposal</p> <p>A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>A1 – complies, stormwater from new impervious surfaces would be disposed of by gravity to the existing stormwater connection.</p>
<p>A2 – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none"> (a) the size of new impervious area is more than 600 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 	<p>A2 – N/A, more than 600m² of new impervious area; new car parking; or a subdivision is not proposed.</p>
<p>A3 – A minor stormwater drainage system must be designed to comply with all of the following:</p> <ul style="list-style-type: none"> (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. 	<p>A3 – complies</p>
<p>A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p>A4 – N/A, no change to major stormwater drainage.</p>

Clause	Compliance/Comments
F5.0 Huntingfield Housing Land Supply Order Specific Area Plan	
N/A	

Adam Smee
CONSULTANT PLANNER

29 April 2026

Public Copy

e a d e s i g n

208 CHANNEL HIGHWAY, TAROONA
HOUSE ALTERATION AND EXTENSION - Planning Set - February 2026

WIND CLASSIFICATION: - N3
TITLE REFERENCE: - CT 23384/ 8
SOIL CLASSIFICATION: - M
CLIMATE ZONE: - 7
BAL RATING: - low
ZONED: - low density residential
OVERLAYS: - none

DRAWING LIST

A01 COVER SHEET
A02 NOTE SHEET
A03 SITE PLAN
A04 DEMOLITION PLAN
A05 FLOOR PLAN
A06 DIMENSIONAL LAYOUT
A07 ROOF PLAN
A08 SOUTH ELEVATION
A09 EAST ELEVATION
A10 NORTH ELEVATION
A11 WEST ELEVATION
A12 SECTION A
A13 SECTION B

Public Copy

Kingborough Council

Development Application: DA-2026-45

Plan Reference No: P1

Date Received: 12/04/2026

Date placed on Public Exhibition: 22/04/2026

gregory eade building design

26 browne street, west hobart 7000
mobile: 0427 871723
email: greg@eadesign.com.au
accreditation: CC1133F
ABN number: 34985528960
client: courtney dunbabbins

NOTES

- ALL WORK TO COMPLY WITH THE NCC 2022 VOLUME 2 COMBINED WITH ABCB HOUSING PROVISIONS STANDARD.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE RELEVANT S.A.A. CODES AND TO COUNCIL APPROVAL.
- ALL TIMBER TO BE NEW AND FREE FROM DEFECTS. ALL FRAMING SHALL COMPLY WITH A.S. 1684. TIMBER TO BE GRADE F17 AND NEW STUD WALLS TO BE 90 x 45 F17 @ 450 CRS. UNLESS NOTED OTHERWISE.
- PLASTERBOARD TO BE 10mm TO INTERNAL WALLS AND 13mm TO CEILINGS. WATER RESISTANT VILLABOARD TO ALL WET AREAS.
- BUILDING TO COMPLY TO NCC ENERGY EFFICIENCIES PART 13.2 (BUILDING FABRIC) 13.3 (EXTERNAL GLAZING) AND 13.4 (BUILDING SEALING) TO MAKE BUILDING AIRTIGHT. EXTERNAL DOORS TO HAVE RAVEN SEALS OR SIMILAR APPROVED:
 RP20 TOP & SIDES
 RP3 BOTTOM
 RP2A SLIDING DOORS
- PROVIDE IMPERVIOUS WALLS AND FLOOR FINISHES TO ALL WET AREAS. SUBSTRATES, FINISHES, SPLASHBACKS & SEALING TO COMPLY WITH NCC PART 10.2.1 (WET AREAS) AND 10.2.2 SHOWERS, BATHS, FLOORING, WALLS, SEALING, WATERPROOF MEMBRANES AND OTHER WET AREAS. SPLASHBACKS 200 MIN. ABOVE BASINS/ SINK. ENCLOSED SHOWER WITHOUT HOB TO BE WATERPROOFED OVER THE ENTIRE ENCLOSED SHOWER AREA INCLUDING WATERSTOP. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF 1800mm ABOVE FINISHED FLOOR LEVEL. JOISTS TO BE 250 MAX CRS. SUBSTRATE TO BE 18mm CEMENT SHEET. ALL JOINTS SEALED. WATERPROOFING TO BE SIKA OR APPROVED EQUIVALENT. ALL CORNERS - INTERNAL, EXTERNAL, HORIZONTAL - TO BE WATERPROOFED 40mm WIDE TO 1800MM ABOVE FLOOR LEVEL
- STRUCTURAL DESIGN
 ALL ENGINEERING DESIGN INCLUDING HOLD DOWN DETAILS, BRACING, LINTELS & FRAMING BY JOHNSTONE, MCGEE & GANDY.
- SMOKE DETECTORS / ALARM ARE TO BE INSTALLED IN ACCORDANCE WITH NCC PART 9.5 SMOKE DETECTORS MUST BE INTER-CONNECTED & CONNECTED TO MAINS POWER AND INSTALLED IN CEILINGS IN LOCATIONS SHOWN THUS ON PLANS. WIRED IN SMOKE DETECTORS/ ALARMS TO COMPLY WITH A.S. 3786.
- GLAZING TO BE TOUGHENED 5mm MIN. THICK. WHERE REQUIRED TO DECK AREA. TO COMPLY WITH AS. 12.88 - 2006 & A.S. 2047 & TO NCC PART 8.3. & TO BE DOUBLE GLAZED THROUGHOUT TO COMPLY WITH THE ENERGY ASSESSMENT 6 STAR MIN. RATING.

ALL WINDOWS CLEAR (C.) UNLESS SHOWN
 'O.' = OPAQUE

LOT AREA	664	m ²
EXISTING HOUSE (retained)	143	m ²
NEW DECK	14	m ²
ROOFED ENTRY	16	m ²
PROPOSED EXTENSION	30	m ²
TOTAL FOOTPRINT	173	m ²
PLOT RATIO	26	%

- INSULATION TO BE TO NCC PART 13.2
EXISTING INSULATION
 ceiling space - batts R2.5
 walls - timber stud weatherboard , no insulation
 floor - timber floor over timber joists, no insulation

- NEW INSULATION EXTENSION
ROOF - R4.1 ENVIROSEAL PROCTORWRAP HTS vapour permeable over timber battens/ rafter/ trusses but under PROCTOR PASSIVE DRAINAGE BATTEN DB-FR & installed to manufacturer's specification to reduce condensation . R4.1 bulk insulation -BRADFORD GOLD CEILING BATTS HP - 215 THICK)
EXTERNAL WALLS (STUD) - PROCTORWRAP RW building sheet over studs/ 90 thick R2.5 BRADFORD GOLD HP BATTS with 19 thick vertical battens over sheet on stud and 35 thick horizontal batten. cladding fixed to 35 batten
INTERNAL WALLS including wall between bed 5 to kitchen/ ensuite to bed 1/ bed 1 to bed 4/ bed 2 to bed 4 & hall to have R 2.0 BATTS IN STUD WALLS.
UNDER BOX GUTTER : install 50mm XPS R1.5
UNDER FLOOR
 existing timber floor - install R2.5 BATTS

- DRAINAGE / PLUMBING
 INSTALL ALL PLUMBING TO TASMANIA PLUMBING REGULATIONS A.S.3500 AND TO LOCAL COUNCIL APPROVAL.
 REFER TO EUREKA FOR ALL PLUMBING DETAILS

- NO CEILING PENETRATIONS FOR LIGHTING. ALL LIGHTING TO BE SURFACE MOUNTED. ALL EXHAUST FANS AND VENTILATING RANGE HOOD TO RUN TO OUTSIDE AND TO BE FITTED WITH SELF CLOSING DAMPER, FILTER OR THE LIKE TO A.S. PART 3.12.3.4

- SUB FLOOR CROSS VENTILATION FOR SUSPENDED TIMBER FLOOR TO BE 6000 sq. mm per METRE LENGTH OF WALL AS PER NCC PART 6.2.1 THRESHOLDS TO BE NON-COMBUSTIBLE

14. CONDENSATION MANAGEMENT:

ROOF AND WALL CONSTRUCTION TO COMPLY NCC PART 10.8.1 & 10.8.3 PLIABLE BUILDING MEMBRANE
 a) where a pliable membrane is installed in an external must, it must -
 i) comply with AS/NZ 4200.1
 ii) be installed in accordance with AS 4200.2
 iii) be a vapour permeable barrier
 iv) be located on the exterior side of the primary insulation layer of the wall assemblies that form the external building envelope of the building
 b) except for single skin masonry or concrete, where a pliable membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity

NCC PART 10.8.2 FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS
 a) an exhaust system installed in a kitchen, bathroom, toilet or laundry must have a minimum flow rate of -
 i) 25 litres per second for a bathroom or toilet
 ii) 40 litres per second for a kitchen or laundry
 b) exhaust from bathroom, laundry or toilet must be to outdoor air HEALTH & AMENITY
 Refer to guidance in the 'Guide for Control of Condensation & Mould in Tasmanian Homes' that should be adhered to.

- HUMAN IMPACT SAFETY
 Refer to NCC Part 8.4
 The thickness and type of glazing installed in areas of a building that have a high potential for human impact (an area of a building frequented by the occupants during everyday activities in which a person could fall into or against the glazed panel) must comply as follows:
 (a) Doors — in accordance with 3.6.4.1.
 (b) Door side panels — in accordance with 3.6.4.2.
 (c) Full height glass panels — in accordance with 3.6.4.3.
 (d) Glazed panels, other than doors or side panels, on the perimeter of rooms — in accordance with 3.6.4.4.
 (e) Bathrooms, ensuite and spa room glazing — in accordance with 3.6.4.5.
 (f) Visibility of glazing — in accordance with 3.6.4.6.

FINISHES SCHEDULE

ROOF SHEETING
 REFER TO SCHEDULES ON PLANS & ELEVATIONS.

WALL CLADDING:
 REFER TO SCHEDULES ON PLANS & ELEVATIONS.

WINDOW FRAMES:
 ALL WINDOWS U.N.O. TO BE TIMBER FRAMED (TASOAK). CLEAR FINISH TO OWNER'S SELECTION.
 SET ALL SLIDING DOOR SEALS & TRACKS TO FLOOR LEVEL TO BE FLUSH.

BATHROOM GRATED TRENCHES:
 STORMTECH 120 SCSARIMTL SHOWER SCREEN GRATE
 STORMTECH 100 AR120MTL SS GRATED TRENCH
 STORMTECH 100 Ti20MTL TILE INSERT

FLOORING:
 POWDER/ BATHROOM/ TILES OVER WATERPROOFING
 ENSUITE: MEMBRANE OVER CEMENT SHEET
 KITCHEN: TIMBER FLOORING
 DINING / LIVING: TIMBER FLOORING
 BEDROOMS : CARPET OVER TIMBER FLOORING

DOWNPIPES
 PVC 100 DIA. - PAINTED TO MATCH WALL COLOUR

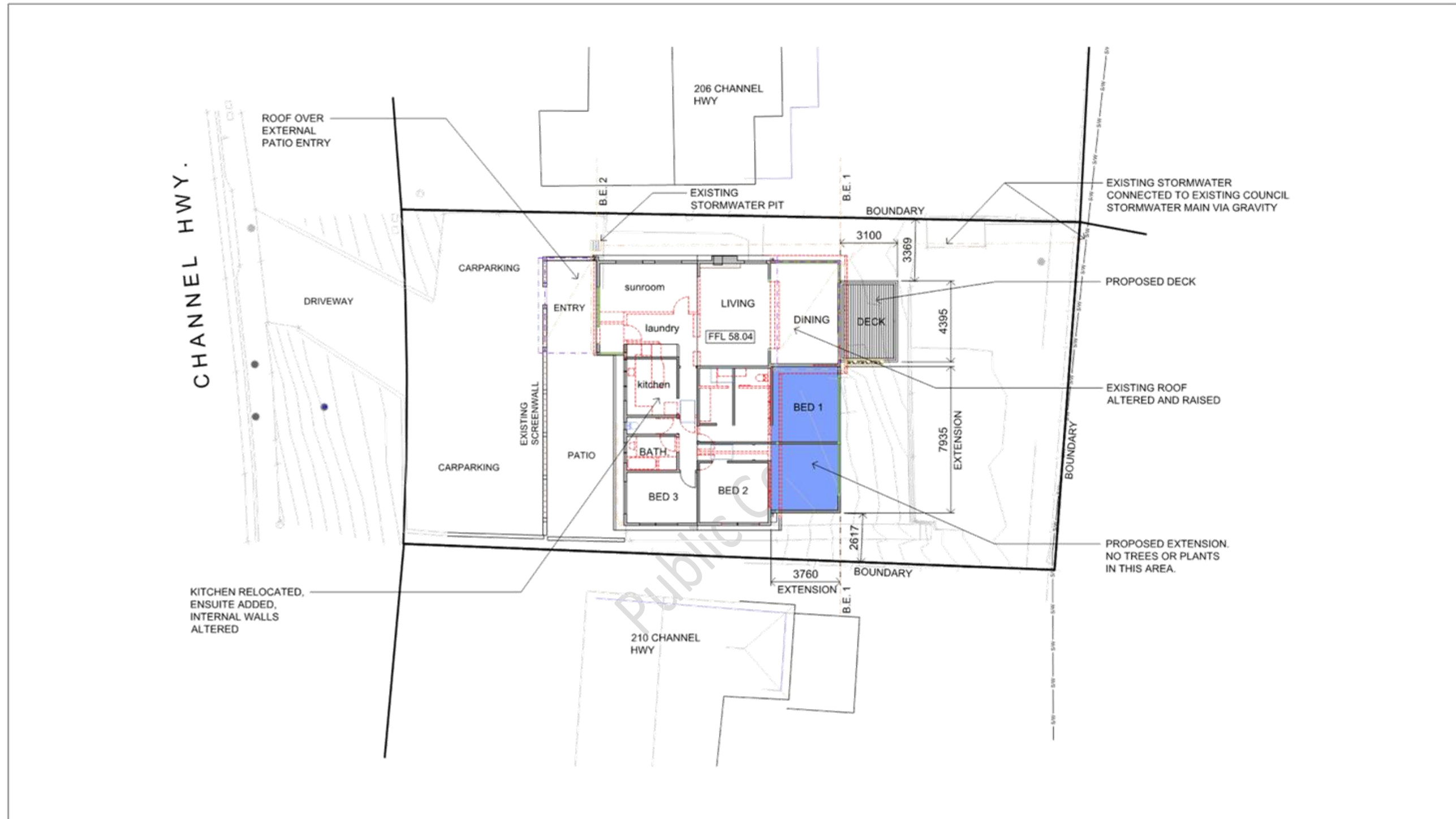
PLASTERBOARD FINISH:
 ALL WINDOWS TO MATCH EXISTING. ARCHITRAVES AND SKIRTING BOARDS TO MATCH EXISTING AND OWNER'S APPROVAL.

SCHEDULE

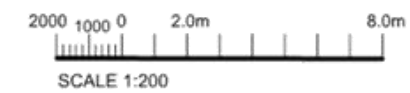
☛	SMOKE DETECTOR HARD WIRED
dw	DISHWASHER
st	STOVE
s	SINK
b	BASIN
ba	BATH
shr	SHOWER
tr	TROUGH
wm	WASHING MACHINE
dp	DOWNPIPE
ef	EXHAUST FAN
CL	CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
U.N.O.	UNLESS NOTED OTHERWISE

Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026

designer : gregory eade client: courtney dunbabbinn land title ref no: CT- 23384/ 8 climate zone: 7 humidity zone: 3 corrosion environ: closer than 1km to coast .	 gregory eade building design 26 browne street, west hobart 7000 accreditation no. C1133F t: 0427 871723 e: geade@bigpond.net.au	Project 208 CHANNEL HIGHWAY, TAROONA HOUSE ALTERATION and EXTENSION Drawing NOTE SHEET	DO NOT SCALE CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE Number 2025 - DUNBABBIN-A02
---	--	--	---



SITE PLAN
SCALE 1:200



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026



designer : gregory eade
 client: courtney dunbabbín
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast .

e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

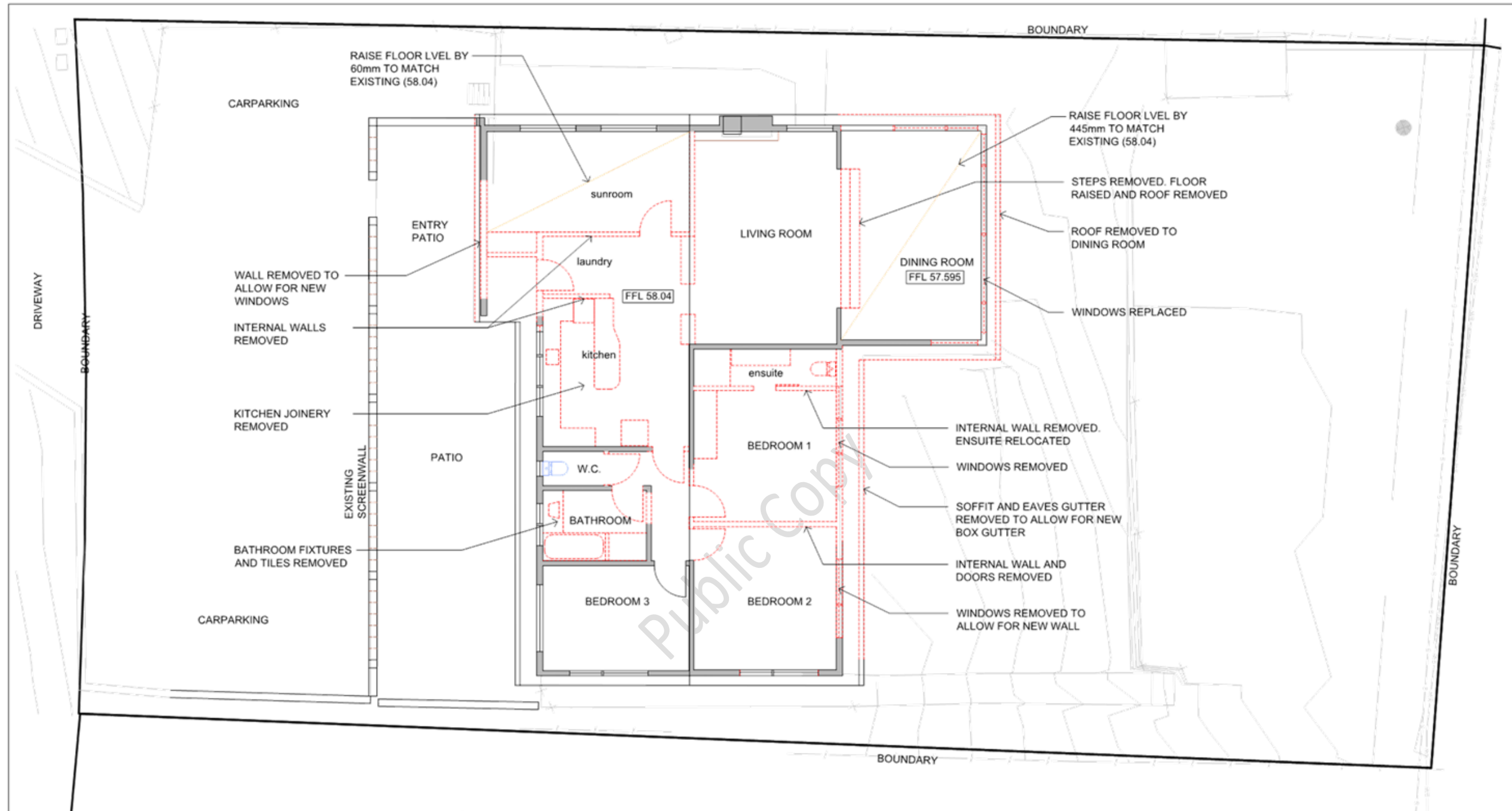
DO NOT SCALE. CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

Project
 208 CHANNEL HIGHWAY, TAROONA
 HOUSE ALTERATION and EXTENSION

Drawing
 SITE PLAN

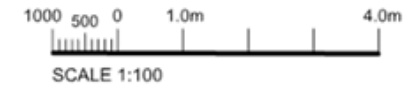
Number
 2025 - DUNBABBIN-A03

Document Set ID: 4758367
 Version: 1. Version Date: 20/04/2026



DEMOLITION AND EXISTING PLAN

SCALE 1:100



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026



designer : gregory eade
 client: courtney dunbabbinn
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast

e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

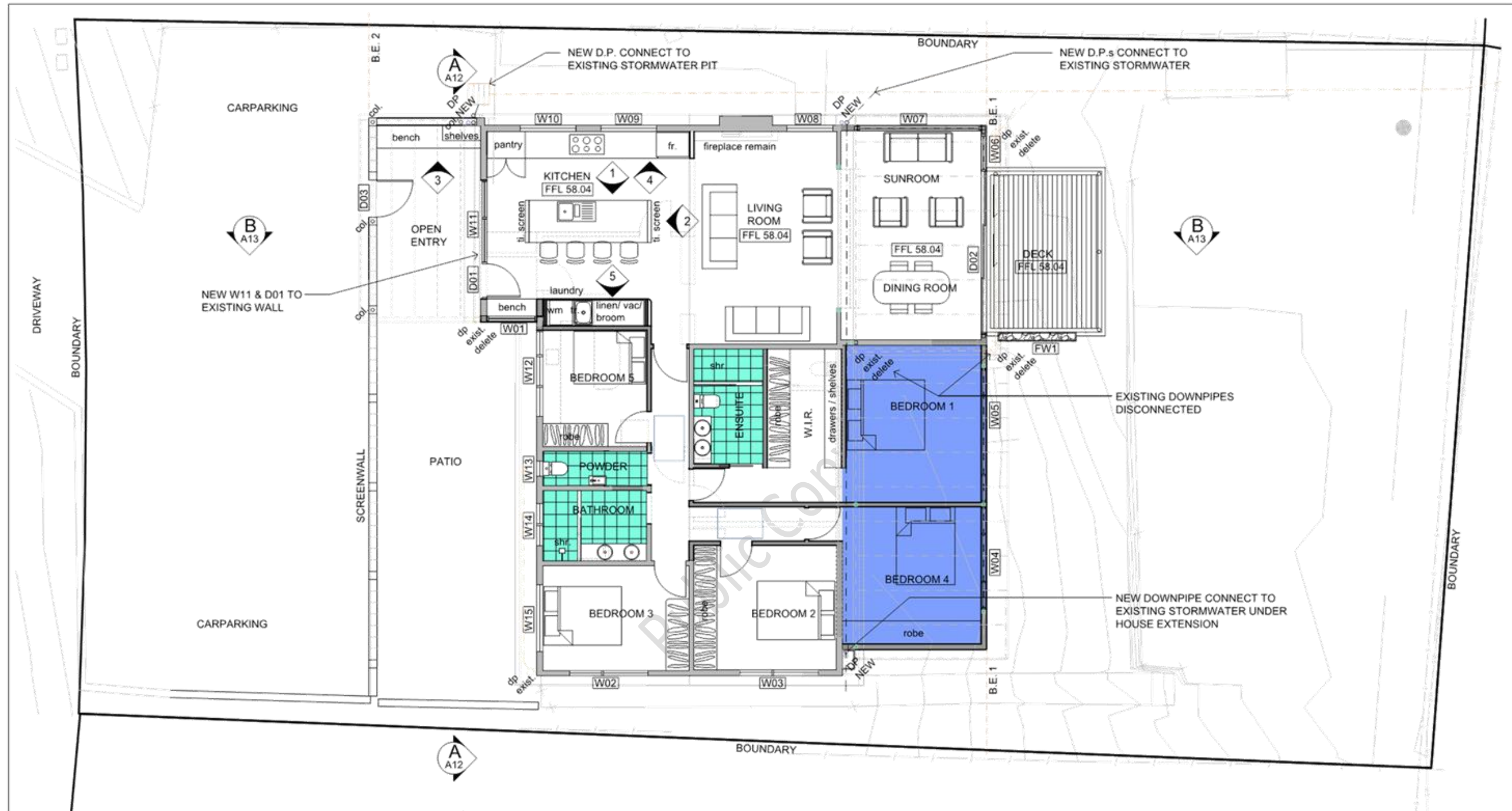
DO NOT SCALE - CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

