Kingborough



COUNCIL MEETING AGENDA

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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, 7 September 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

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QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 16 to be held on Monday, 7 September 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)

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Tuesday, 1 September 2026

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GUIDELINES FOR PUBLIC QUESTIONS

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

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

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

How to Ask a Question:	You can ask a question either: • **In writing** (before the meeting) (see questions on notice below), or • **In person** at a regular Council meeting (see questions without notice below). Your question must be about **Council activities only**.
Purpose of Question Time:	• 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):	• 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):	• 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:	Your question should: • Be **short and clear;** • **Not be a statement;** • Have **little or no introduction.** The Chairperson may **reject your question** if it: • Is offensive, defamatory, or illegal; • Doesn't relate to Council business; • Is unclear, repetitive, or about confidential matters.

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AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 7 September 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.

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2 ATTENDEES

Councillors:

Acting Mayor Councillor C Street
Councillor A Antolli
Councillor D Bain
Councillor G Cordover
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. 15 held