Project
208 CHANNEL HIGHWAY, TAROONA HOUSE ALTERATION and EXTENSION

Drawing
DEMOLITION & EXISTING 2025 - DUNBABBIN-A04

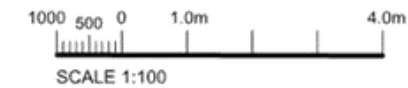
Number

Document Set ID: 4758367
 Version: 1. Version Date: 20/04/2026



FLOOR PLAN

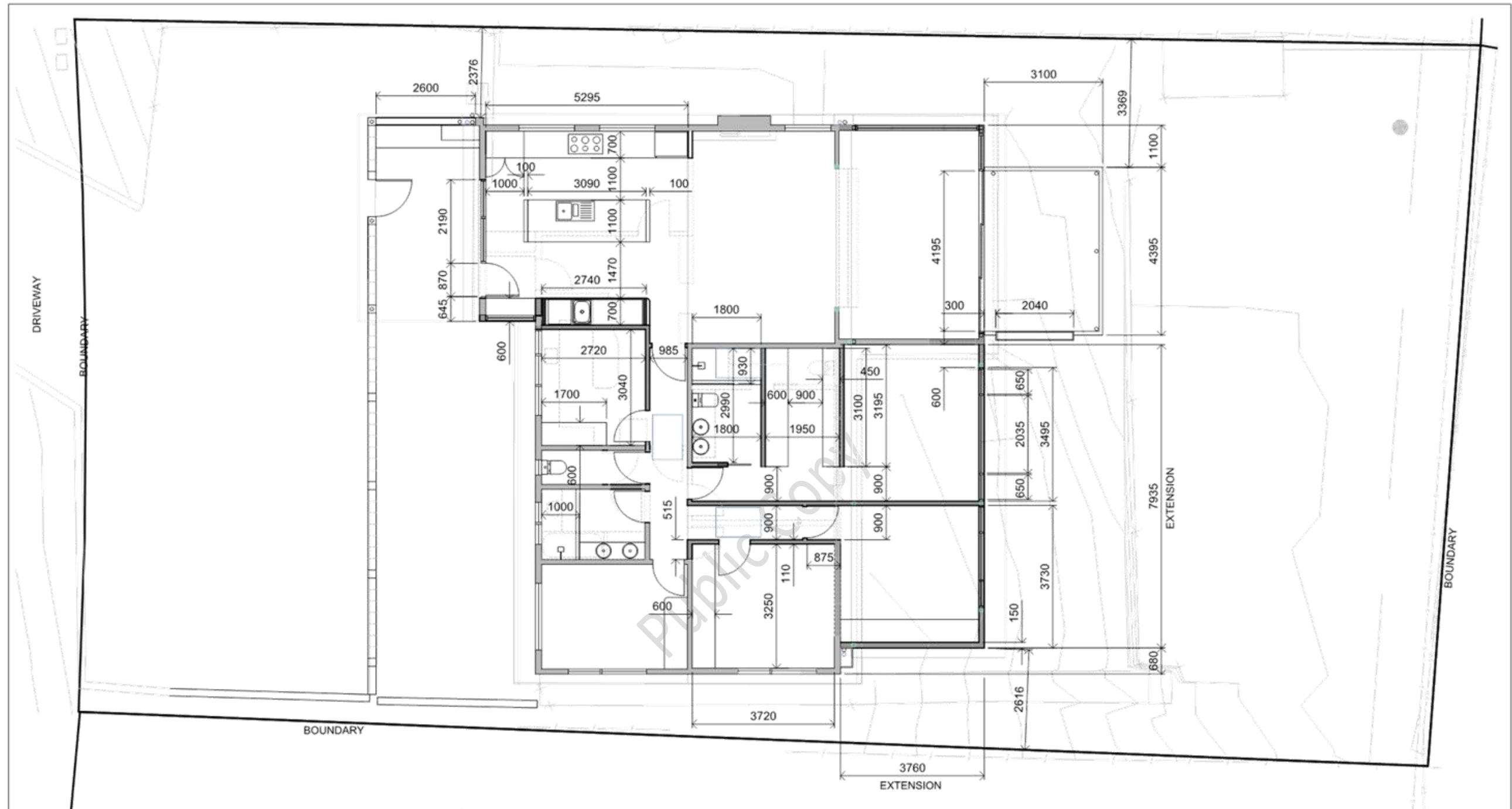
SCALE 1:100



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026



designer : gregory eade client: courtney dunbabbinn land title ref no: CT- 23384/ 8 climate zone: 7 humidity zone: 3 corrosion environ: closer than 1km to coast	e a d e s i o n gregory eade building design 26 browne street, west hobart 7000 accreditation no. C1133F t: 0427 871723 e: geade@bigpond.net.au	Project 208 CHANNEL HIGHWAY, TAROONA HOUSE ALTERATION and EXTENSION Drawing FLOOR PLAN	DO NOT SCALE - CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE Number 2025 - DUNBABBIN-A05
---	---	---	--



FLOOR DIMENSIONAL LAYOUT

SCALE 1:100



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026



designer : gregory eade
 client: courtney dunbabin
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast

e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

DO NOT SCALE. CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

Project
 208 CHANNEL HIGHWAY, TAROONA
 HOUSE ALTERATION and EXTENSION

Drawing FLOOR DIMENSIONS
Number 2025 - DUNBABBIN-A06

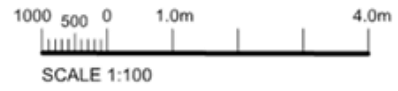
Document Set ID: 4758367
 Version: 1. Version Date: 20/04/2026



- R01** NEW SURFMIST ULTRA CUSTOM ORB. 10° FALL TO BG1
- R02** NEW SURFMIST ULTRA CUSTOM ORB. 12° FALL TO BG2
- R03** EXISTING SURFMIST CUSTOM ORB
- EG1** NEW EAVES GUTTER - HALF ROUND SURFMIST
- BG1** BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
- BG2** BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
- smP** SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
- SKL** VELUX SKYLIGHT M06 1180 x 780 FIXED

ROOF PLAN
SCALE 1:100

Kingborough Council
Development Application: DA-2026-45
Plan Reference No: P1
Date Received: 12/04/2026
Date placed on Public Exhibition: 22/04/2026



designer : gregory eade
client: courtney dunbabbinn
land title ref no: CT- 23384/ 8
climate zone: 7
humidity zone: 3
corrosion environ: closer than 1km to coast

e a d e s i o n
gregory eade building design
26 browne street, west hobart 7000
accreditation no. C1133F
t: 0427 871723
e: geade@bigpond.net.au

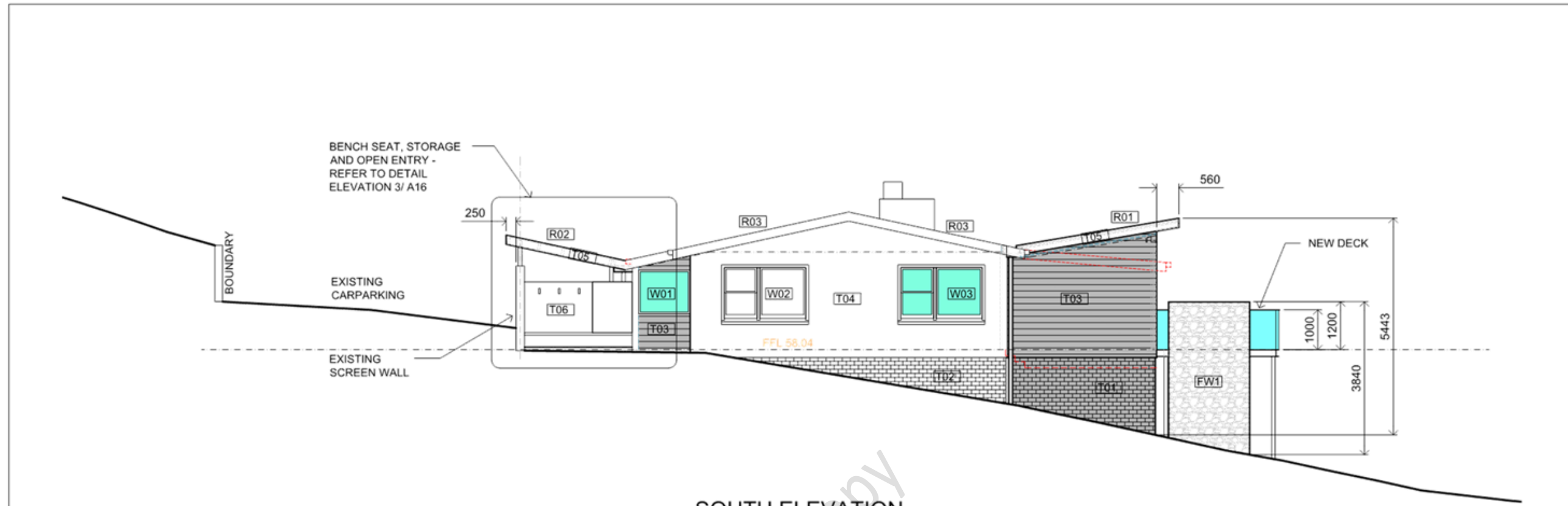
DO NOT SCALE. CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

Project
208 CHANNEL HIGHWAY, TAROONA
HOUSE ALTERATION and EXTENSION

Drawing
ROOF PLAN

Number
2025 - DUNBABBIN-A07

Document Set ID: 4758367
Version: 1. Version Date: 20/04/2026



SOUTH ELEVATION
SCALE 1:100

T01		RED BRICKWORK TO MATCH EXISTING
T02		EXISTING RED BRICK
T03		CSR CEMINTEL BALMORAL WEATHERBOARD. PAINTED 'whisper white'
T04		EXISTING WEATHERBOARD. PAINTED 'whisper white'
T05		FASCIA - PAINTED SURFMIST CEMENT SHEET FLAT
T06		SCREEN WALL - AUSTRAL MASONRY GB HONED PORCELAIN BLOCK. 190 WIDE

R01	NEW SURFMIST ULTRA CUSTOM ORB. 10° FALL TO BG1
R02	NEW SURFMIST ULTRA CUSTOM ORB. 12° FALL TO BG2
R03	EXISTING SURFMIST CUSTOM ORB
EG1	NEW EAVES GUTTER - HALF ROUND SURFMIST
BG1	BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
BG2	BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
sm	SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
SkL	VELUX SKYLIGHT M06 1180 x 780 FIXED

D01	'FRONT DOOR' - 40 SOLID TIMBER WITH OPAQUE GLAZING STRIPS & BRASS DOOR PULL. PAINT DULUX 'neon lobster'
D02	'SLIDING DOOR' - 3 PART / 2 SLIDERS. TIMBER FRAMED. CLEAR FINISH
D03	NEW GATE TO SCREEN WALL. SOLID TIMBER WITH GLAZED STRIPS. PAINT DULUX 'neon lobster'
W01	TYPICAL NEW WINDOW - TIMBER FRAMED CLEAR FINISH
FW1	FEATURE WALL - 20mm STONE OVER 190 BLOCKWORK
ES1	EAVES SOFFIT. SUPAWOOD TIMBER CEILING - 42 x 18 Slat + 24.6 gap & solid black backing board (12mm) FIXED TO 25 FURRING CHANNEL/ RAFTERS.



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026

designer : gregory eade
 client: courtney dunbabbinn
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast .

e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

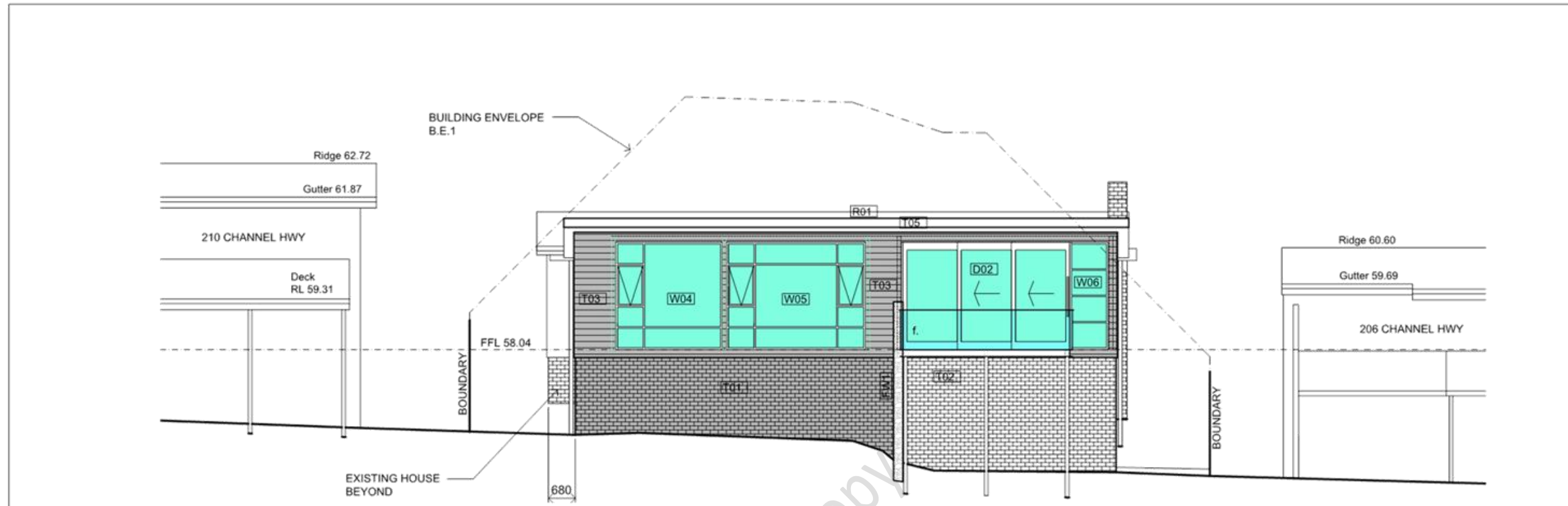
Project
 208 CHANNEL HIGHWAY, TAROONA
 HOUSE ALTERATION and EXTENSION

Drawing
 SOUTH ELEVATION

Number
 2025 - DUNBABBIN-A08

DO NOT SCALE. CONTRACTOR TO SITE. CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

Document Set ID: 4758367
 Version: 1. Version Date: 20/04/2026



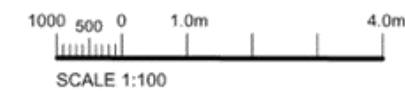
EAST ELEVATION

SCALE 1:100

T01		RED BRICKWORK TO MATCH EXISTING
T02		EXISTING RED BRICK
T03		CSR CEMINTEL BALMORAL WEATHERBOARD. PAINTED 'whisper white'
T04		EXISTING WEATHERBOARD. PAINTED 'whisper white'
T05		FASCIA - PAINTED SURFMIST CEMENT SHEET FLAT
T06		SCREEN WALL - AUSTRAL MASONRY GB HONED PORCELAIN BLOCK. 190 WIDE

R01	NEW SURFMIST ULTRA CUSTOM ORB. 10° FALL TO BG1
R02	NEW SURFMIST ULTRA CUSTOM ORB. 12° FALL TO BG2
R03	EXISTING SURFMIST CUSTOM ORB
EG1	NEW EAVES GUTTER - HALF ROUND SURFMIST
BG1	BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
BG2	BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
smp	SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
SkL	VELUX SKYLIGHT M06 1180 x 780 FIXED

D01	'FRONT DOOR' - 40 SOLID TIMBER WITH OPAQUE GLAZING STRIPS & BRASS DOOR PULL. PAINT DULUX 'neon lobster'
D02	'SLIDING DOOR' - 3 PART / 2 SLIDERS. TIMBER FRAMED. CLEAR FINISH
D03	NEW GATE TO SCREEN WALL. SOLID TIMBER WITH GLAZED STRIPS. PAINT DULUX 'neon lobster'
W01	TYPICAL NEW WINDOW - TIMBER FRAMED CLEAR FINISH
FW1	FEATURE WALL - 20mm STONE OVER 190 BLOCKWORK
ES1	EAVES SOFFIT. SUPAWOOD TIMBER CEILING - 42 x 18 Slat + 24.6 gap & solid black backing board (12mm) FIXED TO 25 FURRING CHANNEL/ RAFTERS.



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026

designer : gregory eade
 client: courtney dunbabin
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast

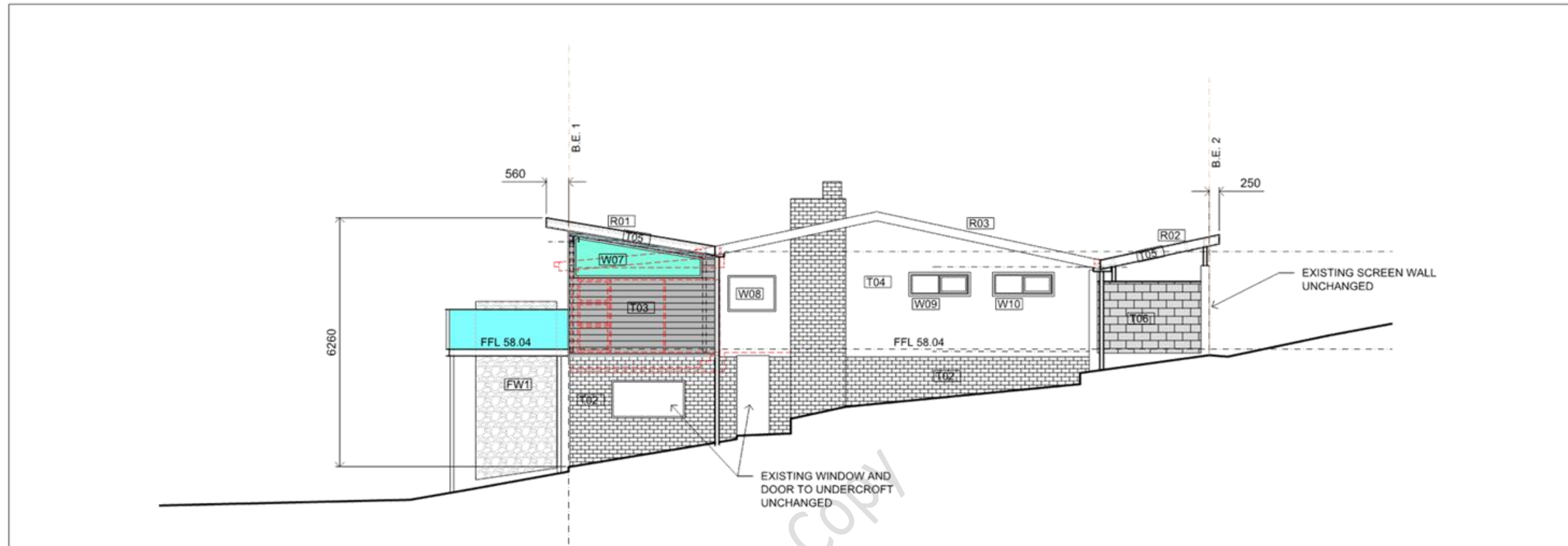
e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

Project
 208 CHANNEL HIGHWAY, TAROONA
 HOUSE ALTERATION and EXTENSION

Drawing
 EAST ELEVATION

Number
 2025 - DUNBABBIN-A09

DO NOT SCALE. CONTRACTOR TO SITE. CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE.



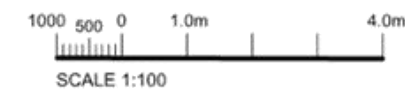
NORTH ELEVATION

SCALE 1:100

T01		RED BRICKWORK TO MATCH EXISTING
T02		EXISTING RED BRICK
T03		CSR CEMINTEL BALMORAL WEATHERBOARD. PAINTED 'whisper white'
T04		EXISTING WEATHERBOARD. PAINTED 'whisper white'
T05		FASCIA - PAINTED SURFMIST CEMENT SHEET FLAT
T06		SCREEN WALL - AUSTRAL MASONRY GB HONED PORCELAIN BLOCK. 190 WIDE

R01	NEW SURFMIST ULTRA CUSTOM ORB. 10° FALL TO BG1
R02	NEW SURFMIST ULTRA CUSTOM ORB. 12° FALL TO BG2
R03	EXISTING SURFMIST CUSTOM ORB
EG1	NEW EAVES GUTTER - HALF ROUND SURFMIST
BG1	BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
BG2	BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
smp	SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
SkL	VELUX SKYLIGHT M06 1180 x 780 FIXED

D01	'FRONT DOOR' - 40 SOLID TIMBER WITH OPAQUE GLAZING STRIPS & BRASS DOOR PULL. PAINT DULUX 'neon lobster'
D02	'SLIDING DOOR' - 3 PART / 2 SLIDERS. TIMBER FRAMED. CLEAR FINISH
D03	NEW GATE TO SCREEN WALL. SOLID TIMBER WITH GLAZED STRIPS. PAINT DULUX 'neon lobster'
W01	TYPICAL NEW WINDOW - TIMBER FRAMED CLEAR FINISH
FW1	FEATURE WALL - 20mm STONE OVER 190 BLOCKWORK
ES1	EAVES SOFFIT. SUPAWOOD TIMBER CEILING - 42 x 18 Slat + 24.6 gap & solid black backing board (12mm) FIXED TO 25 FURRING CHANNEL/ RAFTERS.



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026

designer : gregory eade
 client: courtney dunbabbinn
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast

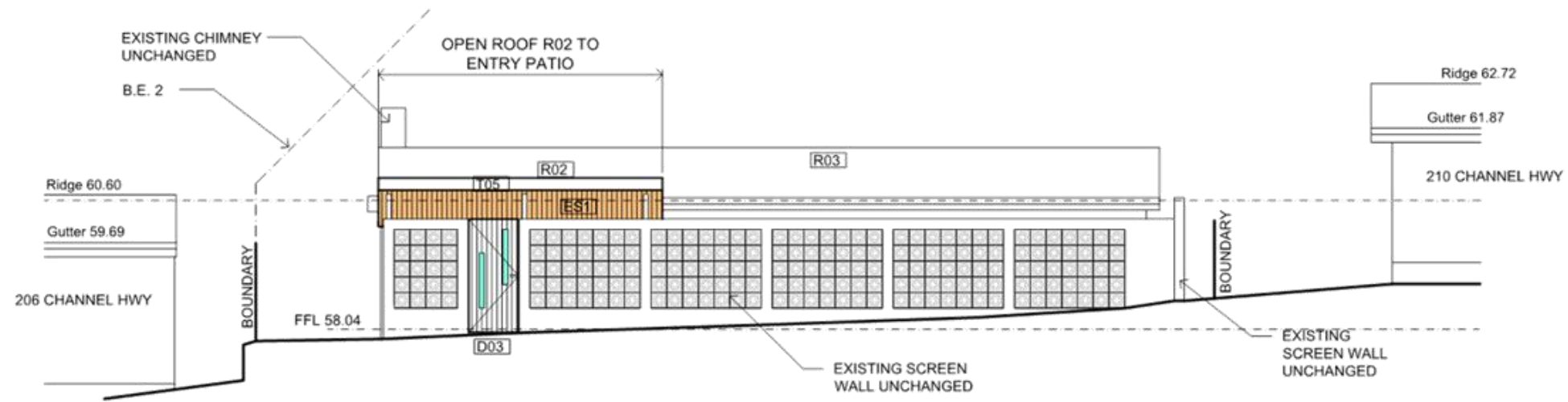
e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

Project
 208 CHANNEL HIGHWAY, TAROONA
 HOUSE ALTERATION and EXTENSION

Drawing
 NORTH ELEVATION

Number
 2025 - DUNBABBIN-A10

DO NOT SCALE. CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

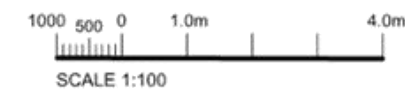


WEST ELEVATION
SCALE 1:100

T01		RED BRICKWORK TO MATCH EXISTING
T02		EXISTING RED BRICK
T03		CSR CEMINTEL BALMORAL WEATHERBOARD. PAINTED 'whisper white'
T04		EXISTING WEATHERBOARD. PAINTED 'whisper white'
T05		FASCIA - PAINTED SURFMIST CEMENT SHEET FLAT
T06		SCREEN WALL - AUSTRAL MASONRY GB HONED PORCELAIN BLOCK. 190 WIDE

R01	NEW SURFMIST ULTRA CUSTOM ORB. 10" FALL TO BG1
R02	NEW SURFMIST ULTRA CUSTOM ORB. 12" FALL TO BG2
R03	EXISTING SURFMIST CUSTOM ORB
EG1	NEW EAVES GUTTER - HALF ROUND SURFMIST
BG1	BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
BG2	BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
sm	SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
SkL	VELUX SKYLIGHT M06 1180 x 780 FIXED

D01	'FRONT DOOR' - 40 SOLID TIMBER WITH OPAQUE GLAZING STRIPS & BRASS DOOR PULL. PAINT DULUX 'neon lobster'
D02	'SLIDING DOOR' - 3 PART / 2 SLIDERS. TIMBER FRAMED. CLEAR FINISH
D03	NEW GATE TO SCREEN WALL. SOLID TIMBER WITH GLAZED STRIPS. PAINT DULUX 'neon lobster'
W01	TYPICAL NEW WINDOW - TIMBER FRAMED CLEAR FINISH
FW1	FEATURE WALL - 20mm STONE OVER 190 BLOCKWORK
ES1	EAVES SOFFIT. SUPAWOOD TIMBER CEILING - 42 x 18 Slat + 24.6 gap & solid black backing board (12mm) FIXED TO 25 FURRING CHANNEL/ RAFTERS.



Kingborough Council
Development Application: DA-2026-45
Plan Reference No: P1
Date Received: 12/04/2026
Date placed on Public Exhibition: 22/04/2026

designer : gregory eade
client: courtney dunbabbinn
land title ref no: CT- 23384/ 8
climate zone: 7
humidity zone: 3
corrosion environ: closer than 1km to coast .

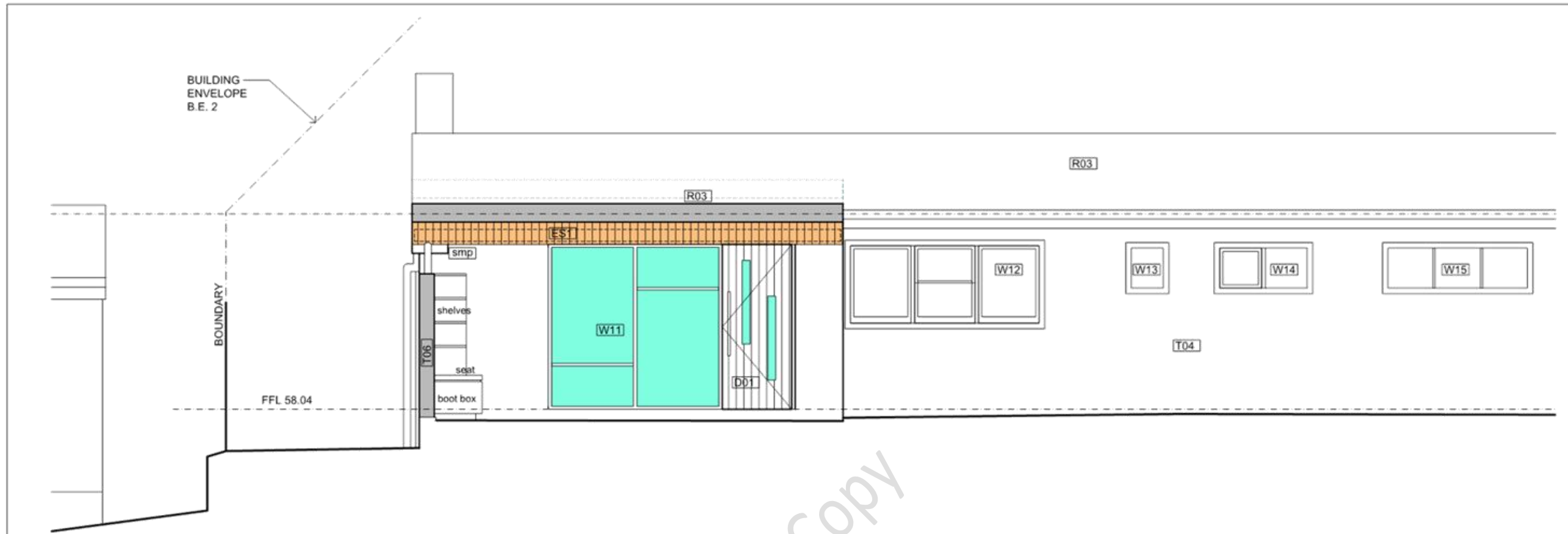
e a d e s i o n
gregory eade building design
26 browne street, west hobart 7000
accreditation no. C1133F
t: 0427 871723
e: geade@bigpond.net.au

Project
208 CHANNEL HIGHWAY, TAROONA
HOUSE ALTERATION and EXTENSION

Drawing
WEST ELEVATION

Number
2025 - DUNBABBIN-A11

DO NOT SCALE. CONTRACTOR TO SITE. CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE.

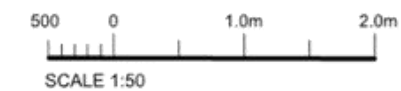


SECTION A
SCALE 1:50

T01		RED BRICKWORK TO MATCH EXISTING
T02		EXISTING RED BRICK
T03		CSR CEMINTEL BALMORAL WEATHERBOARD. PAINTED 'whisper white'
T04		EXISTING WEATHERBOARD. PAINTED 'whisper white'
T05		FASCIA - PAINTED SURFMIST CEMENT SHEET FLAT
T06		SCREEN WALL - AUSTRAL MASONRY GB HONED PORCELAIN BLOCK. 190 WIDE

R01	NEW SURFMIST ULTRA CUSTOM ORB. 10° FALL TO BG1
R02	NEW SURFMIST ULTRA CUSTOM ORB. 12° FALL TO BG2
R03	EXISTING SURFMIST CUSTOM ORB
EG1	NEW EAVES GUTTER - HALF ROUND SURFMIST
BG1	BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
BG2	BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
smp	SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
SkL	VELUX SKYLIGHT M06 1180 x 780 FIXED

D01	'FRONT DOOR' - 40 SOLID TIMBER WITH OPAQUE GLAZING STRIPS & BRASS DOOR PULL. PAINT DULUX 'neon lobster'
D02	'SLIDING DOOR' - 3 PART / 2 SLIDERS. TIMBER FRAMED. CLEAR FINISH
D03	NEW GATE TO SCREEN WALL. SOLID TIMBER WITH GLAZED STRIPS. PAINT DULUX 'neon lobster'
W01	TYPICAL NEW WINDOW - TIMBER FRAMED CLEAR FINISH
FW1	FEATURE WALL - 20mm STONE OVER 190 BLOCKWORK
ES1	EAVES SOFFIT. SUPAWOOD TIMBER CEILING - 42 x 18 Slat + 24.6 gap & solid black backing board (12mm) FIXED TO 25 FURRING CHANNEL/ RAFTERS.



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P1
 Date Received: 12/04/2026
 Date placed on Public Exhibition: 22/04/2026

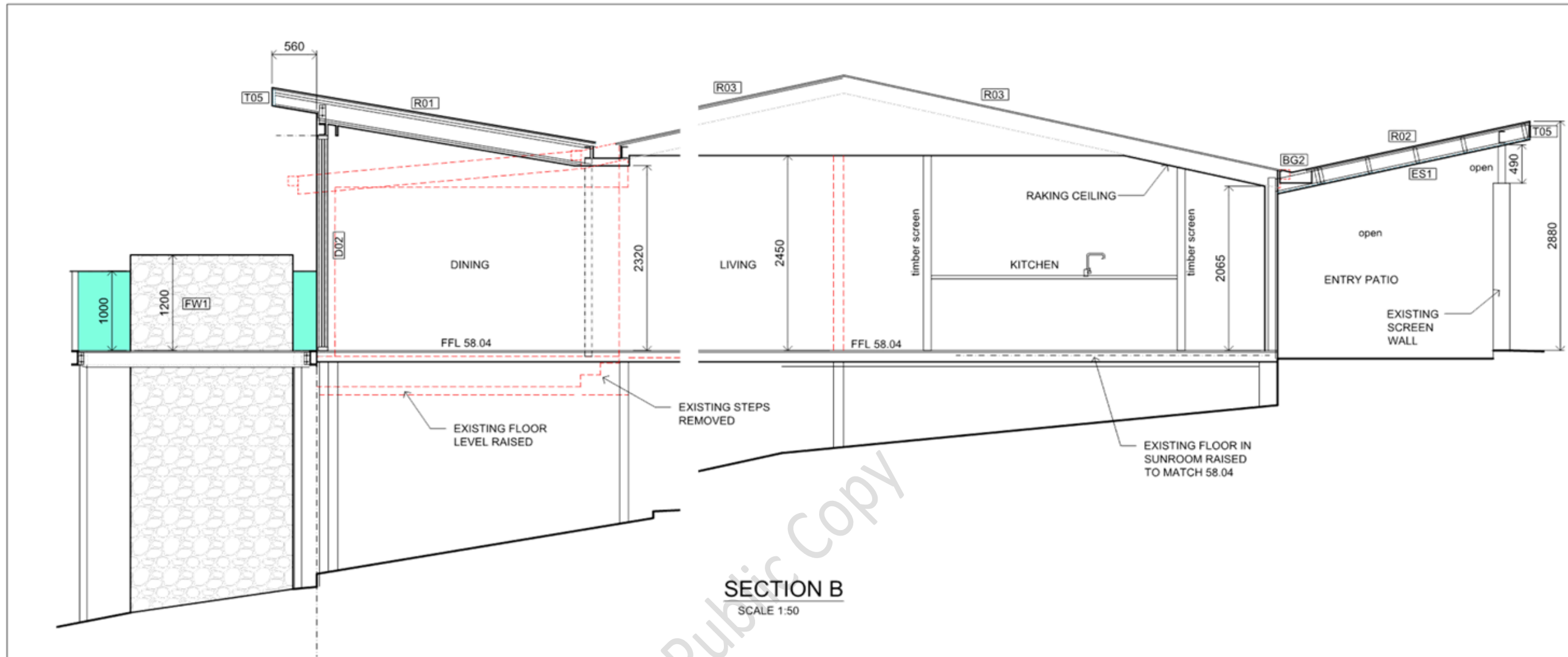
designer : gregory eade
 client: courtney dunbabbinn
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast

e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

Project
 208 CHANNEL HIGHWAY, TAROONA
 HOUSE ALTERATION and EXTENSION

Drawing SECTION A
 Number 2025 - DUNBABBIN-A12

DO NOT SCALE. CONTRACTOR TO SITE CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

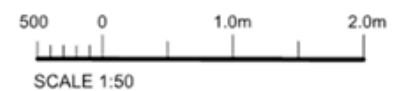


SECTION B
SCALE 1:50

- T01** RED BRICKWORK TO MATCH EXISTING
- T02** EXISTING RED BRICK
- T03** CSR CEMINTEL BALMORAL WEATHERBOARD. PAINTED 'whisper white'
- T04** EXISTING WEATHERBOARD. PAINTED 'whisper white'
- T05** FASCIA - PAINTED SURFMIST CEMENT SHEET FLAT
- T06** SCREEN WALL - AUSTRAL MASONRY GB HONED PORCELAIN BLOCK. 190 WIDE

- R01** NEW SURFMIST ULTRA CUSTOM ORB. 10° FALL TO BG1
- R02** NEW SURFMIST ULTRA CUSTOM ORB. 12° FALL TO BG2
- R03** EXISTING SURFMIST CUSTOM ORB
- EG1** NEW EAVES GUTTER - HALF ROUND SURFMIST
- BG1** BOX GUTTER. 350 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
- BG2** BOX GUTTER. 300 x 100 (high end) 1.0mm COLORBOND ON MARINE PLY SUBSTRATE. FALL 1:150 TO SUMP
- sm** SUMP (500 x 300 x 200 deep nom.) WITH 100 DIA OVERFLOW. REFER TO EUREKA FOR DETAILS
- SkL** VELUX SKYLIGHT M06 1180 x 780 FIXED

- D01** 'FRONT DOOR' - 40 SOLID TIMBER WITH OPAQUE GLAZING STRIPS & BRASS DOOR PULL. PAINT DULUX 'neon lobster'
- D02** 'SLIDING DOOR' - 3 PART / 2 SLIDERS. TIMBER FRAMED. CLEAR FINISH
- D03** NEW GATE TO SCREEN WALL. SOLID TIMBER WITH GLAZED STRIPS. PAINT DULUX 'neon lobster'
- W01** TYPICAL NEW WINDOW - TIMBER FRAMED CLEAR FINISH
- FW1** FEATURE WALL - 20mm STONE OVER 190 BLOCKWORK
- ES1** EAVES SOFFIT. SUPAWOOD TIMBER CEILING - 42 x 18 Slat + 24.6 gap & solid black backing board (12mm) FIXED TO 25 FURRING CHANNEL/ RAFTERS.



Kingborough Council
Development Application: DA-2026-45
Plan Reference No: P1
Date Received: 12/04/2026
Date placed on Public Exhibition: 22/04/2026

designer : gregory eade
client: courtney dunbabbinn
land title ref no: CT- 23384/ 8
climate zone: 7
humidity zone: 3
corrosion environ: closer than 1km to coast

e a d e s i o n

gregory eade building design
26 browne street, west hobart 7000
accreditation no. C1133F
t: 0427 871723
e: geade@bigpond.net.au

Project
**208 CHANNEL HIGHWAY, TAROONA
HOUSE ALTERATION and EXTENSION**

Drawing
SECTION B

Number
2025 - DUNBABBIN-A13

DO NOT SCALE - CONTRACTOR TO SITE
CHECK ALL DIMENSIONS AND EXACT
LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING &
ITS INTELLECTUAL CONTENT REMAINS THE
INTELLECTUAL PROPERTY OF GREGORY EADE

Document Set ID: 4758367
Version: 1. Version Date: 20/04/2026



Kingborough Council
 Development Application: DA-2026-45
 Plan Reference No: P2
 Date Received: 25/03/2026
 Date placed on Public Exhibition: 22/04/2026

SITE PLAN
 SCALE 1:200



25.03.2026 REV A AREA FREE FROM IMPERVIOUS SURFACES ADDED. EASEMENT LOCATION ADDED



designer : gregory eade
 client: courtney dunbabin
 land title ref no: CT- 23384/ 8
 climate zone: 7
 humidity zone: 3
 corrosion environ: closer than 1km to coast .

e a d e s i o n
 gregory eade building design
 26 browne street, west hobart 7000
 accreditation no. C1133F
 t: 0427 871723
 e: geade@bigpond.net.au

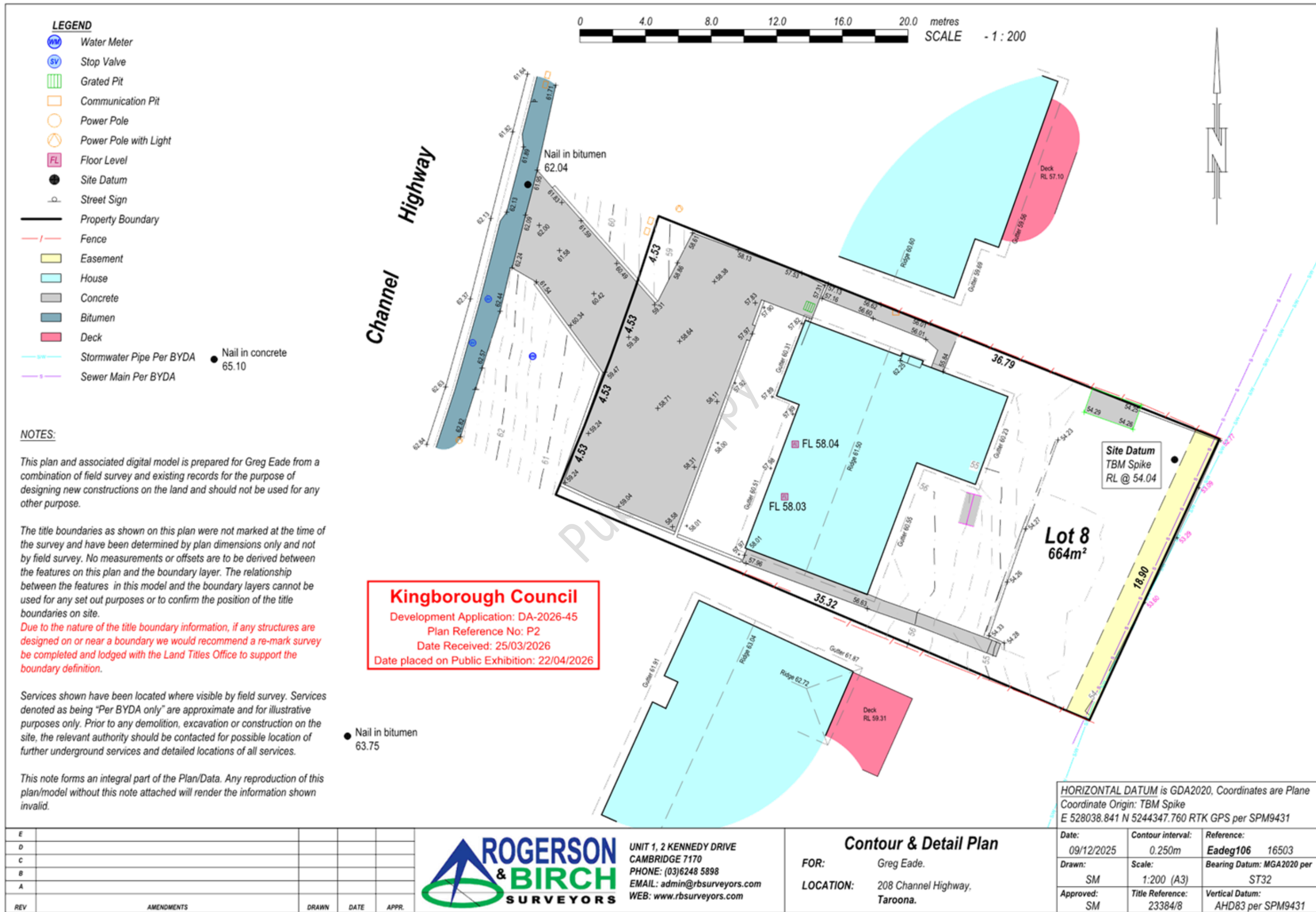
Project
208 CHANNEL HIGHWAY, TAROONA
HOUSE ALTERATION and EXTENSION

Drawing
SITE PLAN

Number
2025 - DUNBABBIN-A03

DO NOT SCALE. CONTRACTOR TO SITE. CHECK ALL DIMENSIONS AND EXACT LOCATION OF ALL ITEMS. COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING & ITS INTELLECTUAL CONTENT REMAINS THE INTELLECTUAL PROPERTY OF GREGORY EADE

Document Set ID: 4758367
 Version: 1. Version Date: 20/04/2026



Document Set ID: 4758367
 Version: 1. Version Date: 20/04/2026

12.2 DEVELOPMENT APPLICATION FOR DOG EXERCISE AREA AND ASSOCIATED CARPARK AND FENCING AT 'TRANSEND NETWORKS', 34 MADDOCKS ROAD, KINGSTON

File Number: DA-2025-454
Author: Melissa Stevenson, Coordinator Statutory Planning
Authoriser: Deleeze Chetcuti, Director Environment, Development & Community Services

Applicant:	Kingborough Council
Owner:	Tasmanian Networks Pty Ltd
Subject Site:	'Transend Networks', 34 Maddocks Road, Kingston (CT 181921/1)
Proposal:	Dog exercise area and associated carpark and fencing
Planning Scheme:	<i>Kingborough Interim Planning Scheme 2015</i>
Zoning:	Utilities
Codes:	<ul style="list-style-type: none"> • E1.0 Bushfire Prone Areas • E2.0 Potentially Contaminated Land • E5.0 Road and Railway Assets • E6.0 Parking and Access • E7.0 Stormwater Management • E8.0 Electricity Transmission Infrastructure Protection • E10.0 Biodiversity • E11.0 Waterway & Coastal Protection • E15.0 Inundation Prone Areas
Use Class/Category:	Passive Recreation
Discretions:	<ul style="list-style-type: none"> • 28.3.1 A1 Hours of Operation • 28.3.2 A1 Noise • 28.3.5 A1 Discretionary Use • 28.4.3 A2 Landscaping • 28.4.6 A1 Environmental Values • E2.5 A1 Use Standards • E2.6.2 A1 Excavation • E5.5.1 A3 Existing road accesses and junctions • E5.6.2 A1 Road accesses and junctions • E6.7.7 A1 Lighting of Parking Areas • E7.7.1 A1 Stormwater drainage and disposal • E7.7.1 A2 Stormwater drainage and disposal • E8.7.1 A1 Development within the electricity transmission corridor • E8.7.3 A1 Development for uses other than sensitive uses within 65m of a substation facility • E8.7.4 A1 Development within 55m of a communication station • E10.7.1 A1 Buildings and works

Public Notification:	Public advertising was undertaken between 25 April 2026 and 8 May 2026 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Section 52(1B) Owner consent requirements:	The development is wholly contained within land in private ownership, no further consents required.
Representations:	14 Representations plus 4 out of time

1. PROPOSAL

1.1 Description of Proposal

The proposal is to establish a dog exercise area on the site. The area would be managed and maintained by Council, although TasNetworks would retain ownership of the land. Council and TasNetworks have signed an agreement allowing Council to licence the land for a period of five years.

The proposed development associated with establishing a dog exercise area on the site is limited to the provision of car parking and access at the front of the site, and to fencing within the site in order to divide it into different dog exercise areas. An exercise area for small dogs would be established within the south-western part of the site and an area for large dogs in the north-eastern part. An area specifically for greyhounds would be provided within the south-eastern part of the site. The small dog exercise area would be 830m², the large dog area 11,250m², and the greyhound area 2590m².

Parking for 10 vehicles would be provided adjacent to the existing access to the TasNetworks sub-station on the site. A short section of driveway would be provided between the existing access and this proposed car parking. A gravel path would connect the car parking area to the proposed small and large dog exercise areas. Some native vegetation would be impacted by the proposed parking and access.

Further parking for five (5) vehicles would be provided within the boundaries of the site between the existing fence and the frontage with Maddocks Road. This parking area is located between the access to the site and the south-eastern end of the frontage. A new pedestrian gate, adjacent the existing vehicular gate, would allow for access from this parking area to the proposed greyhound exercise area. The proposed site plan is at **Figure 1** and **Figure 2** below.

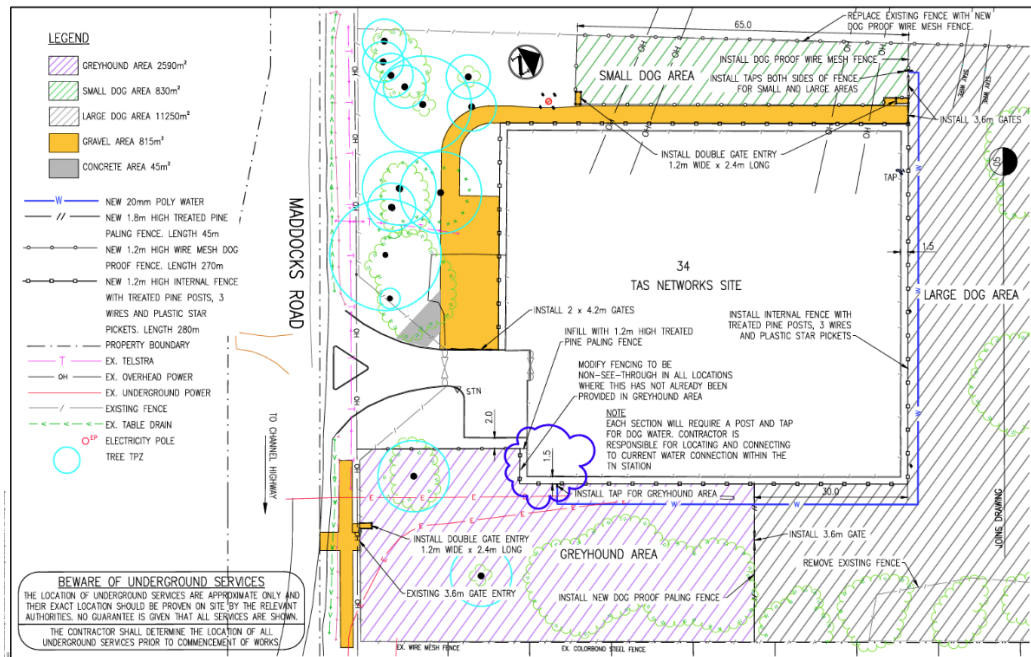


Figure 1: Proposed site plan (general layout)

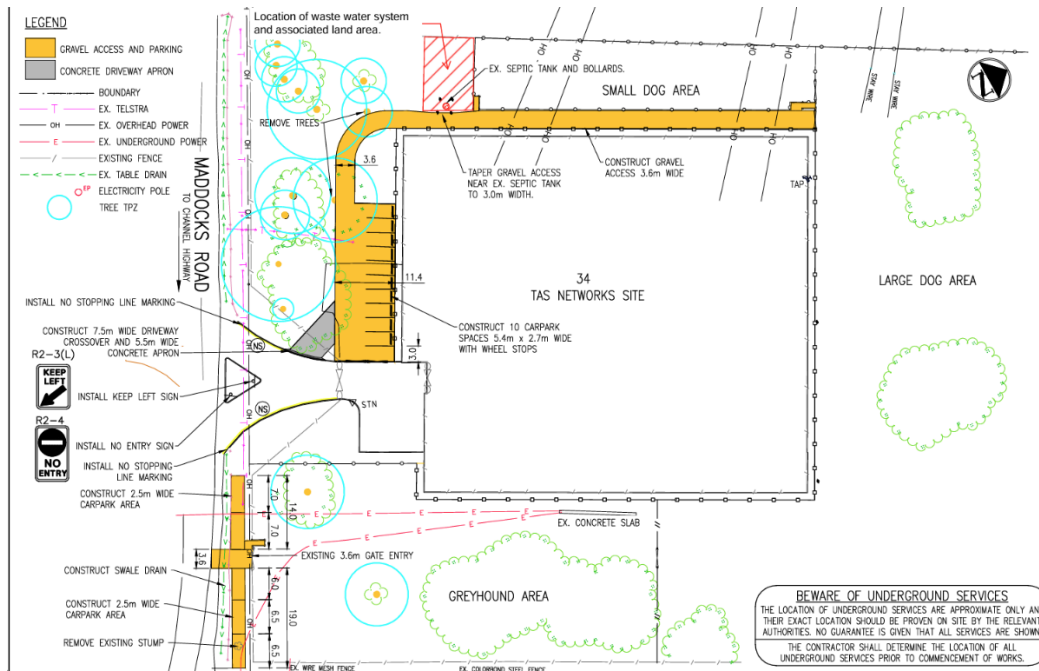


Figure 2: proposed site plan (parking and access)

1.2 Description of Site

The site is within the south-eastern part of a property in the Kingston township. The property has an area of approximately 6.6ha and is an irregular shape as it includes a narrow section contiguous with Maddocks Road. However, the body of the lot is roughly rectangular in shape. The property has frontage to Maddocks Road on its south-western boundary. The sub-station is within the south-eastern part of the body of the lot, within the part closest to Maddocks Road. The land around the sub-station in this part of the property has been mostly cleared but there are some remnant trees upon this land. There are remnant areas of native forest within the north-western part of the property, although

an area beneath the electricity transmission lines that connect to the sub-station has been cleared.

There are residential areas to the north-east and south-east of the site. These areas are part of a relatively recent subdivision that also included areas to the north-east. Some of the lots adjacent to the site within this subdivision were still vacant at the time of writing the planning report, although houses have been built on the majority of these lots.

The property to the west and south-west of the site, on the opposite side of Maddocks Road, is a relatively larger rural property that has been mostly cleared of native vegetation. The adjoining property to the north and north-west of the site is also a larger property that has been partly cleared but also includes substantial areas of native forest.



Figure 3: Aerial view of subject property (shaded in purple) and surrounding area.



Figure 4: View of greyhound exercise area and associated parking area from Maddocks Road



Figure 5: View of small dog exercise area and associated parking area from Maddocks Road

1.3 Background

The proposed dog exercise area subject to this current application was lodged in response to the redevelopment of the existing dog exercise area currently located at 10 Kingston View Drive, Kingston. As the existing dog park is to be redeveloped (Oval 3, car park, roundabout and associated works, approved by Development Application DA 2025-312), the intent of the current application is to provide another facility to replace it at an alternative site.

A comprehensive assessment of alternative sites for the location of the dog exercise area was undertaken. A total of six (6) alternate sites were investigated, with the site at 34 Maddocks Road, chosen as the most suitable.

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:

28.1.1 Zone Purpose Statements

The zone purpose statements of the Utilities Zone are to:

28.1.1.1 *To provide land for major utilities installations and corridors.*

28.1.1.2 *To provide for other compatible uses where they do not adversely impact on the utility.*

The proposal is considered to be consistent with the statement at clause 28.1.1.2 as it is for a compatible use that would not adversely impact on the relevant utility. The application includes the licence agreement between Council and TasNetworks. The

Consultant Planner’s report submitted with the application suggests that this agreement “*embodies the requirements of the electricity transmission entity and indicates that it is satisfied that the proposal will not impact the operation of the electricity infrastructure*” (page 5).

Clause 28.1.2 and Clause 28.1.3 – Local Area Objectives and Desired Future Character Statements

There are no Local Area Objectives or Desired Future Character Statements provided for the Utilities Zone.

2.3 Statutory Planning

The proposed use is categorised within the passive recreation use class. The use table provided for the Utilities Zone states that this use class is a discretionary use in the zone. Clause 8.10.2 states that:

In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) the purpose of the applicable zone;*
- (b) any relevant local area objective or desired future character statement for the applicable zone;*
- (c) the purpose of any applicable code; and*
- (d) the purpose of any applicable specific area plan,*

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

With regard to the matters considered in clause 8.10.2, the applicable zone is the Utilities Zone. As discussed above, the proposal is considered to be consistent with the zone purpose statements provided for the Utilities Zone because it is for a compatible use that would not adversely impact on the relevant utility. As also stated earlier, there are no local area objectives or desired future character statements provided for this zone.

The applicable codes are the Potentially Contaminated Land Code, the Road and Railway Assets Code, the Parking and Access Code, the Electricity Transmission Infrastructure Protection Code and the Biodiversity Code. The proposal is considered to be consistent with the purpose of the applicable codes as it complies with the relevant standards provided within these codes. There is no applicable specific area plan. The proposal is considered to be consistent with the matters considered in clause 8.10.2.

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

2.4 Use and Development Standards

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

Utilities Zone

Clause 28.3.1 Hours of Operation

Acceptable Solution A1
<i>Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if:</i>

<p>(i) <i>for office and administrative tasks;</i> (ii) <i>or a Utilities use.</i></p>
<p>Performance Criteria P1</p>
<p><i>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</i></p>
<p>Proposal</p>
<p>The consultant planning report provided with the application states that the proposed facility will be “open to the public 24 hours”. The site is within 50m of a residential zone, i.e. it is less than 50m from the adjacent land that is within the General Residential Zone to the north-east and south-east. Therefore, the proposed hours of operation do not comply with the acceptable solution for clause 28.3.1 and require assessment against the performance criterion for this clause.</p>

The consultant planning report suggests that:

- *The low-intensity and informal use involving passive recreation activities does not involve commercial operations, staff, lighting, amplified noise, or commercial vehicle movements;*
- *While not restricted, it is considered that the use of the area will primarily be during daylight hours; and*
- *the proposed use is not expected to generate noise, traffic or other emissions that would have an unreasonable impact on residential amenity in terms of timing, duration or extent.*

While the above comments regarding the nature of the proposed use are noted, it is considered that use of the proposed dog exercise area should be restricted to generally within daylight hours. While commercial vehicle movements associated with the proposed use are unlikely to affect residential amenity, there is potential for this amenity to be affected by noise emissions caused as a result of the use.

As discussed further below, in the assessment of the proposal against clause 28.3.2, the noise assessment that has been provided with the application only considers potential noise impacts during “daytime hours”. Therefore, as it has not been demonstrated that noise impacts outside of these hours would not have an impact on residential amenity, it is considered prudent to restrict the hours of operation for the proposed use to generally within daylight hours.

Daylight hours obviously vary at different times of the year. As discussed below, clause 28.3.2 identifies the hours between 7pm and 7am as the more sensitive hours for noise emissions. However, it is recognised that dog exercising often occurs during early morning and later evening periods. Therefore, a reasonable compromise is to allow for some encroachment into these more sensitive hours. There is also the issue with daylight hours being longer in summer and during daylight-saving time. However, the use of ‘daylight hours’ in a planning permit condition is not considered to provide sufficient certainty and therefore it is considered more appropriate to specify the hours. These should vary between standard time and daylight-saving time. A condition of approval that restricts the hours of operation for the proposed use to between 6.00 am and 6.00 pm daily during Standard Time and between 6.00 am and 9.00 pm daily during Daylight Saving Time is recommended for inclusion in any permit issued. Provided that this condition is adopted, the proposal is considered to comply with the performance criterion for clause 28.3.1, as it would not have an unreasonable impact upon the residential amenity of land in a residential zone.

Utilities Zone
Clause 28.3.2 Noise

<p>Acceptable Solution A1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not exceed the following:</i></p> <p>(a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p>
<p>Performance Criteria P1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</i></p>
<p>Proposal</p> <p>As noted above, the proposed hours of operation are 24 hours per day. Council’s Environmental Health Officer (EHO) advises that the noise assessment provided with the application “predicts that emissions will at times exceed the permitted limits under Acceptable Solution A1. The proposal is therefore assessed under Performance Criteria P1”.</p>

Council’s EHO has reviewed the noise assessment that was provided with the application. The EHO advises that:

“This assessment considers both the existing acoustic environment and the characteristics of noise generated by dogs and park users. It identifies that the existing noise environment at the site is not acoustically sensitive or quiet.”

The EHO notes that the assessment concludes that while the relevant noise criteria may be momentarily exceeded due to barking on the site, these exceedances would be infrequent and not sustained. The noise assessment concludes that “dog barks from the park may be heard, but at levels unlikely to generate community complaints”. The noise assessment does not provide a conclusion regarding whether the proposed use is likely to cause environmental harm.

The EHO assessment considers whether the proposal would cause environmental harm, stating that, in a planning context, this requires “a level of impact that is sustained, intrusive, or unreasonable having regard to duration, intensity, and context”. The EHO finds that in this case:

- *noise is not continuous or tonal in a way that would create persistent nuisance;*
- *the existing background noise environment already includes similar and higher-order intermittent sounds (e.g. traffic peaks, birds, occasional barking); and*
- *the use does not introduce industrial, mechanical or late-night noise sources typically associated with environmental harm.*

The EHO concludes that for these reasons, the proposal would not cause environmental harm within an adjoining residential zone. However, it is noted that this assessment is based upon the proposed use operating only during daylight hours. Therefore, as the application does not demonstrate that it would not have impacts outside of these hours, Clause 28.3.2 is considered to provide further justification for operating hours to be restricted as recommended earlier.

The EHO has also recommended a condition requiring an existing sound mitigation mound within the eastern part of the site to be protected from impacts associated with the proposed use. Given that the application identifies that noise emissions may potentially impact upon adjoining residential amenity, it is reasonable to require the proponent to maintain existing sound mitigation measures on the site. A condition of approval to this effect is recommended for inclusion in any permit issued.

Utilities Zone

Clause 28.3.5 Discretionary Use

Acceptable Solution A1
<i>No Acceptable Solution.</i>
Performance Criteria P1
<i>Discretionary use must not compromise or reduce the operational efficiency of an existing or intended utility having regard to all of the following:</i>
<i>(a) the compatibility of the utility and the proposed use;</i>
<i>(b) the location of the proposed use in relation to the utility;</i>
<i>(c) any required buffers or setbacks;</i>
<i>(d) access requirements.</i>
Proposal
The proposal is for a discretionary use. As there is no acceptable solution for a discretionary use proposed within the Utilities Zone, the proposal therefore relies upon the performance criterion for this clause.

As noted earlier, the application includes a licence agreement between Council and TasNetworks. It is reasonable to assume that TasNetworks would not have entered into this agreement unless it was satisfied that the proposed use would not affect the operational efficiency of its sub-station on the site. The proposed use and the existing utility may not be compatible as the sub-station would affect the amenity of the dog exercise area. However, this lack of compatibility is not considered relevant in the context of clause 28.3.5, as this standard does not consider impacts upon a non-utility use.

Similarly, while there would be no buffers or setbacks between the proposed dog exercise area and the sub-station, as it would be located on adjacent land, this is unlikely to affect the efficiency of latter. The proposal would not affect access to the sub-station, noting that its existing access to Maddocks Road would be maintained.

The proposal is considered to comply with the performance criterion for clause 28.3.5.

Utilities Zone

Clause 28.4.3 Landscaping

Acceptable Solution A2
<i>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.</i>
Performance Criteria P2
<i>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones [sic] land.</i>
Proposal
The proposal does not include additional landscaping on the site. Therefore, the above

acceptable solution is not satisfied because landscaping would not be provided along the boundaries with the adjacent residential zone to the north-east and south-east of the site.

The consultant planning report suggests that:

“The existing Colorbond fencing along the boundaries with the adjoining General Residential Zone is an appropriate building design solution to avoid views between the dog walking area and the adjacent residential properties.”

However, as shown on the Fencing Plan provided with the application, Colorbond fencing is only provided upon the boundary of some of the adjoining residential properties on the site’s south-eastern boundary. The remaining properties on this boundary and all but one of the properties on its north-eastern boundary have timber paling fences. One of the properties on the latter boundary does not have a rear fence, although it is noted that the current application includes the construction of a 1.8m high timber paling fence on this boundary.

It is also noted that while there are remnant shrubs and trees along the site’s south-eastern boundary, there are no trees on its north-eastern boundary. Whilst it would therefore be considered reasonable to require landscaping to be provided along the north-eastern boundary, in this situation the topography of the area means that the dwellings on the adjoining properties to the northeast are at a significantly lower level to the subject land and are all built towards the lower front half of these lots. The separation distance and the level difference means that there is limited visual interaction between these two spaces at close proximity. It is considered that landscaping along the north-eastern boundary will be of limited benefit and the existing mature trees on the subject site provides a visual break between the residential land and the dog exercise park which has minimal built form as per the objective of this clause.

For the above reasons, the proposal is considered to comply with the performance criterion for clause 28.4.3.

Utilities Zone
Clause 28.4.6 Environmental Values

Acceptable Solution A1
<i>No trees of high conservation value will be impacted.</i>
Performance Criteria P1
<i>Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.</i>
Proposal
<p>The proposal involves the construction of a dog-walking area within the subject lot, including access, parking, and the installation of an internal fence.</p> <p>An assessment of trees affected by the proposed carpark and access works has been provided (Tree inclined, 22 June 2025). No trees of High Conservation Value are affected by the works for the carpark and access. However, the site plans do not provide sufficient detail to clearly identify the proposed location of the internal fence.</p> <p>Council’s Environmental Planner advises that there are trees of high conservation value which may be affected by the construction of the internal fences within the proposed dog walking area. The proposal therefore relies upon the performance criterion for clause 28.4.6.</p>

Whilst it is not clear whether the proposal will impact on trees of high conservation value, there appears to be adequate space within the lot to ensure that all works can be positioned outside the tree protection zones of any high conservation value trees on the site. Accordingly, Council’s Environmental Planner recommends that a condition be included on any permit issued requiring that the internal fencing be located outside the tree protection zones of the high conservation value *Eucalyptus ovata* trees within the subject lot.

E2.0 Potentially Contaminated Land Code

Clause E2.5 Use Standards

Acceptable Solution A1
<i>The Director, or a person approved by the Director for the purpose of this Code:</i> (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.
Performance Criteria P1
<i>Land is suitable for the intended use, having regard to:</i> (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health or the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use commences; and (iii) a statement that the land is suitable for the intended use.
Proposal
The site is considered to be potentially contaminated and the proposed use is listed in Table E2.2.1 as a use to which the Potentially Contaminated Land Code applies. As the certification required by the acceptable solution for clause E2.5 has not been provided, the proposal therefore relies upon the performance criteria for this clause.

The proposed variation can be supported pursuant to this Performance Criteria because the application includes an environmental site assessment (ESA) that did not identify contamination that would limit or preclude the proposed use of the site as a dog park. The ESA therefore also includes a statement that the relevant land is suitable for the intended use.

E2.0 Potentially Contaminated Land Code

Clause E2.6.2 Excavation

Acceptable Solution A1
<i>No acceptable solution.</i>
Performance Criteria P1
<i>Excavation does not adversely impact on health and the environment, having regard to:</i> (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or

<p>(b) a plan to manage contamination and associated risk to human health or the environment that includes:</p> <ul style="list-style-type: none"> (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before excavation commences; and (iii) a statement that the excavation does not adversely impact on human health or the environment.
<p>Proposal</p> <p>The site is considered to be potentially contaminated and the proposal includes excavation. As there is no acceptable solution for clause E2.6.2, the proposal therefore relies upon the performance criteria for this clause.</p>

The proposed variation can be supported pursuant to this Performance Criteria because the application includes an ESA that “did not identify contamination that would limit or preclude the proposed use of the site as a dog park”. The contamination identified on the site is limited to that found within a land application area within the western part of the site. This area is associated with a wastewater management system provided for the sub-station. The ESA states that this contamination is “deemed to be from biogenic sources, rather than petrogenic”, as would be expected given where it was found. There does not appear to be other contamination associated with the sub-station on the site.

Given the limited extent of contamination on the site and that any excavation proposed would also be limited to that required to construct the proposed car park and paths, this excavation is not considered likely to adversely impact on human health or the environment.

E5.0 Road and Railway Assets Code
Clause E5.5.1 Existing road accesses and junctions

<p>Acceptable Solution A3</p> <p><i>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.</i></p>
<p>Performance Criteria P3</p> <p><i>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.

Proposal
The proposal would result in an increase in vehicle movements, to and from the site, of more than 40 vehicle movements per day. The proposal therefore relies upon the performance criteria P3 for clause E5.5.1.

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

- The proposal would not cause a significant increase in traffic on Maddocks Road or the Channel Highway.
- Traffic generated by the proposed use is likely to be limited to light vehicles and would not significantly affect the efficiency of the access to the site.
- Maddocks Road is a local road with a relatively low speed limit that carries limited traffic.
- The majority of traffic flow on Maddocks Road would be in one direction at different times of the day and there is likely to be limited traffic on this road beyond the access to the site.
- There is no alternative access available and the proposed use is considered to address a need within the community for a replacement recreational facility.
- A traffic impact assessment or further advice from a road authority was not considered necessary given the limited increase in traffic proposed.

E5.0 Road and Railway Assets Code
Clause E5.6.2 Road access and junctions

Acceptable Solution A1
<i>No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</i>
Performance Criteria P1
<i>For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i>
<ul style="list-style-type: none"> <i>(a) the nature and frequency of the traffic generated by the use;</i> <i>(b) the nature of the road;</i> <i>(c) the speed limit and traffic flow of the road;</i> <i>(d) any alternative access;</i> <i>(e) the need for the access or junction;</i> <i>(f) any traffic impact assessment; and</i> <i>(g) any written advice received from the road authority.</i>
Proposal
The proposal would result in a new access from Maddocks Road to service the existing gate into the greyhound exercise area. Whilst the gate is currently existing there is no formal access constructed to service this gate. The proposal is to construct a formed access to the gate. The proposal therefore relies upon the performance criteria P1 for clause E5.6.2.

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

- The gate will not be used as a main thoroughfare to the site; it will only be used intermittently to gain access to the site and as such there will be minimal traffic generated through this access. The existing main access to the site will carry the majority of traffic movements.
- The second access will not cause a significant increase in traffic on Maddocks Road or the Channel Highway.
- Maddocks Road is a local road with a relatively low speed limit that carries limited traffic.
- The access is needed for intermittent access to this part of the site and will not be used on a daily basis.
- A traffic impact assessment or further advice from a road authority was not considered necessary given the limited use of this access proposed.

E6.0 Parking and Access Code

Clause E6.7.7 Lighting of Parking Areas

<p>Acceptable Solution A1</p> <p><i>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</i></p>
<p>Performance Criteria P1</p> <p><i>Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:</i></p> <p><i>(a) enables easy and efficient use of the area;</i></p> <p><i>(b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;</i></p> <p><i>(c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</i></p> <p><i>(d) prevents unreasonable impact on the amenity of adjoining users through light overspill;</i></p> <p><i>(e) is appropriate to the hours of operation of the use.</i></p>
<p>Proposal</p> <p>The proposed car park would include more than five (5) car parking spaces and the application does not include a restriction on the hours of operation and therefore has the potential to be used outside daylight hours. There is no lighting for the car park shown on the submitted plans. The proposal therefore relies upon the performance criteria for clause E6.7.7.</p>

As the application provides for unrestricted use of the site, lighting must be provided in accordance with clause E6.6.7. However, based on the above assessment against the hours of operation and noise standards within the Utilities Zone, it is not considered appropriate to allow unrestricted use of the site for this purpose. It is recommended that a condition of approval be included in any permit issued restricting the use to within hours which are effectively daylight hours. If this condition is adopted, the proposal will meet the

Acceptable Solution of clause E6.6.7 as there will be no use of the site outside daylight hours.

While use of the car park outside of daylight hours is likely to be limited, if the recommended condition restricting hours of operation is not adopted, then a lighting plan will be required, and lighting will need to be provided in accordance with the requirements of clause E6.6.7.

Provided that either the condition restricting hours of operation recommended above is adopted, or a condition requiring lighting to be provided is adopted, the proposal is considered to comply with clause E6.7.7.

E7.0 Stormwater Management Code

Clause E7.7.1 Stormwater drainage and disposal

Acceptable Solution A1
<i>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</i>
Performance Criteria P1
<i>Stormwater from new impervious surfaces must be managed by any of the following:</i> <ul style="list-style-type: none"> <i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i> <i>(b) collected for re-use on the site;</i> <i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</i>
Proposal
Runoff from the proposed impervious surfaces will be diverted away through site dispersion to the existing swale drain. The proposal therefore relies upon the performance criterion P1 for clause E7.7.1.

The proposed variation can be supported pursuant to this Performance Criteria as the proposed parking areas and paths are not completely impervious, being compacted gravel, and therefore will not generate significant amounts of stormwater which can be absorbed into the ground. Any excess stormwater will be dispersed across the sit and ultimately find its way into the existing swale drain.

E7.0 Stormwater Management Code

Clause E7.7.1 Stormwater drainage and disposal

Acceptable Solution A2
<i>A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:</i> <ul style="list-style-type: none"> <i>(a) the size of new impervious area is more than 600m²;</i> <i>(b) new car parking is provided for more than 6 cars;</i> <i>(c) a subdivision is for more than 5 lots.</i>
Performance Criteria P2
<i>A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table</i>

<i>E7.1 unless it is not feasible to do so.</i>
Proposal
The proposal includes car parking for more than six (6) cars however there is no indication in the application that the stormwater system for the development would incorporate water sensitive urban design principles. The proposal therefore relies upon the performance criterion P2 for clause E7.7.1.

The proposed variation can be supported pursuant to this Performance Criteria as the proposed parking area is not completely impervious, being compacted gravel, and it is not considered feasible for the stormwater system for the development to incorporate water sensitive urban design principles.

E8.0 Electricity Transmission Infrastructure Protection Code
Clause E8.7.1 Development within the electricity transmission corridor

Acceptable Solution A1
<i>Development is not within:</i> (a) <i>an inner protection area; or</i> (b) <i>a registered electricity easement.</i>
Performance Criteria P1
<i>Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following:</i> (a) <i>the need to ensure operational efficiencies of electricity transmission infrastructure;</i> (b) <i>the provision of access and security to existing or future electricity transmission infrastructure;</i> (c) <i>safety hazards associated with proximity to existing or future electricity transmission infrastructure;</i> (d) <i>the requirements of the electricity transmission entity.</i>
Proposal
The proposal includes development within an inner protection area. The proposal therefore relies upon the performance criteria for clause E8.7.1.

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

- The development proposed within the inner protection area is limited to fences and pathways.
- The proposal is considered unlikely to affect operational efficiencies of the relevant electricity transmission infrastructure.
- The proposal would not significantly affect the provision of access and the security of the electricity transmission infrastructure.
- There are no likely safety hazards associated with the proximity of the proposed development to the electricity transmission infrastructure.
- The relevant electricity transmission entity has provided advice in the form of a written agreement consenting to the proposed use.

E8.0 Electricity Transmission Infrastructure Protection Code
Clause E8.7.3 Development for uses other than sensitive uses within 65m of a substation facility

Acceptable Solution A1
<i>Development must be located no less than 5m from a substation facility.</i>
Performance Criteria P1
<i>Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.</i>
Proposal
The proposal includes development less than 5m from a sub-station facility. The proposal therefore relies upon the performance criterion for clause E8.7.3.

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

- The development associated with the proposed non-sensitive use is limited to fences, car parking spaces, and pathways.
- The relevant electricity transmission entity has provided advice in the form of a written agreement consenting to the proposed use.

E8.0 Electricity Transmission Infrastructure Protection Code
Clause E8.7.4 Development within 55m of a communication station

Acceptable Solution A1
<i>No part of the development:</i> <i>(a) extends above the height of the facility’s antennae/disk when measured in horizontal plane;</i> <i>(b) is located less than:</i> <i>(i) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</i> <i>(ii) 20m to the communications station;</i> <i>whichever is the lesser;</i>
Performance Criteria P1
<i>Development must be located an appropriate distance from a communication station, having regard to written advice from the electricity transmission entity.</i>
Proposal
The proposal includes development less than 5m from a security fence associated with a communications station. There is a communications station within the southern part of the sub-station compound on the site and development is proposed up to the security fence that surrounds the compound. The proposal therefore relies upon the performance criterion for clause E8.7.4.

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

- The development proposed less than 5m from a security fence associated with a communications station is limited to fences, car parking spaces, and pathways.
- The relevant electricity transmission entity has provided advice in the form of a written agreement consenting to the proposal.

E10.0 Biodiversity Code
Clause E10.7.1 Buildings and works

Acceptable Solution A1
<i>Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.</i>
Performance Criteria P1
<p><i>Clearance and conversion or disturbance must satisfy the following:</i></p> <p><i>(a) if low priority biodiversity values:</i></p> <p><i>(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and</i></p> <p><i>(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; and/or</i></p> <p>...</p>
Proposal
<p>The following low priority biodiversity value trees are to be removed to facilitate the carparking and access for the proposal:</p> <p>Tree 1 (<i>Eucalyptus Sp.</i> – Dead) (0.36 cm DBH)</p> <p>Tree 5 (<i>Acacia Mearsii</i>) Non -native species</p> <p>Tree 7 <i>Acacia Melanoxylon</i> (DBH 0.36cm)</p> <p>Tree 8 <i>Acacia Melanoxylon</i> (DBH 0.36cm)</p> <p>Council’s Environmental Planner advises that the proposal is unable to meet A1 as there is no building area on the title and the proposal involves the disturbance of low priority biodiversity values. Therefore, the proposal must be assessed against the Performance Criteria.</p>

Council’s Environmental Planner advises that the proposed variation can be supported pursuant to this Performance Criteria for the following reasons:

- The proposed clearing and disturbance is located to minimise impacts on high priority vegetation, including individual trees of high conservation value.
- Remaining values are proposed to be maintained and managed.
- The clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity values in the vicinity of the development.

Council’s Environmental Planner recommends conditions for inclusion in any permit issued for the proposal limiting clearing, protecting high conservation value trees, and requiring appropriate hygiene and tree protection measures during construction.

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 25 April 2026 to 8 May 2026). 14 representations were received during the public exhibition period and a further 4 representations received out of time. The following issues were raised by the representors:

2.5.1 *Noise and Loss of Amenity*

Many of the representations raised concern regarding potential noise impacts and associated loss of amenity as a result of the proposal.

Response

While it is agreed that there is potential for noise impacts to affect residential amenity outside of daylight hours, the recommended condition requiring the proposed use to generally only operate during these hours is considered to address this concern.

2.5.2 *Privacy Impacts*

Several representations raise concern regarding potential privacy impacts as a result of the proposed use.

Response

Whilst it is acknowledged that there may be some impacts on the existing residential properties adjoining the site, there are no relevant planning scheme standards that address this issue. The recommended restriction on hours of operation of the use will assist in alleviating impacts from a noise perspective, and the existing and proposed fencing will also assist in addressing these concerns to the extent provided for in the planning scheme.

2.5.3 *Traffic and Parking Concerns*

Some representations raise traffic concerns, suggesting that the proposal will result in impacts on Maddocks Road and the Channel Highway.

Response

While the proposal would increase traffic to and from the site, it would not generate large traffic volumes that are likely to affect the efficiency of the local road network. The proposal is likely to increase traffic at the intersection of Maddocks Road and the Channel Highway, however, given the large volumes of traffic carried upon the highway, this increase would not be significant in this context.

2.5.4 *Inadequate Boundary Treatment and Buffering*

Several representations raise concern regarding the lack of separation proposed between the dog exercise area and adjoining residential properties.

Response

As detailed above, whilst it is acknowledged that there may be some impacts on the existing residential properties adjoining the site, there are no relevant planning scheme standards that address this issue. The recommended restriction on hours of operation of the use will assist in alleviating impacts from a noise perspective, and the existing and proposed fencing will also assist in addressing these concerns to the extent provided for in the planning scheme.

2.5.5 *Process and Site Suitability*

Many of representations raise concern regarding the suitability of the site for the proposed use and are critical of the process Council has followed in selecting the site.

Response

The site may not be an ideal location for a recreational use given that it is not centrally located and is adjacent to residential areas. The amenity of the site is also clearly affected by the sub-station on the property.

However, it is understood that a number of other sites were investigated and that there were no alternative suitable sites available for the proposed use. It is noted that the proposed dog exercise area would have a larger area than the existing area it would replace and would include separate exercise areas for different types of dogs. From a planning perspective, the proposed use is a permissible use on the site, i.e., it is a use that may be approved subject to assessment against the relevant planning scheme standards. The above assessment is considered to demonstrate that the proposal complies with these standards.

3. CONCLUSION

The dog exercise area is being relocated from its current site to the subject site as a result of the redevelopment of the current site. The proposed location is the result of a detailed investigation into appropriate alternative locations. Whilst it is in relatively close proximity to residential areas, due to the nature of the existing use of the site, i.e. a substation, it is not considered an unreasonable use in this location. To ensure that the proposed use is controlled in a way that limits the impact on adjoining residential areas, conditions limiting the hours of use, commercial vehicle movements, retention of the existing sound attenuation mound and restrictions of the vegetation that is approved for removal are all recommended for inclusion in any permit issued. Subject to the inclusion of these conditions, the proposal complies with the relevant planning scheme standards and is recommended for approval.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for a dog exercise area and associated carpark and fencing at 'Transend Networks', 34 Maddocks Road, Kingston for Kingborough Council be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2025-454 and Council Plan Reference No. P5 submitted on 4/3/2026.

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

2. The use of the approved dog exercise area is restricted to the following hours:

Standard Time: 6.00 am to 6.00 pm daily

Daylight Saving Time: 6.00 am to 9.00 pm daily

No use of the dog exercise area is permitted outside these hours.

Appropriate signage must be installed at all entry points specifying the permitted hours of use to the satisfaction of the Manager Development Services.

3. Unless further approval is obtained, commercial vehicle movements associated with the approved use (including garbage removal) must be within the hours of:
 - (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 5.00 pm Saturdays;

(c) Nil Sundays and Public Holidays.

4. The sound attenuation mound on the southeast boundary of the site must not be damaged or degraded by the use or development.

Prior to commencement of the use, a fence suitable to prevent access by dogs and people to the sound attenuation mound must be installed.

Evidence of installation and suitability of the fence must be submitted to council prior to commencement of the use.

5. No more than four (4) trees numbered 1, 5, 7 and 8 and as shown in the plans endorsed under Condition 1 and the arborist assessment (Tree inclined, 22 June 2025), are approved for removal for the purposes of this development.

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

6. All remaining native vegetation identified for retention in the plans endorsed under Condition 1 and the arborist assessment (Tree inclined, 22 June 2025) must be appropriately protected during and after construction in accordance with all the recommendations in the Arboriculture Impact Assessment and AS 4970-2025. This includes but is not limited to implementation of the following measures:

A. Prior to Construction:

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

- (a) Any pruning for machinery and/or carpark user clearance and any necessary tree removal should be completed before the commencement of carpark ground works. This includes any pruning works.
- (b) Pruning of any trees must be conducted by arborist with minimum AQF Level 3 qualifications.
- (c) Installing tree protection fencing in accordance with the arborist assessment (Tree Inclined, 22 June 2025) and condition 7.
- (d) Obtaining evidence of satisfactory installation of this fencing prior to the commencement of any on-site works and making this available to Council upon request.

B. During Construction:

- (a) Maintaining ground and tree protection measures required above for the duration of the construction.
- (b) All works for the proposed internal fencing are to be located outside of the High Conservation Value Trees (Eucalyptus ovata >40 DBH)

C. Post Construction:

- (a) Adhering to the following tree management measures post construction for all areas within the tree protection zone but outside the footprint of the approved works:

- (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
 - (ii) the tree protection zone must be free from the storage of fill, contaminants or other materials;
 - (iii) machinery and vehicles are not permitted to access the tree protection zone; and
 - (iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.
7. Tree protection fencing required under condition 6 must:
- (a) Be located on the edge of the tree protection zone, unless the outer edge of works as shown on the endorsed plan are closer, in which case this tree protection fencing may be reduced to the minimum amount necessary to allow the works to be completed.
 - (b) Exclude the following from the tree protection zones:
 - (i) Machine excavation including trenching.
 - (ii) Machinery movement.
 - (iii) Excavation of silt fencing.
 - (iv) Cultivation.
 - (v) Storage.
 - (vi) Preparation of chemicals, including preparation of cement products.
 - (vii) Parking of vehicles and plant.
 - (viii) Refuelling.
 - (ix) Dumping waste.
 - (x) Placement of fill.
 - (xi) Lighting of fires.
 - (xii) Soil level changes.
 - (xiii) Temporary or permanent installation of utilities and signs.
 - (xiv) Physical damage to the trees.
 - (c) Be constructed in accordance with the following requirements:
 - (i) Utilise barrier mesh and star pickets fencing unless otherwise approved in writing.
 - (ii) Form a visual and physical barrier.
 - (iii) Be a minimum height of 1.5 metres above ground level.
 - (iv) Include signage clearly marked "Tree Protection Zone - No Entry" on all sides.

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

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

9. Erosion/siltation infiltration control measures must be applied during construction works to the satisfaction 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. The proposed development has been assessed as low risk plumbing work. The Plumber is to provide the following documentation to Council after the plumbing work is completed:

- (a) A Form 80;
- (b) A Form 71B; and
- (c) An 'As Constructed' drainage plan at a scale of 1:200 in accordance with the Director's Specified List Schedule 3.

- D. This permit does not include any approval for signage, other than the traffic management signage shown on the plans endorsed under condition 1. Any further signage is subject to assessment under the planning scheme standards and the lodgement of a separate planning application where required.

ATTACHMENTS

1. **Assessment Checklist**
2. **Title Documentation**
3. **Proposed development plans**

Assessment Checklist for Development Applications for Use and/or Development within the Utilities Zone

Application No: DA-2025-454	Description: Dog exercise area and associated carpark and fencing
Applicant: Kingborough Council, by their agent, All Urban Planning	Owner: Tasmanian Networks Pty Ltd
Location: 'Transend Networks', 34 Maddocks Road, Kingston	

Use Status

Use Class	Passive Recreation
Use Status	Discretionary

Exemptions

5.2.10 Minor Infrastructure

Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, waste or recycling bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority.

Applies to minor infrastructure at the dog exercise park, including seating, bins, taps etc.

5.6.2 Fences (excluding fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone)

The construction or demolition of:

- (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level;*

There is one area of boundary fencing to be erected on the boundary with a residential lot to the northeast. This proposed fence is a 1.8m high paling fence and therefore meets the exemption.

- (b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage (excluding a fence under subclause 5.6.3) and not more than a total height of 1.2m above natural ground level;*

Not applicable.

- (c) fencing of agricultural land or for protection of wetlands and watercourses;*

Not applicable.

- (d) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone;*

Not applicable.

(e) fencing for security purposes, no higher than 2.8m, at an airport,

Not applicable.

unless there is:

(f) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;

(g) the removal of any threatened vegetation; or

(h) land located within 30m of a wetland or watercourse.

Utilities Zone Provisions (use and/or development)

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

Clause	Compliance/Comments
28.3 Use Standards	
<p>Clause 28.3.1 – Hours of Operation A1 – Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if:</p> <ul style="list-style-type: none"> (i) for office and administrative tasks; or (ii) a Utilities use. 	<p>A1 – Does not comply No restriction on hours of operation noting it will predominately operate in daylight hours.</p>
<p>Clause 28.3.2 – Noise A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>A1 – Does not comply As noted above, the proposed hours of operation are 24 hours per day. Council’s Environmental Health Officer (EHO) advises that the noise assessment provided with the application “predicts that emissions will at times exceed the permitted limits under Acceptable Solution A1. The proposal is therefore assessed under Performance Criteria P1”.</p>
<p>Clause 28.3.3 – External Lighting A1 – External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; 	<p>A1 – N/A as no external lighting is proposed. Any lighting provided for the proposed car park, as required by clause E6.7.7 Lighting of Parking Areas, would operate during the approved hours of operation for the use, so would comply with clause 28.3.3.</p>

Clause	Compliance/Comments
(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	
<p>Clause 28.3.4 – Commercial Vehicle Movements</p> <p>A1 – Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5.00 pm Saturdays;</p> <p>(c) Nil Sundays and Public Holidays.</p>	<p>A1 – likely to comply, any new commercial vehicle movements on the site would be limited to garbage removal which would likely occur during normal business hours. A condition of approval requiring commercial vehicle movements to be within the AS hours is recommended for inclusion in any permit issued for the proposal.</p>
<p>Clause 28.3.5 – Discretionary Use</p> <p>A1 – No Acceptable Solution.</p>	<p>A1 – Does not comply</p> <p>The use is discretionary in the zone.</p>
28.4 Development Standards for Buildings and Works	
<p>Clause 28.4.1 – Building Height</p> <p>A1 – Building height must be no more than: 10 m.</p>	<p>A1 – Complies – fences are 2.1m.</p>
<p>A2 – Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>A2 – Complies – fences are 2.1m.</p>
<p>Clause 28.4.2 – Setback</p> <p>A1 – Building setback from frontage must be no less than: 10 m.</p> <p>A2 – Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>	<p>A1 – N/A, a building is not proposed.</p> <p>A2 – N/A, a building is not proposed.</p>
<p>Clause 28.4.3 – Landscaping</p> <p>A1 – Landscaping is not required along the frontage of a site if the building has nil setback to frontage.</p>	<p>A1 – N/A, a building is not proposed.</p>
<p>A2 – Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.</p>	<p>A2 – Does not comply.</p> <p>No landscaping is provided.</p>
<p>Clause 28.4.4 – Outdoor Storage Areas</p> <p>A1 – Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas,</p>	<p>A1 – N/A, outdoor storage areas.</p>

Clause	Compliance/Comments
driveways or landscaped areas.	
<p>Clause 28.4.5 – Fencing A1 – Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> (a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	<p>A1 – Complies.</p>
<p>Clause 28.4.6 – Environmental Values A1 – No trees of high conservation value will be impacted.</p>	<p>A1 – Does not comply.</p> <ul style="list-style-type: none"> (a) An assessment of trees affected by the proposed carpark and access works has been provided (Tree inclined, 22 June 2025). No trees of High Conservation Value are affected by the works for the carpark and access. However, the site plans do not provide sufficient detail to clearly identify the proposed location of the internal fence. <p>Council’s Environmental Planner advises that there are trees of high conservation value which may be affected by the construction of the internal fences within the proposed dog walking area. The proposal therefore relies upon the performance criterion for clause 28.4.6.</p>

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
N/A, while the site is within a Bushfire-Prone Area, the code does not apply because neither a vulnerable or hazardous use or a subdivision is proposed.	
E2.0 Potentially Contaminated Land Code	
<p>Clause E2.5 - Use standards A1 – The Director, or a person approved by the Director for the purpose of this Code:</p> <ul style="list-style-type: none"> (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use. 	<p>A1 – Does not comply.</p> <p>The site is considered to be potentially contaminated and the proposed use is listed in Table E2.2.1 as a use to which the Potentially Contaminated Land Code applies. As the certification required by the acceptable solution for clause E2.5 has not been provided, the proposal therefore relies upon the performance criteria for this clause.</p>
<p>Clause E2.6.2 - Excavation A1 – No acceptable solution (requires</p>	<p>A1 – Does not comply.</p> <p>The site is considered to be potentially contaminated and the proposal includes</p>

Clause	Compliance/Comments
assessment against performance criteria)	excavation. As there is no acceptable solution for clause E2.6.2, the proposal therefore relies upon the performance criteria for this clause.
E5.0 Road and Railway Assets Code	
<p>Clause E5.5.1 – Existing road accesses and junctions</p> <p>A1 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	A1 – N/A
<p>A2 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	A2 – N/A
<p>A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p>A3 – Does not comply.</p> <p>The proposal would result in an increase in vehicle movements, to and from the site, of more than 40 vehicle movements per day.</p>
<p>E5.5.2 Exiting level crossings</p> <p>A1 – Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.</p>	A1 – N/A
<p>Clause E5.6.1 - Development adjacent to roads and railways</p> <p>A1.1 – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. 	A1.1 – N/A
<p>A1.2 – Buildings, may be:</p> <ul style="list-style-type: none"> (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: <ul style="list-style-type: none"> (i) the existing building; or (ii) an immediately adjacent building. 	A1.2 – N/A

Clause	Compliance/Comments
<p>Clause E5.6.2 - Road access and junctions A1 – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>	<p>A1 – Does not comply. Speed Limit is 80-kmh as it is a gravel rural road. A new access is proposed to service the existing gate to the greyhound exercise area. Whilst this gate is existing there is currently no formed access.</p>
<p>A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p>A2 – N/A</p>
<p>Clause E5.6.3 – New level crossings A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – N/A</p>
<p>Clause E5.6.4 - Sight distance at accesses, junctions and level crossings A1 – Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>	<p>A1 – Complies. - The design of the <i>existing</i> access meets the standard. - The access to the new 10 space carparking areas curves from the inner side of the existing access to road. - The new access to existing gate will meet the standard.</p>
<p>E6.0 Parking and Access Code</p>	
<p>Clause E6.6.1 - Number of car parking spaces A1 - The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>A1 – N/A, passive recreation has no requirement for car parking. Notwithstanding, there are 10 car parking spaces proposed for the small dog and large dog areas and 4 parallel parking spaces for greyhound area.</p>
<p>Clause E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability A1 - Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.</p>	<p>A1 – No requirement</p>
<p>Clause E6.6.3 – Number of Motorcycle Parking Spaces A1 - The number of on-site motorcycle parking</p>	<p>A1 – No requirement</p>

Clause	Compliance/Comments
<p>spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p>	
<p>Clause E6.6.4 – Number of Bicycle Parking Spaces A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>	<p>A1 – No requirement</p>
<p>Clause E6.7.1 - Number of vehicular accesses A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>A1 – Complies, no change from existing approved situation.</p>
<p>Clause E6.7.2 - Design of vehicular accesses A1 – Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to 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>A1 – Complies. The vehicle access point complies with the Australian Standard.</p>
<p>Clause E6.7.3 - Vehicular passing areas along an access A1 – Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day</p>	<p>A1 – Complies, the existing access allows for separate ingress and egress and for vehicle passing at entrance to the site.</p>

Clause	Compliance/Comments
<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>Clause E6.7.4 - On-site turning</p> <p>A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p>	<p>A1 – Complies, the proposed car parking appears to allow for on-site turning.</p>
<p>Clause E6.7.5 - Layout of parking areas</p> <p>A1 – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</p>	<p>A1 – Complies, the Council’s Development Engineer advises that the proposed parking areas comply with the parking layout requirements.</p>
<p>Clause E6.7.6 - Surface treatment of parking areas</p> <p>A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following:</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system,</p> <p>unless the road from which access is provided to the property is unsealed.</p>	<p>A1 – N/A, Maddocks Road is not sealed at the site access point.</p> <p>Compacted gravel with red gravel surface proposed.</p>
<p>Clause E6.7.7 - Lighting of parking areas</p> <p>A1 – Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>	<p>A1 – Does not comply.</p> <p>No lighting would be provided for the proposed car park, which would have more than 5 car parking spaces. While use of the car park outside of daylight hours is likely to be limited, a condition of approval should be included in any permit issued for the proposal requiring lighting to be provided in accordance with the PC for clause E6.7.7. The condition should further require the lighting to not operate outside of the approved operating hours.</p>
<p>Clause E6.7.8 - Landscaping of parking areas</p> <p>A1 – Landscaping of parking and circulation areas must be provided where more than 5 car</p>	<p>A1 – Complies, the existing trees between the proposed car park and the site frontage are considered to provide the required landscaping.</p>

Clause	Compliance/Comments
<p>parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>	
<p>Clause E6.7.9 – Design of motorcycle parking areas A1 - The design of motorcycle parking areas must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building. 	<p>A1 – N/A</p>
<p>Clause E6.7.10 – Design of bicycle parking facilities A1 - The design of bicycle parking facilities must comply with all the following;</p> <ul style="list-style-type: none"> (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building. 	<p>A1 – N/A</p>
<p>A2 - The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. R1</p>	<p>A2 – N/A</p>
<p>Clause E6.7.11 – Bicycle end of trip facilities A1 - For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.</p>	<p>A1 – N/A</p>
<p>Clause E6.7.12 – Siting of car parking A1 - Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</p>	<p>A1 – N/A</p>
<p>Clause E6.7.13 – Facilities for commercial vehicles A1 - Commercial vehicle facilities for loading,</p>	<p>A1 – N/A</p>

Clause	Compliance/Comments
<p>unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:</p> <ul style="list-style-type: none"> (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site. 	
<p>Clause E6.7.14 - Access to a road A1 – Access to a road must be in accordance with the requirements of the road authority.</p>	<p>A1 – Complies.</p>
<p>E7.0 Stormwater Management Code</p>	
<p>Clause E7.7.1 - Stormwater drainage and disposal A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>A1 – Does not comply. Stormwater from new impervious surfaces would not be disposed of by gravity to public stormwater infrastructure.</p>
<p>A2 – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none"> (a) the size of new impervious area is more than 600 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 	<p>A2 – Does not comply. Car parking would be provided for more than 6 cars but there is no indication in the application that the stormwater system for the development would incorporate water sensitive urban design principles.</p>
<p>A3 – A minor stormwater drainage system must be designed to comply with all of the following:</p> <ul style="list-style-type: none"> (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. 	<p>A3 – Complies.</p>
<p>A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p>A4 – Complies.</p>

Clause	Compliance/Comments
E8.0 Electricity Transmission Infrastructure Protection Code	
<p>Clause E8.6.1 - Sensitive use within 65m of a substation facility A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – N/A</p>
<p>Clause E8.6.2 – Use other than sensitive use within 65m of a substation facility A1 - A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.</p>	<p>A2 – Complies, material storage or handling is not proposed.</p>
<p>Clause E8.7.1 - Development within the electricity transmission corridor A1 – Development is not within: (a) an inner protection area; or (b) a registered electricity easement.</p>	<p>A1 – Does not comply.</p>
<p>Clause E8.7.2 - Development for sensitive uses within 65m of a substation facility A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – N/A</p>
<p>Clause E8.7.3 - Development for uses other than sensitive uses within 65m of a substation facility A1 - Development must be located no less than 5m from a substation facility.</p>	<p>A1 – Does not comply.</p>
<p>Clause E8.7.4 - Development within 55m of a communication station A1 – No part of the development: (a) extends above the height of the facility’s antennae/disk when measured in horizontal plane; (b) is located less than: (i) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or (ii) 20m to the communications station; whichever is the lesser;</p>	<p>A1 – Does not comply.</p>
E9.0 Attenuation Code	
<p>N/A, as neither a sensitive use nor a use with potential to cause environmental harm to a sensitive use is proposed.</p>	
E10.0 Biodiversity Code	
<p>Clause E10.7.1 - Buildings and works A1 – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning</p>	<p>A1 – Does not comply. Council’s Environmental Planner advises that the proposal is unable to meet A1 as there is no building area on the title and the proposal</p>

Clause	Compliance/Comments
scheme.	involves the disturbance of <i>Eucalyptus ovata</i> trees > 40 DBH (Individual trees of High Conservation Value) Moderate priority biodiversity value.
E11.0 Waterway and Coastal Protection Code	
The subject site is affected by this Code. Located on the western boundary of the subject lot is a Class 4 stream with a 10 metre streamside reserve, however it does not occur on the parts of the site that is proposed for development or works, therefore an assessment against the code is not required.	
E15.0 Inundation Prone Areas Code	
Located within the property are areas of potential riverine inundation (Whitewater Creek), displayed as a patch work of puddles. Council's Development Engineer has assessed the hazard, and the mapping is not regarded as being accurate. The proposal will not be affected by the mapped riverine inundation.	
E17.0 Signs Code	
The only signs proposed as part of the application are the traffic management signs at the access i.e. 'give way' and 'no entry' signs. These are considered to be 'statutory signs' under the Code and are exempt from needing planning approval. An advice clause is recommended for inclusion in any permit issued, advising that the only signage approved as part of this permit are the traffic management signs shown on the plans and that any other proposed signage is subject to separate assessment against the planning scheme standards under a separate application.	

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



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 181921	FOLIO 1
EDITION 1	DATE OF ISSUE 15-Feb-2022

SEARCH DATE : 18-Dec-2025

SEARCH TIME : 06.22 pm

DESCRIPTION OF LAND

Parish of KINGBOROUGH Land District of BUCKINGHAM
 Lot 1 on Plan 181921
 Derivation : Part of 800 Acres Gtd. to James Baynton
 Prior CT 166514/1

SCHEDULE 1

E179575 TASMANIAN NETWORKS PTY LTD Registered 25-Nov-2019
 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: (appurtenant to the land marked A B C D E
 F on Plan 181921) The full and free right and liberty
 for The Hydro-Electric Commission and its successors
 in title its and their servants agents and workmen at
 all times hereafter -
 (a) to clear the land marked "Transmission Line Easement
 70.00 wide" on Plan 181921 (hereinafter called "the
 servient land") and to erect construct place inspect
 alter and repair renew maintain and use in upon over
 and along and remove from the servient land towers
 poles wires cables apparatus appliances and other
 ancillary works (all of which are hereinafter
 collectively referred to as "the said lines") for the
 transmission and distribution of electrical energy
 and for purposes incidental thereto;
 (b) to cause or permit energy to flow or be transmitted
 through and along the said lines;
 (c) to cut away remove and keep clear of the said lines
 all trees and all other obstructions or erections of
 any nature whatsoever which may at any time overhang
 encroach or be in or on the servient land and which
 may in any way endanger or interfere with the proper
 operation of the said lines; and
 (d) to enter into and upon the servient land for all or
 any of the above purposes with or without all



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



necessary plant equipment machinery and vehicles of every kind.

D98097 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 21-Aug-2013 at noon

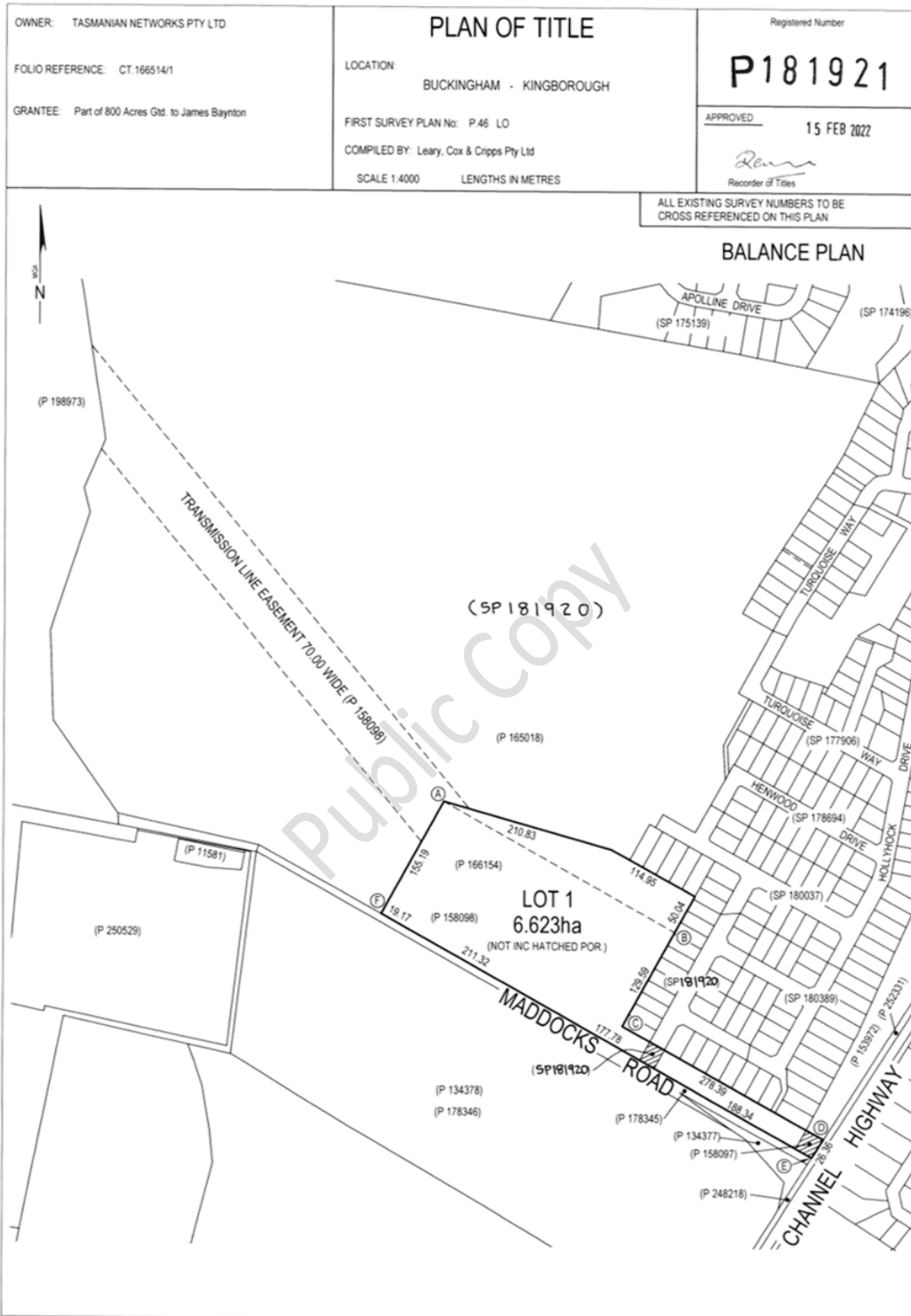
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Public Copy



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



60003

MADDOCKS DOG WALKING AREA

34 MADDOCKS ROAD

KINGSTON



Kingborough Council
 Development Application: DA-2025-454
 Plan Reference No: P5
 Date Received: 04/03/2026
 Date placed on Public Exhibition: 25/4/2026



LOCALITY PLAN
NTS

DRAWING NO.	DRAWING DESCRIPTION	SHEET NO.
60003-01	LOCALITY PLAN AND DRAWING INDEX	1
60003-02	GENERAL NOTES	2
60003-03	GENERAL ARRANGEMENT PLAN	3
60003-04 to 05	FENCING PLANS	4 - 5
60003-06	TREE PLAN	6
60003-07	TYPICAL DETAILS	7

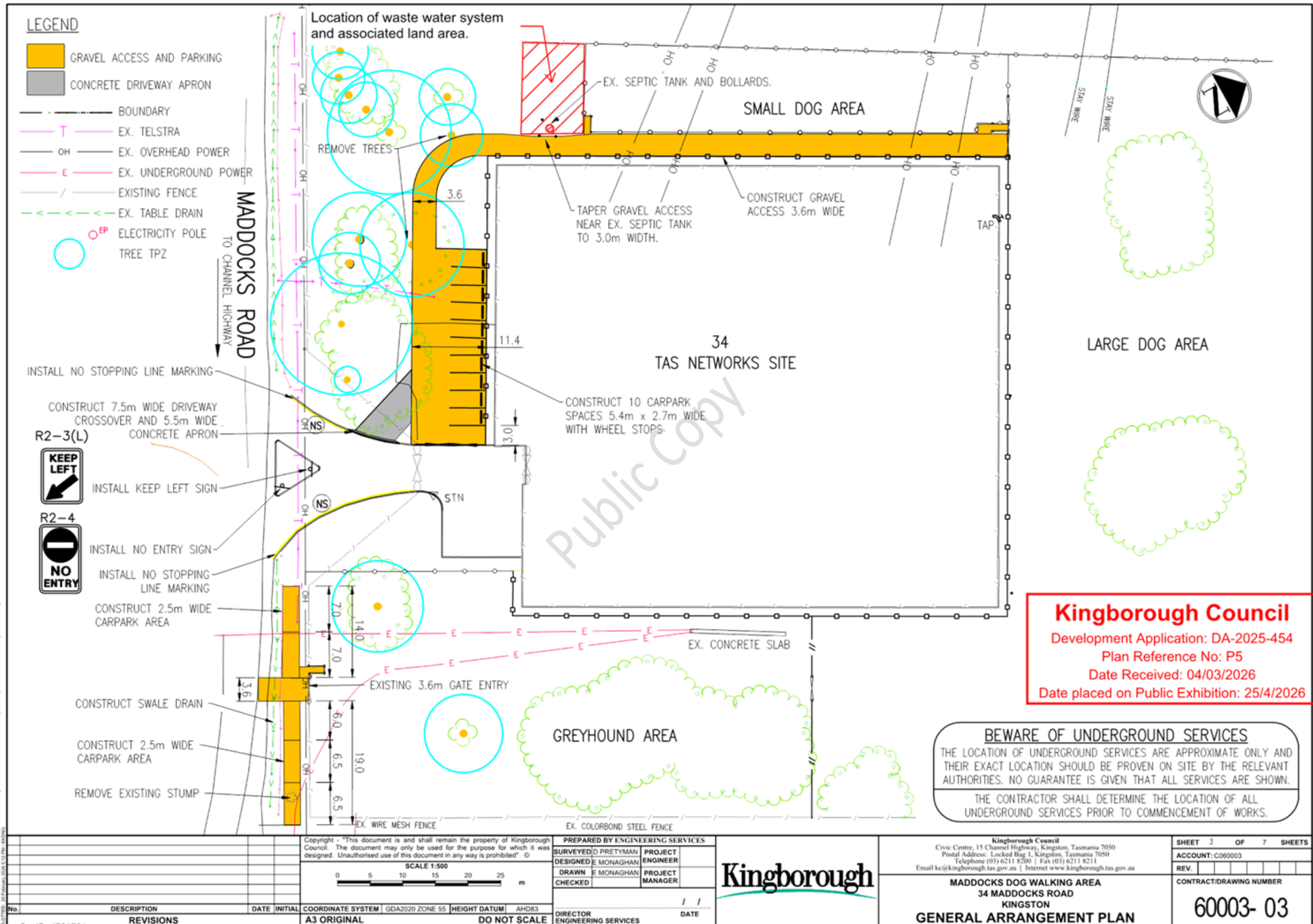
DRAWING INDEX

Public Copy

DRAWING DETAILS: E:\Technical Services\Sub\60003\60003-01 Locality Plan and Drawing Index.dwg
 L:\IT\2025\11\11\60003

		Copyright - "This document is and shall remain the property of Kingborough Council. The document may only be used for the purpose for which it was designed. Unauthorised use of this document in any way is prohibited" ©		PREPARED BY ENGINEERING SERVICES			Kingborough Council Civic Centre, 15 Channel Highway, Kingston, Tasmania 7050 Postal Address: Locked Bag 1, Kingston, Tasmania 7050 Telephone (03) 6211 8200 Fax (03) 6211 8211 Email kc@kingborough.tas.gov.au Internet www.kingborough.tas.gov.au		SHEET 1 OF 7 SHEETS	
				SURVEYED D PRETYMAN DESIGNED E MONAGHAN DRAWN E MONAGHAN CHECKED	PROJECT ENGINEER PROJECT MANAGER		ACCOUNT: C060003			
No.	DESCRIPTION	DATE	INITIAL	COORDINATE SYSTEM	GDA2020 ZONE 55	HEIGHT DATUM	AHD83	MADDOCKS DOG WALKING AREA 34 MADDOCKS ROAD KINGSTON LOCALITY PLAN AND DRAWING INDEX		CONTRACT/DRAWING NUMBER
REVISIONS				A3 ORIGINAL		DO NOT SCALE		DIRECTOR ENGINEERING SERVICES		60003- 01

Document Set ID: 4761761
 Version: 1. Version Date: 24/04/2026

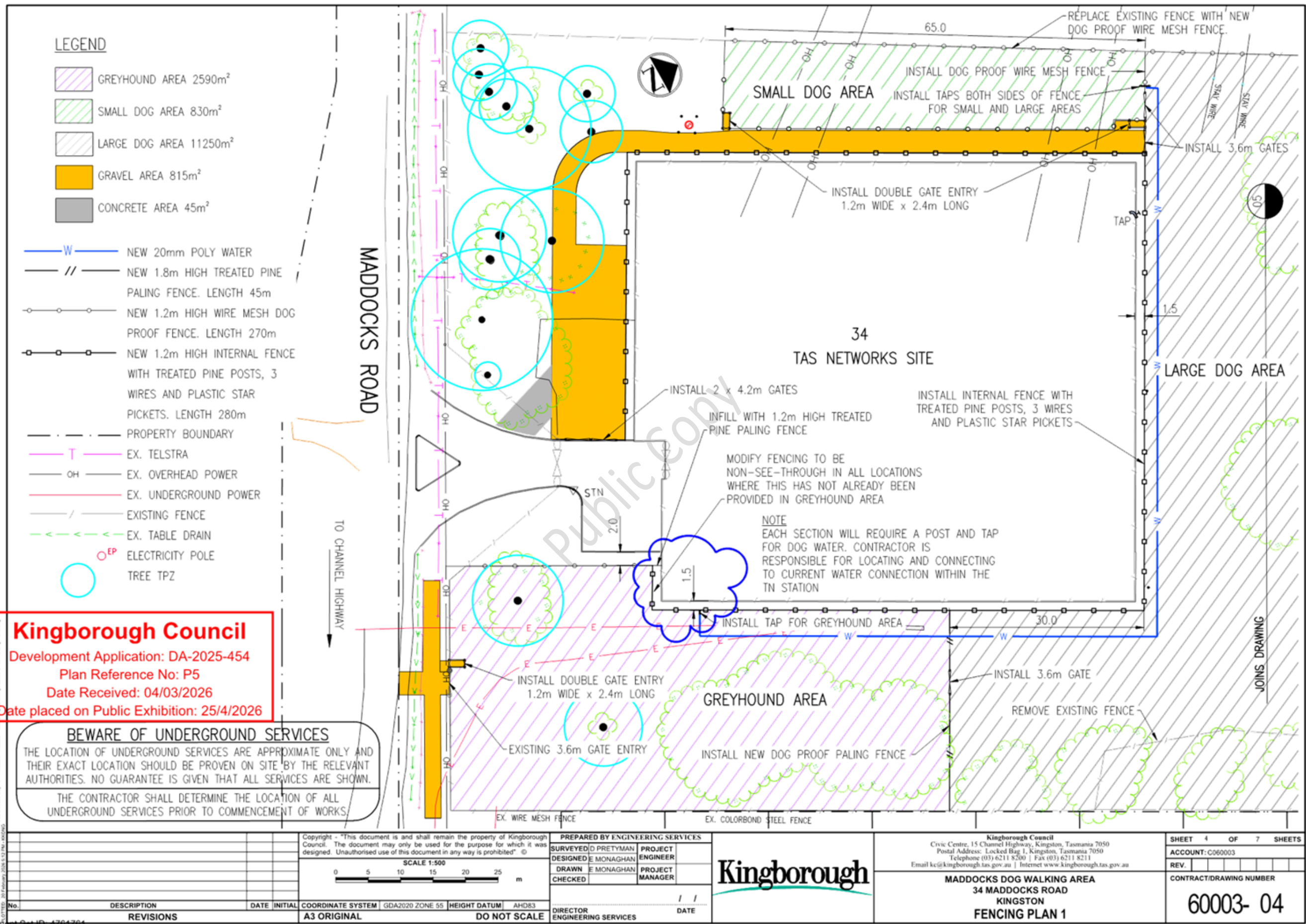


Kingborough Council
 Development Application: DA-2025-454
 Plan Reference No: P5
 Date Received: 04/03/2026
 Date placed on Public Exhibition: 25/4/2026

BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.
 THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

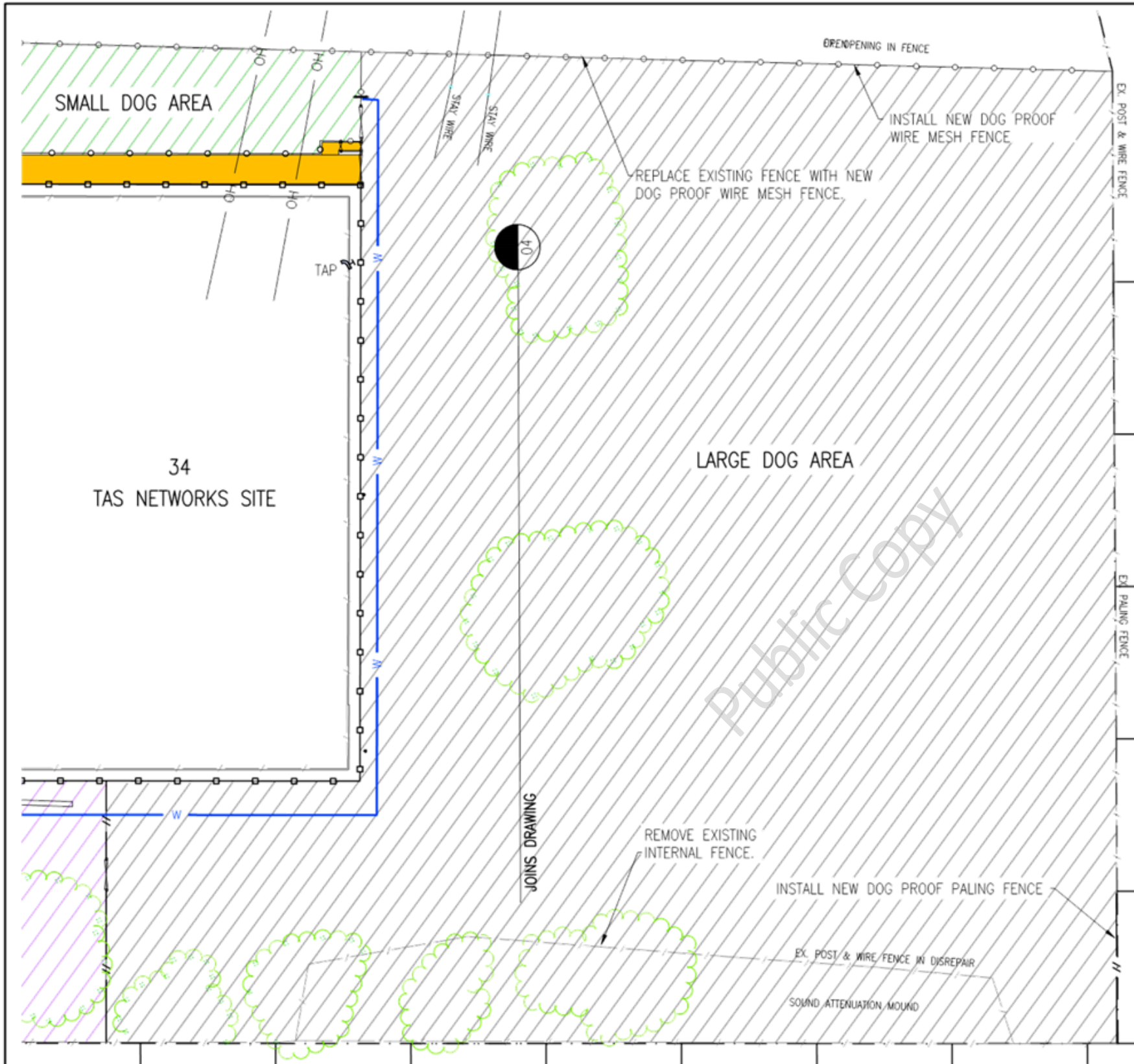
Copyright - "This document is and shall remain the property of Kingborough Council. The document may only be used for the purpose for which it was designed. Unauthorised use of this document in any way is prohibited" ©		PREPARED BY ENGINEERING SERVICES SURVEYED D PRETYMAN PROJECT ENGINEER DESIGNED E MONAGHAN PROJECT ENGINEER DRAWN E MONAGHAN PROJECT MANAGER CHECKED _____		Kingborough Council Civic Centre, 15 Channel Highway, Kingston, Tasmania 7050 Postal Address: Locked Bag 1, Kingston, Tasmania 7050 Telephone (03) 6211 8200 Fax (03) 6211 8211 Email kc@kingborough.tas.gov.au Internet www.kingborough.tas.gov.au		SHEET 3 OF 7 SHEETS ACCOUNT: C060003 REV. _____ CONTRACT/DRAWING NUMBER 60003- 03	
SCALE 1:500 0 5 10 15 20 25 m DO NOT SCALE		DIRECTOR _____ DATE _____ ENGINEERING SERVICES		MADDOCKS DOG WALKING AREA 34 MADDOCKS ROAD KINGSTON GENERAL ARRANGEMENT PLAN		No. _____ DESCRIPTION _____ DATE _____ INITIAL _____ COORDINATE SYSTEM GDA2020 ZONE 55 HEIGHT DATUM AHD83 A3 ORIGINAL	

Document Set ID: 4761761
 Version: 1. Version Date: 24/04/2026



Document Set ID: 4761761
 Version: 1. Version Date: 24/04/2026

Kingborough Council
 Development Application: DA-2025-454
 Plan Reference No: P5
 Date Received: 04/03/2026
 Date placed on Public Exhibition: 25/4/2026



LEGEND

- GREYHOUND AREA 2590m²
- SMALL DOG AREA 830m²
- LARGE DOG AREA 11250m²
- GRAVEL AREA 815m²
- CONCRETE AREA 45m²
- NEW 20mm POLY WATER
- NEW 1.8m HIGH TREATED PINE PALING FENCE. LENGTH 45m
- NEW 1.2m HIGH WIRE MESH DOG PROOF FENCE. LENGTH 270m
- NEW 1.2m HIGH INTERNAL FENCE WITH TREATED PINE POSTS, 3 WIRES AND PLASTIC STAR PICKETS. LENGTH 280m
- PROPERTY BOUNDARY
- EX. TELSTRA
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- EXISTING FENCE
- EX. TABLE DRAIN
- ELECTRICITY POLE

BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.
 THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

Copyright - "This document is and shall remain the property of Kingborough Council. The document may only be used for the purpose for which it was designed. Unauthorised use of this document in any way is prohibited" ©		PREPARED BY ENGINEERING SERVICES			SHEET 5 OF 7 SHEETS ACCOUNT: C060003 REV. _____ CONTRACT/DRAWING NUMBER 60003- 05
SCALE 1:500 		SURVEYED D PRETYMAN DESIGNED E MONAGHAN DRAWN E MONAGHAN CHECKED _____	PROJECT ENGINEER PROJECT MANAGER DATE / /		
COORDINATE SYSTEM GDA2020 ZONE 55 HEIGHT DATUM AHD83 A3 ORIGINAL DO NOT SCALE		DIRECTOR ENGINEERING SERVICES		Kingborough Council Civic Centre, 15 Channel Highway, Kingston, Tasmania 7050 Postal Address: Locked Bag 1, Kingston, Tasmania 7050 Telephone (03) 6211 8200 Fax (03) 6211 8211 Email kc@kingborough.tas.gov.au Internet www.kingborough.tas.gov.au	
No. DESCRIPTION DATE INITIAL REVISIONS		MADDOCKS DOG WALKING AREA 34 MADDOCKS ROAD KINGSTON FENCING PLAN 2			

Document Set ID: 4761761
 Version: 1. Version Date: 24/04/2026

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

14 PETITIONS RECEIVED IN LAST PERIOD

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

15 OFFICERS REPORTS TO COUNCIL

15.1 DOG MANAGEMENT POLICY - PROPOSED AMENDMENT

File Number: 12.104

Author: Scott Basham, Manager Legal & Property

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

Strategic Plan Reference

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

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

1. PURPOSE

- 1.1 The purpose of this report is to outline a proposed amendment to the endorsed Dog Management Policy (the Policy) and commence the process to invite submissions and undertake consultation, subject to development within the Kingborough sports precinct.

2. BACKGROUND

- 2.1 At its meeting of the 4 December 2023 Council resolved to adopt its Dog Management Policy (minute C6/23-2323 refers) pursuant to the *Dog Control Act 2000* (the Act).
- 2.2 The Policy established a Southern Obedience Club, dog training area at Gormley Drive, Kingston.
- 2.3 In accordance with previous reports presented to Council, at its meeting of the 16 December 2024, Council resolved to confirm support for the development of the Tasmania Devil's High Performance Training Centre (minute C384/23-2024 refers).
- 2.4 The Tasmania Devil's High Performance Training Centre development, including the construction of the new ovals, will result in the loss of the dog training area at Gormley Drive, Kingston.
- 2.5 At its meeting of the 1 December 2025 Council resolved to commence the process to establish a dog training area on a parcel of land situated at Dru Point, Margate (minute C347/21-2025 refers). Council has been unable to progress the establishment of a dog training area at this location due to costs associated with acquisition of the land.

3. STATUTORY REQUIREMENTS

3.1 S.7 of the Act states that a Council is to:

- invite public submissions relating to an amendment of the Policy;
- consult with any appropriate body or organisation; and
- consider any submissions and results of any consultation before making the amendment.

3.2 S.24 of the Act states, that before a Council resolves to make a declaration it is to:

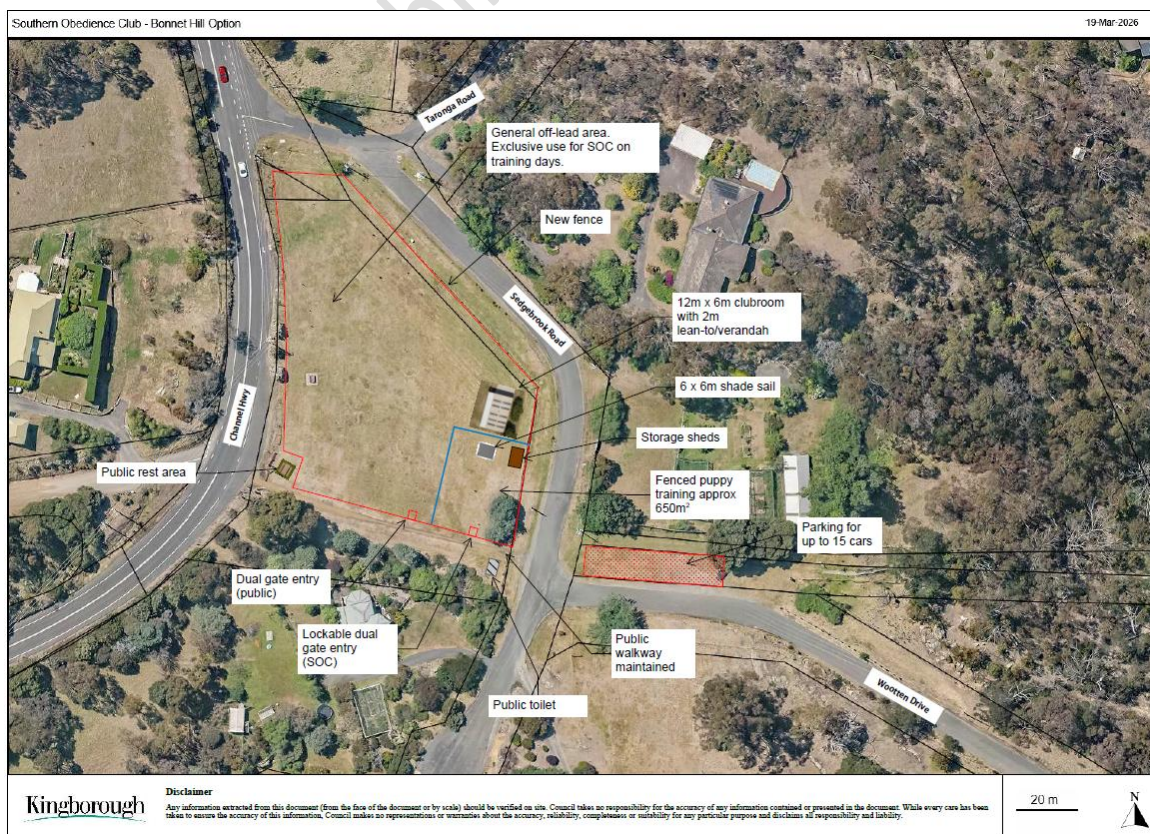
- notify, by public notice, the details of the area, any condition relating to the use of that area, and in the case of a restricted area, the reasons for the declaration;
- invite submissions to be lodged within 15 working days after the notice is published; and
- consider any submissions lodged.

4. DISCUSSION

4.1 Due to the anticipated loss of the Gormley Drive dog training area and the determination that Dru Point is unsuitable, Council has undertaken further engagement with the Southern Obedience Club to identify an appropriate alternative location for relocation.

4.2 One site identified as meeting the necessary requirements to replace the Gormley Drive dog training area is Council land located at Lot 1 Taronga Road, Bonnet Hill.

4.3 The Below image shows the location and early concept design of the proposed training area.



4.4 It is anticipated that the Southern Obedience Club would be granted a lease providing exclusive use of the general area for one day per week, in addition to exclusive use of the designated puppy training area. The general area will otherwise remain available for public use for the remaining six days each week.

4.5 This lease would be subject to Council's endorsed *Leasing and Licencing Policy 3.21* and is not part of this report.

5. FINANCE

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

6. ENVIRONMENT

6.1 There are no environmental considerations associated to this report.

7. COMMUNICATION AND CONSULTATION

7.1 Council Officers have undertaken preliminary consultations with the Southern Obedience Club regarding location and design.

7.2 This engagement has included discussions regarding site requirements, accessibility, and operational needs to ensure the location remains fit for purpose and supports the ongoing activities of the Club and its members.

7.3 In May 2026, properties adjoining the proposed training area were visited, resulting in direct engagement with several residents. In addition, written correspondence was distributed more broadly to other nearby properties. This initial phase of community consultation generated mixed feedback, with key issues raised relating to potential impacts on wildlife and concerns regarding anti-social behaviour.

7.4 Regarding the statutory consultation process, the s.24 notice will be published in the Mercury Newspaper.

7.5 To support the s.24 notice, Councils Communication and Engagement Team have developed a comprehensive Community Engagement Plan. This plan includes:

- a dedicated website landing page;
- media release; and
- a mail out to nearby resident.

7.6 An example Community Engagement Plan is attached.

8. RISK

8.1 Failure to establish a new training area would not be in the best interests of the community and would be inconsistent with Council's stated intent to support the development of the Tasmania Devil's High Performance Training Centre.

9. CONCLUSION

9.1 Due to the future loss of the Gormley Drive dog training area, Council has engaged with the Southern Obedience Club to identify a suitable alternative location for relocation.

9.2 There is now a requirement to invite public submissions and consult with any appropriate body or organisation to establish a new training area.

- 9.3 Once public submissions and consultation are considered a further report will be returned to Council.

10. RECOMMENDATION

That pursuant to the provisions of the *Dog Control Act 2000*, Council invite public submissions and consult with any appropriate body or organisation, regarding the establishment of a dog training area located at Lot 1 Taronga Road, Bonnet Hill.

ATTACHMENTS

1. **Example Community Engagement Plan**

Public Copy



AMENDMENT TO DOG MANAGEMENT POLICY

Engagement Plan

May 2026

Kingborough

WHAT ARE WE COMMUNICATING

This Engagement Plan outlines the process Council will undertake to inform and engage with the community on proposed amendments to the Dog Management Policy. The amendments relate to the closure of the Southern Obedience Club training area at Gormley Drive.

These changes are required due to the redevelopment of the Kingborough Sports Precinct, which will accommodate the Tasmania Devils AFL High Performance Centre. The construction of two new ovals and the relocation of existing sporting clubs will result in the loss of the current Southern Obedience Club training site.

The Southern Obedience Club is a not-for-profit organisation that provides dog training and education to support responsible dog ownership in the Kingborough community.

***The AFL HPC and Kingborough Sports Precinct project is being funded by the State Government and the AFL.**

THE ENGAGEMENT

In accordance with the Dog Control Act 2000, Council is required to invite public submissions on the proposed amendments, consult with relevant organisations, and consider all feedback received before finalising any changes to the Policy.

LENGTH OF THE ENGAGEMENT & COMMS

- 3 week engagement program consulting on the new proposed dog training area.

STAKEHOLDERS ENGAGED WITH SO FAR

- Southern Obedience Club
- Kingborough Dog Walking Association (KDWA)
- Residents in the vicinity of the area
- Councillors & staff
- AFL Devils Football Club
- Department of State Growth

This plan aims to now engage with the wider community on this new proposed site.

COMMUNICATIONS & ENGAGEMENT PROCESS

The engagement will be communicated through direct mail to neighbouring residents, media release, website information and social media notification.

Submissions will be accepted via:

- **Email:** kc@kingborough.tas.gov.au;
- **Written:** Civic Centre, 15 Channel Highway, Kingston TAS 7050.

01

PROPOSED NEW TRAINING AREA



The site is located at Lot 1 Taronga Road, Bonnet Hill, see map above.

CONSULTATION REQUIREMENTS

Council will need to pass a resolution to undertake the activities outlined in s.7(3) of the Dog Control Act 2000 (as below).

Publish notices relating to its intent to declare, including:

- Invite public submissions relating to a proposed new exercise area. The Community Consultation would be for approximately 3 weeks.
- Consult with any appropriate body or organisation.
- The Council would then consider any submissions and results of any consultation before making a decision.
- Pass a resolution to endorse exercise and training areas.
- Publish notice for date and period of declaration.

Dog Control Act 2000 s.7(3)

- (a) notify, by public notice, the details of
 - (i) the area; and
 - (ii) any condition relating to the use of that area; and
 - (iii) in the case of a restricted area or prohibited area, the reasons for the declaration; and
- (b) invite submissions to be lodged within 15 working days after the notice is published; and
- (c) consider any submissions lodged.

ENGAGEMENT SO FAR

Stakeholders	Date	What
Southern Obedience Club	Aug 2024	Initial meeting about impending relocation.
Southern Obedience Club	Nov 2024	Follow up meeting about project
Southern Obedience Club	Mar 2025	Email update on new sites, continue to investigate proposals. HPC work would not start before August.
Southern Obedience Club	May 2025	Meeting with group to review other sites and agreed to investigate TasWater site at Dru Point further.
Southern Obedience Club	Aug 2025	Meeting to discuss progress on proposed site at Dru Point and timelines for relocation.
Southern Obedience Club	Aug 2025	Onsite meeting on at Dru Point in TasWater secure area with SOC Committee and TasWater.
Southern Obedience Club	Dec 2025	Discuss and review options at Dru Point.
Southern Obedience Club	Jan 2026	Contacted to advise difficulties with TasWater site, and may need to look at alternatives.
Southern Obedience Club	Feb 2026	Contact to discuss the new proposed site at Lower Longley. Scheduling meeting. Project update.
Southern Obedience Club	Feb 2026	Met committee members onsite to present recently identified relocation site at Lower Longley Hall.
Southern Obedience Club	Feb 2026	SOC advised they would survey members before decision on Lower Longley.

ENGAGEMENT SO FAR

Stakeholders	Date	What
Southern Obedience Club	17 March 2026	SOC members reviewed Lower Longley proposal and rejected it due to distance from Kingston CBD and weather conditions. Reviewed potential sites
Southern Obedience Club	19 March 2026	Council advised assistance with relocating the clubs equipment, and will investigate storage.
Southern Obedience Club	9 April 2026	Council updated the club and recommended proceeding with Bonnet Hill.
Southern Obedience Club	19 May 2026	Met with SOC to confirm Bonnet Hill proposal.
Neighbouring residents	20 May 2026	Letter box dropped residents in area Doorknocked local properties around the site and spoke to two residents.
Southern Obedience Club	22 May 2026	Meeting onsite with club to progress design for Bonnet Hill.

15.2 INFORMATION DISCLOSURE POLICY

File Number: 12.311

Author: Scott Basham, Manager Legal & Property

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

Strategic Plan Reference

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

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

1. PURPOSE

- 1.1 The purpose of this report is to present the Information Disclosure Policy 3.23 (the Policy) as attached to this report for Council's consideration and adoption.

2. BACKGROUND

- 2.1 The *Right to Information Act 2009 (Tas)* (the Act) establishes a legal framework for access to information held by public authorities. The Act promotes transparent, accountable decision making and supports public participation in governance.
- 2.2 Council currently administers information access through a combination of legislative requirements and internal practices. The introduction of a formal Information Disclosure Policy provides a clear, consistent framework aligned with the Act.
- 2.3 The Policy has been developed to complement existing governance instruments, including Policy 3.22 – *Release of Documents*, and reflects contemporary expectations of proactive disclosure and transparency.

3. STATUTORY REQUIREMENTS

- 3.1 While the Policy has application across a broad range of legislative frameworks, it primarily addresses matters arising under the *Right to Information Act 2009 (Tas)*. The Policy also provides guidance in relation to the handling of personal and exempt information in accordance with relevant statutory obligations
- 3.2 It is also noted that Ombudsman Tasmania Right to Information publications and guidelines have been consulted in the development of this Policy.

4. DISCUSSION

- 4.1 Council recognises that information held by public authorities is collected for and on behalf of the people of Tasmania.
- 4.2 The Policy allows:
- making the maximum amount of official information available in a timely, cost-effective and lawful manner.
 - favouring of routine and active disclosure over formal Right to Information applications wherever appropriate.
 - ensuring access to information is restricted only where permitted by law.
 - protection of privacy, confidential information and legally privileged material as appropriate.
- 4.3 The Policy promotes Council transparency, routine disclosure of information, and accountable decision making.

4.4 The Policy has been developed with reference to the Ombudsman Tasmania Right to Information publications and guidelines, relevant Tasmanian legislation, and internal Council governance and administrative practices.

5. FINANCE

5.1 There are no financial implications associated to this report.

6. ENVIRONMENT

6.1 There are no environmental implications associated to this report.

7. COMMUNICATION AND CONSULTATION

7.1 The Policy will be published on Councils website. Copies can also be provided to members of the public via email or post upon request.

7.2 Furthermore, the Policy will be included in the staff induction program.

8. RISK

8.1 There is no risk associated to the adoption of the Policy.

8.2 The Policy will improve consistency in decision making and intends to enhance transparency and public trust.

9. CONCLUSION

9.1 The Act establishes a legal framework for access to information held by public authorities.

9.2 Council recognises that information held by public authorities is collected for and on behalf of the people of Tasmania.

9.3 The Policy establishes a structured framework for how Council manages and discloses information.

10. RECOMMENDATION

That Council adopt the *Information Disclosure Policy 3.23* as attached to this report.

ATTACHMENTS

1. Information Disclosure Policy



Information Disclosure Policy

Policy No:	3.23
Approved by Council:	July 2026
Review Date:	July 2030
Minute No:	TBA
ECM File No:	12.311
Version:	1.0
Responsible Officer:	Director Governance, Recreation & Property Services
Strategic Plan Reference:	5.4 Statutory and governance functions which are delivered to a high standard

1. POLICY STATEMENTS

- 1.1 Council recognises that information held by public authorities is collected for and on behalf of the people of Tasmania.
- 1.2 It is Council policy to:
 - 1.2.1 make the maximum amount of official information available in a timely, cost-effective and lawful manner;
 - 1.2.2 favour routine and active disclosure over formal Right to Information applications wherever appropriate;
 - 1.2.3 ensure access to information is restricted only where permitted by law; and
 - 1.2.4 protect privacy, confidential information and legally privileged material as appropriate.

2. DEFINITIONS

- 2.1 **'Active Disclosure'** means a disclosure of information by a public authority in response to a request from a person made excluding assessed disclosure.
- 2.2 **'Assessed Disclosure'** means a disclosure of information by a public authority in response to an application in accordance with s.13 of the Act.
- 2.3 **'Councillor'** means a person elected to a Council and includes the Mayor, Deputy Mayor, and Councillors.
- 2.4 **'Delegated Officer'** means a delegated person to make a decision on an application for assessed disclosure in accordance with s.24 of the Act.
- 2.5 **'Exempt information'** means information which is exempt information as set out in Part 3 of the Act.
- 2.6 **'Information'** means in accordance with s.5 of the Act, anything by which words, figures, letters or symbols are recorded and includes a map, plan, graph, drawing, painting, recording and photograph and anything in which information is embodied so as to be capable of being reproduced.
- 2.7 **'Officer'** means a member of staff or any person employed by or for the Council.
- 2.8 **'Ombudsman'** means the Ombudsman appointed under the *Ombudsman Act 1978 (Tas)*.
- 2.9 **'Personal information'** means any information or opinion in any recorded format, about an individual whose identity is apparent or is reasonably ascertainable from the information or opinion and who is alive, or has not been dead for more than 25 years.
- 2.10 **'Principal Officer'** means the Chief Executive Officer.
- 2.11 **'Public Authority'** means as defined under the Act, to be read as including Council.
- 2.12 **'Required disclosure'** means a disclosure of information by a public authority where the information is required to be published by the Act or any other Act, or where disclosure is otherwise required by law or enforceable under an agreement.
- 2.13 **'Routine disclosure'** means a disclosure of information by a public authority which the public authority decides may be of interest to the public, but which is not a required disclosure, an assessed disclosure or an active disclosure.
- 2.14 **'The Act'** means the *Right to Information Act 2009 (Tas)*.

3. OBJECTIVE

- 3.1 The purpose of this Policy is to give effect to the objects of the Act by promoting:
- 3.1.1 transparency of Council;
 - 3.1.2 routine disclosure of information;
 - 3.1.3 public participation in governance; and
 - 3.1.4 accountable decision making while ensuring compliance with privacy, confidentiality, and other statutory obligations.
- 3.2 This Policy establishes Council's framework for required, routine, active and assessed disclosure of information under the Act.

4. SCOPE

- 4.1 This Policy applies to:
- 4.1.1 all information held by Council as a public authority, whether created internally or received from third parties;
 - 4.1.2 all Councillors, Council staff and contractors acting on Council's behalf.
- 4.2 This Policy operates in conjunction with Policy 3.22 – *Release of Documents*, which continues to govern reproduction, copyright and statutory planning/building records.

5. PROCEDURE (POLICY DETAIL)

5.1 RTI Disclosure Summary

- 5.1.1 In recognition of privacy and confidentiality obligations, Council will not publish a detailed public right to information (RTI) disclosure log containing personal or sensitive information.
- 5.1.2 However, Council will publish in its Annual Report or on its website de-identified summary information, which may include:
- i. number of RTI applications received;
 - ii. general subject categories (e.g. planning, governance, property);
 - iii. outcomes (granted, partially granted, refused);
 - iv. review statistics (internal and external).

This approach balances transparency with compliance under privacy legislation.

5.2 Privacy and Confidentiality

- 5.2.1 In administering this Policy, Council will ensure:
- i. it complies with its privacy obligations, including but not limited to personal information that is protected in accordance with the *Personal Information Protection Act 2004 (Tas)*;
 - ii. legal professional privilege is relied upon where appropriate and necessary to do so;
 - iii. confidential and exempt information is not disclosed unless as required by law;
 - iv. third-party consultation is undertaken where required to do so under the Act.

5.3 Roles and Responsibilities

- 5.3.1 The Chief Executive Officer is the Principal Officer under the Act and is responsible for promoting and implementing this Policy.

- 5.3.2 The Chief Executive Officer may appoint delegated Officers to perform or exercise functions of the Principal Officer.
- 5.3.3 Managers and Officers are responsible for identifying information suitable for routine disclosure and are required to assist with RTI assessments when requested.
- 5.3.4 Councillors are bound by this Policy when handling Council information.

5.4 Required Disclosure

- 5.4.1 Subject to any relevant exemptions under the Act that may apply, information that must be published or made publicly available under legislation, including but not limited to:
 - i. agendas and minutes;
 - ii. annual reports;
 - iii. strategic plans and budgets;
 - iv. registers and statutory notices.

5.5 Routine Disclosure

- 5.5.1 Information that is routinely published to support transparency and public understanding of Council functions, such as:
 - i. policies and procedures;
 - ii. financial data;
 - iii. governance frameworks;
 - iv. frequently requested operational information.
- 5.5.2 Routine disclosure material will be published on Council’s website and kept current.

5.6 Active Disclosure

- 5.6.1 Information released proactively in response to informal requests or where Council determines disclosure is in the public interest, without the need for a formal RTI application. Active disclosure will be considered having regard to:
 - i. public interest;
 - ii. privacy and confidentiality obligations;
 - iii. administrative efficiency;
 - iv. whether information is suitable for publication.

5.7 Assessed Disclosure

- 5.7.1 Where information is not otherwise publicly available, members of the public may apply for assessed disclosure under the Act.
- 5.7.2 Council will assess such applications in accordance with the Act, including exemptions and public interest tests.

5.8 Proactive Disclosure Commitment

- 5.8.1 Council commits to progressively strengthening proactive disclosure by:
 - i. reviewing information commonly requested via RTI;
 - ii. identifying information suitable for routine disclosure;
 - iii. improving website navigation to make information easier to find;
 - iv. publishing aggregate RTI statistics annually in Council’s Annual Report.
- 5.8.2 This commitment is ongoing and subject to legal and resource considerations.

6. GUIDELINES

- 6.1 Ombudsman Tasmania RTI publications as adopted from time to time.
- 6.2 Guidelines and procedures for implementation of this Policy are separately maintained as administrative documents.

7. COMMUNICATION

- 7.1 Accessible by all staff via the intranet.
- 7.2 Included in the staff induction program and on an ongoing basis.
- 7.3 Accessible on the Kingborough Council website at www.kingborough.tas.gov.au.
- 7.4 Available in soft copy to be emailed upon request.
- 7.5 Available in hard copy to be mailed upon request.

8. LEGISLATION

This Policy is made pursuant to and consistent with:

- 8.1 *Right to Information Act 2009 (Tas)*;
- 8.2 *Right to Information Regulations 2021*;
- 8.3 Ombudsman Tasmania RTI publications and guidelines;
- 8.4 *Personal Information Protection Act 2004 (Tas)*;
- 8.5 *Archives Act 1983 (Tas)*; and
- 8.6 *Local Government Act 1993 (Tas)*.

9. RELATED DOCUMENTS

- 9.1 Policy 3.22 – Release of Documents.

10. AUDIENCE

- 10.1 Staff.
- 10.2 Public.

15.3 OVAL LEASE - KINGBOROUGH SPORTS PRECINCT**File Number:** 51.1**Author:** Daniel Smee, Director Governance, Recreation & Property Services**Authoriser:** Dave Stewart, Chief Executive Officer**Strategic Plan Reference**

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

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

1. PURPOSE

1.1 The purpose of this report is to recommend a lease of land in the Kingborough Sports Precinct to the Tasmanian Devils Football Club.

2. BACKGROUND

2.1 At its meeting of 16 February 2026, Council resolved to advertise its intent to lease the Twin Ovals AFL Oval to the Tasmanian Devils Football Club.

3. STATUTORY REQUIREMENTS

3.1 The Kingborough Sports Precinct is classified as Public Land, and it is therefore necessary that consideration of its potential disposal is considered in Open Session of Council in accordance with Section 178 of the *Local Government Act 1993*.

3.2 The provisions of Section 178 of the Act state that Council must publicly advertise its intention to dispose of the land and consider any objections received following this process. This process has been completed.

3.3 A resolution of Council is required to be passed by absolute majority given the classification of the land.

4. DISCUSSION

4.1 Council received no objections to the proposed lease of the land in question following the prescribed advertising process.

4.2 Given the lack of objections received and on the basis that making the oval available formed part of Council's original bid to secure the facility, it is recommended that a long-term lease be offered to the Tasmanian Devils Football Club.

4.3 As the land is currently contained within the Kingborough Sports Precinct title, it will be necessary to undertake a subdivision of the ~24,000m² footprint of the oval to create a discrete lot for a long-term lease agreement.

5. FINANCE

5.1 The cost of the development of the oval to meet the specifications required by the Devils is being met by the State Government and the AFL.

5.2 Council will continue to be the asset owner, with responsibility for depreciation of the asset.

5.3 The Devils will be responsible for all outgoings associated with use of the oval, including maintenance costs (noting that Council's Turf Crew may undertake the maintenance work on a commercial contract basis).

5.4 The AAV for the land is \$96,000 (as determined by the Valuer General's calculation for the entire Kingborough Sports Precinct and applied on a pro-rata basis).

5.5 In line with the terms and conditions of Council's bid to secure the HPTC facility within the Kingborough Sports Precinct, it is proposed that a peppercorn rental would apply, however, the Devils Football Club would be required to pay full rates applicable to the property as part of the lease agreement.

6. ENVIRONMENT

6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

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

8. RISK

8.1 Given the lack of objections to the proposed lease, there is a low likelihood of a negative public reaction to Council's decision and no risk of appeal.

9. CONCLUSION

9.1 Council's intent to lease the Twin Ovals AFL ground to the Tasmanian Devils Football Club has been publicly advertised, with no objections received. On this basis, it is recommended that a formal lease agreement be progressed.

10. RECOMMENDATION



That on completion of a subdivision and issue of title for the Twin Ovals AFL ground, the Chief Executive Officer be authorised to negotiate a long-term lease agreement with the Tasmanian Devils Football Club with terms and conditions as outlined in this report.

ATTACHMENTS

1. Twin Oval 1 Subdivision Plan



Proposed Oval 1 Subdivision Plan
Scale 1:2000

		Copyright - "This document is and shall remain the property of Kingborough Council. The document may only be used for the purpose for which it was designed. Unauthorised use of this document in any way is prohibited". ©		PREPARED BY DESIGN & ASSET SERVICES INFRASTRUCTURE & SERVICES DIVISION		 Kingborough		Kingborough Council Civic Centre, 15 Clarendon Highway, Kingborough, Tasmania 7050 Postal Address: Locked Bag 1, Kingborough, Tasmania 7050 Telephone (03) 6211 8200 ; Fax (03) 6211 8211 Email kcs@kingborough.tas.gov.au ; Internet www.kingborough.tas.gov.au		SHEET 0F 3 SHEETS	
				SURVEYED _____ CHECKED _____ DESIGNED _____ PROJECT MANAGER _____ DRAWN _____				ACCOUNT: C00090 REV. _____ CONTRACT/DRAWING NUMBER _____			
No.	DESCRIPTION	DATE	INITIAL	COORDINATE SYSTEM	GDASH ZONE 55	HEIGHT DATUM	AHD83	TWIN OVAL 1 SUBDIVISION PLAN (PROPOSED)			
REVISIONS				A3 ORIGINAL		DO NOT SCALE		EXECUTIVE MANAGER ENGINEERING SERVICES		DATE	

15.4 PETITION - KERBSIDE COLLECTION SERVICE, LESLIE VALE**File Number:****Author:** Stuart Baldwin, Manager Kingborough Waste Services**Authoriser:** Craig Mackey, Director Engineering Services**Strategic Plan Reference**

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

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

1. PURPOSE

- 1.1 The purpose of this report is to consider a petition requesting Council extend the kerbside collection service to Leslie Vale.

2. BACKGROUND

- 2.1 A petition has been received that requests Council expand the kerbside collection service to Leslie Vale. The petitioners statement reads:

“The Kingborough Council investigated extending the kerbside service along Leslie Road to the intersection of Huon Road in September 2019.

The responses from the survey were that the majority of residents voted against extending the service past the current end point on Leslie Road at the recreation ground (Opposite McKenzies Road).

The Leslie Vale Community Group recently conducted a survey via the Leslie Vale Community Group Facebook page, to assess whether there was community support to extend the kerbside collection along Leslie Road to the intersection of the Huon Road, as well as conjoining roads. These included: McKenzies Road, Parkdale Drive, Bullock Road and Wolfes Road.

Results of the survey showed that 62% of those who voted were in favour of kerbside collection. There were additional votes for kerbside collection, but these extended past the intersection of Leslie Road & Huon Road and as such were not included in the final results.

Should an EOI be conducted which results in kerbside collection being extended to the intersection of Huon Road, this would result in future opportunities for kerbside collection to extend into Neika and Longley.

There has been correspondence with the Manager Kingborough Waste Services who has advised to undertake this formal petition process to bring this matter before the council.”

3. STATUTORY REQUIREMENTS

- 3.1 The petition containing 52 signatories meets the requirements of Section 57 of the *Local Government Act 1993* and Council is therefore required to determine any action to be taken in respect to the subject of the petition.
- 3.2 There are no statutory requirements requiring Council to expand the kerbside waste and recycling service, however, it aligns with the Council adopted Waste Management Strategy, the State Government Waste Action Plan and the Council adopted position on climate change.

4. DISCUSSION

- 4.1 Council's usual approach with extending the kerbside collection service is to determine whether:
- 4.1.1 the service integrates with our current serviced area i.e. can be delivered economically;
 - 4.1.2 the service contractor can service the area i.e. are the roads wide enough with suitable turning facilities to allow a collection service to be undertaken safely; and
 - 4.1.3 there is majority community support for the extension.
- 4.2 The proposed extension area is adjacent to a currently serviced area, and it is likely that the contractor would be able to provide a service to the area if required.
- 4.3 Investigations with the current kerbside collection contractor identified the following roads on the proposed extension were suitable for the collection vehicles and the kerbside collection service.
- 4.3.1 Leslie Road from the current end point of the collection route at the recreation ground through to the intersection Huon Road.
 - 4.3.2 Parkdale Drive from the intersection of Leslie Vale Road through to 102 Parkdale Drive.
 - 4.3.3 Bullock Drive.
 - 4.3.4 Wolfes Road from the intersection of Leslie Vale Road through to the intersection of Jindalee Drive.
- 4.4 Expression of interest letters were delivered to all affected residents on the proposed collection routes detailing the costs involved requesting their feedback on the extension of the service.
- 4.5 Due to the relatively low response rate from residents who would have been affected by the proposed extension, Council resolved at the 2 March 2026 Council meeting that a revised report be prepared incorporating the following actions:
- *Affected residents who have not replied to the survey are followed up to check if they wish to respond.*
 - *Proposed collection routes are reviewed against survey letters mailed out to ensure no properties have missed out on consultation.*
 - *The ability to provide kerbside collection for McKenzies Road is reassessed, to determine whether suitable turning areas for the collection vehicles are available.*
- 4.6 A second consultation letter was sent to all property owners who did not receive or respond to the first letter. The replies from the combined expression of interest mail out was as follows:
- 4.6.1 Leslie Road from the current end point of the collection route at the recreation ground through to the intersection Huon Road**

Responses from the expression of interest letters were that 9 property owners were in support of the extension, 13 property owners were opposed to the extension, with 10 property owners not responding to the expression of interest letter.
 - 4.6.2 Parkdale Drive from the intersection of Leslie Vale Road through to 102 Parkdale Drive**

Responses from the expression of interest letters were that 8 property owners were in support of the extension, 10 property owners were opposed to the extension, with 2 property owners not responding to the expression of interest letter.

4.6.3 Bullock Drive

Responses from the expression of interest letters were that 8 property owners were in support of the extension, 6 property owners were opposed to the extension, with 4 property owners not responding to the expression of interest letter.

4.6.4 Wolfes Road from the intersection of Leslie Vale Road through to the intersection of Jindalee Drive

Responses from the expression of interest letters were that 3 property owners were in support of the extension, 3 property owners were opposed to the extension, with 6 property owners not responding to the expression of interest letter.

4.7 The following comments were common amongst the responses:

- 4.7.1 The service is not required.
- 4.7.2 The service is too expensive.
- 4.7.3 Our driveway is too long.
- 4.7.4 Our driveway is too steep to move the bins.

4.8 A reassessment of the suitability of McKenzies Road for the kerbside collection service was undertaken by a representative of the current contractor who provided the following advice.

- 4.8.1 The road has numerous potholes and corrugations. Increased truck traffic will worsen the road's condition; therefore, the Council should consider re-grading the road and repairing the potholes before a service commences.
- 4.8.2 The end of McKenzies Road (Sandfly End) finishes abruptly at a cattle grid without enough room to safely turn a truck. Should Council wish to extend the service to the very end of McKenzies Road a suitable turning area would need to be installed. This may pose an issue with the landowners.
- 4.8.3 A suitable area to turn a truck has been identified. It is approximately 1.43Km from the Leslie Road intersection, directly parallel to the Huon Highway. This area, with some road widening and a suitable road base being laid, would be suitable for a truck to turn around. This would mean that nearly all properties (up to #112) on McKenzies road could receive a kerbside collection service. Any houses past this point (potentially 3-4), wanting service could potentially bring their bins to this point.
- 4.8.4 Other areas to turn a truck have also been identified in the driveways of properties: #98 and #81. However, this would require permission from the property owners, reduces the number of properties we could service, and may damage the driveway surfaces at these addresses.

5. FINANCE

- 5.1 Council would incur costs associated with the development of turning areas as noted above if the collection service was to be extended.
- 5.2 If Council decided to extend the service, the costs of the kerbside collection would be recovered by service charges and factored in Council's annual operational budget.

6. ENVIRONMENT

- 6.1 There are the following environmental benefits associated with expanding the kerbside collection service:
 - 6.1.1 Improved recycling rates and diversion of product from landfill; and

6.1.2 Discouraging illegal littering.

7. COMMUNICATION AND CONSULTATION

7.1 Consultation was undertaken with the current kerbside collection contractor to identify the suitability of the proposed extension routes for the collection vehicles and the kerbside collection service.

7.2 Consultation has been undertaken with the affected residents on the proposed extension areas and Council's resolution on this matter will be further communicated to them.

8. RISK

8.1 There is ultimately a risk of negative feedback from some residents who will not be happy with any decision that Council makes as to whether to extend the service or not.

9. CONCLUSION

9.1 The extension of service is adjacent to the current collection service boundary, suitable for the collection vehicles and as such can be considered.

9.2 There is mixed support among surveyed property owners for extending the kerbside service to the Leslie Vale area. Of the property owners surveyed, 22 did not respond, 32 indicated they do not support the extension for varied reasons, and 28 indicated they would like the extension to proceed.

10. RECOMMENDATION

That Council does not extend the kerbside collection service to the Leslie Vale area surveyed.

ATTACHMENTS

Nil

14.5 APPOINTMENT TO COUNCIL SPECIAL COMMITTEES

File Number: 22.99

Author: Dave Stewart, Chief Executive Officer

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 enable Council to appoint representatives on special committees of Council and external organisations following the resignation of the former Mayor, Paula Wriedt.

2. BACKGROUND

- 2.1 It is appropriate for Council to appoint representatives to advisory committees, the Audit Panel and external organisations.
- 2.2 Following the recent resignation on 27 May 2026 of Ms Wriedt from her position as Mayor and Councillor at Kingborough Council, it is necessary to update the appointments Ms Wriedt held as representatives on special committees of Council and external organisations.

3. STATUTORY REQUIREMENTS

- 3.1 Council has established Special Committees of Council under Section 24 of the *Local Government Act 1993*.
- 3.2 Council is a member of the Local Government Association of Tasmania (LGAT) in accordance with Section 327(1) of the *Local Government Act 1993*.
- 3.3 The governance arrangements for TasWater require each Council to appoint an Owner's representative.
- 3.4 Council's Audit Panel was established in accordance with S85 of the *Local Government Act 1993*.
- 3.5 In accordance with S27(1)(f) of the *Local Government Act 1993* the function of the mayor is to represent the Council on regional organisations and at intergovernmental forums at regional, state and federal levels.

4. DISCUSSION

- 4.1 Local Government elections are scheduled to take place in October 2026, however, as Ms Wriedt's resignation falls within six months of the elections, it is not a requirement that a by-election be held to appoint a new Mayor.
- 4.2 The Deputy Mayor, Cr Street, is Acting Mayor for the period up until the elections in October 2026. The vacancies on the special committees and external organisations left by Ms Wriedt are not automatically fulfilled by the Acting Mayor.
- 4.3 Council's appointee(s) will be granted voting rights at meetings of each Special Committee and external organisation.

- 4.4 It is considered appropriate that the Acting Mayor, as spokesperson for Council be appointed as Council’s Owner’s representative for TasWater, and to the Copping Refuse Site Joint Disposal Authority/Copping C Cell.
- 4.5 Mayor Wriedt previously held the position as Chair of the Kingborough Emergency Management Committee, as well as Chair of the Disability Access and Inclusion Committee.
- 4.6 Whilst councils in Tasmania commonly choose to nominate their mayor as the chairperson for their Emergency Management Committee, there is no statutory requirement to do so, and any councillor (or staff member) could be appointed to this position.
- 4.7 The Terms of Reference for the Disability Access and Inclusion Committee require that a Councillor be appointed to the position of Chair.

5. FINANCE

- 5.1 There are no financial implications to Council associated with this report

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 Any changes to Councillor appointments will be communicated to relevant stakeholders.

8. RISK

- 8.1 There are no risks to Council associated with this report.

9. CONCLUSION

- 9.1 It is considered appropriate that the Acting Mayor be appointed as Council’s representative for TasWater and the Copping Refuse Site Joint Disposal Authority/Copping C Cell, with existing proxy appointments to remain in place.
- 9.2 Nominations are required for the vacant positions as Chair of the Disability Access and Inclusion Advisory Committee and Kingborough Emergency Management Committee.

10. RECOMMENDATION

That Council resolve to appoint Councillors to special committees of Council and external organisations as follows:

- | | | |
|---|---|--|
| (a) TasWater Owner’s Representative | – | Acting Mayor, Cr Street
Cr Fox (proxy)
CEO (second proxy) |
| (b) Copping Refuse Site Joint Disposal Authority & Copping C Cell | – | Acting Mayor, Cr Street
Cr Cordover (proxy)
CEO (second proxy) |
| (c) Disability Inclusion & Access Advisory Committee | – | Cr |
| (d) Kingborough Municipal Emergency Planning Committee | - | Cr |

14.6 APPENDICES

RECOMMENDATION

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

16 NOTICES OF MOTION

16.1 SANDFLY ROAD / CHANNEL HIGHWAY INTERSECTION AND MARGATE ACTIVE TRANSPORT IMPROVEMENTS

The following Notice of Motion was submitted by **Cr Bain**:

RECOMMENDATION

That Council write to the Tasmanian Government, through the Department of State Growth, requesting that it undertake a strategic review of the Channel Highway corridor between the Margate Train and Crescent Drive, Margate, in partnership with Kingborough Council.

The aim of the review being to identify and review preferred options as listed in the Tasmanian Government's 2020 Channel Highway Corridor Study, and complete detailed designs, with a focus on improving traffic flow, road safety and active transport outcomes, including but not limited to:

1. Converting the Sandfly Road / Channel Highway intersection to either a signalised intersection or roundabout;
2. Delivering a pedestrian and cyclist bridge across the North West Bay River, Channel Highway, south of the Bowls Club;
3. Delivering pedestrian crossing solutions within the Margate Central Business District;
4. Developing a shared pathway connection between the Margate Train and the Margate Central Business District.

Background

The Channel Highway is owned, managed and maintained by the Tasmanian Government.

The Tasmanian Government's Channel Highway Corridor Study was released for community consultation in 2019, with the final summary report and recommendations published in September 2020.

The Sandfly Road intersection, the pedestrian bridge across the North West Bay River on the Channel Highway and the shared pathway connections were all identified as priorities in this Study.

Sandfly Road / Channel Highway intersection

The report identified ongoing operational and safety concerns at the Sandfly Road / Channel Highway intersection, noting that "the intersection is saturated and is not operating as required", with "extensive delays at Sandfly Road, particularly for right turning traffic", together with a documented history of crashes at the intersection.

Crash history at the intersection also indicates an ongoing safety concern, with 12 reported crashes recorded in the five years to May 2026, including a number involving right-turn, cross-traffic and failure-to-give-way movements, consistent with the operational issues identified in the Channel Highway Corridor Study.

In the six years since the Tasmanian Government identified the Sandfly Road / Channel Highway intersection as "saturated and not operating as required", pressure on the intersection has continued to intensify. During this period, the region has experienced:

- A general traffic increase of approximately 12% between 2019 and 2025 along this section of the Channel Highway (from approximately 15,580 to 17,440 vehicles per day), together with heavy vehicle traffic increasing from approximately 7% to 14.4% of total traffic over the same period.;
- Increased traffic demand on Sandfly Road, with traffic volumes reasonably expected to have increased significantly from the most recent available count of approximately 2,820 vehicles per day in 2006, potentially to the order of 3,500–4,000 vehicles per day;
- Population growth of approximately 8% between 2019 and 2025 throughout Margate and the broader Channel area;
- Expansion of the Tasmanian Government’s Urban Growth Boundary further down the Channel;
- Significant private investment in infill unit developments, shopping centres, future childcare facilities and a major supermarket development; and
- The prospect of a major residential subdivision opening up on the fringe of the Margate Central Business District.

Shared pathway and North West Bay River bridge

Provision of a shared pathway between Margate and Huntingfield, including a new bridge across the North West Bay River on the Channel Highway to accommodate pedestrians and cyclists, received the highest level of community interest during the Tasmanian Government’s Channel Highway Corridor Study and was identified as being strongly supported by the community.

That strong community support remains evident today, with residents continuing to regularly raise concerns regarding:

- the lack of safe pedestrian access across the existing North West Bay River bridge on the Channel Highway; and
- the absence of safe active transport connections between Margate, the Kingborough Bowls Club, the Margate Train and Hopfields Brewery.

Margate Central Business District

Including the Margate Central Business District within the scope of the review is crucial. This ensures that upgrades to the Sandfly Road / Channel Highway intersection are not considered in isolation, and that the broader traffic and transport impacts on the surrounding road network are properly understood.

In particular, it is important that the review considers the flow-on impacts to the Margate Central Business District and assesses whether existing infrastructure solutions — including the Beach Road roundabout — will continue to meet the long-term needs of the community, as population growth and traffic demand increase.

Expanding the scope of the review would also create an opportunity to incorporate recommendations arising from Council’s recently completed Margate Masterplan, ensuring greater alignment between transport planning, place-making and future urban growth outcomes.

Importantly, this review would provide a mechanism for progressing work associated with the Tasmanian Liberal Government’s 2021 Election Commitment to improve pedestrian crossings in both Margate and Snug, recognising the ongoing community demand for safer pedestrian access across the Channel Highway.

Comparative Investment and Outcomes to other State Government Corridor Studies

Other corridor studies from around Tasmania have resulted in substantial Tasmanian Government investment and the delivery of significant transport infrastructure outcomes when compared to progress on the Channel Highway Corridor Study.

For example, the West Tamar Highway Corridor Improvement Plan has progressed major upgrades including road duplication to two lanes in each direction, road widening, improved intersections, major intersection upgrades, construction of new shared pathways, separated walking and cycling infrastructure and improved pedestrian crossings.

Similarly, the East Tamar Highway Corridor Improvement Plan and the Bass Highway Action Plan have both seen considerable progress and investment.

By comparison, in the six years since the Channel Highway Corridor Study was released, the only notable recommendations delivered have been a reduction in the speed limit from 90 km/h to 80 km/h and limited vegetation clearing near the Howden Road intersection.

Conclusion

With Council forecasting to progress elements of the Margate Masterplan over the next two financial years, now represents an opportune time for the Department of State Growth to partner with Council to address these critical outstanding actions from the Channel Highway Corridor Study, together with previously announced election commitments, through a coordinated and strategic long-term planning approach.

Confirming the preferred options, followed by the completion of detailed design work, would place both the Department of State Growth and Kingborough Council in a strong position to assess and pursue a range of funding opportunities.

This could include applications for State and Federal funding, active transport grants and other infrastructure investment programs aimed at improving traffic efficiency, pedestrian safety and cycling connectivity.

Officer's Response

Council acknowledges the Notice of Motion and notes that it has actively engaged with the State Government in a collaborative manner to identify priorities and progress outstanding actions arising from the Corridor Study.

Craig Mackey, Director Engineering Services

17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

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

Confirmation of Minutes

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

Applications for Leave of Absence

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

Procurement of Services

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

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

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

RECOMMENDATION

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

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	
Procurement of Services	

CLOSURE

Public Copy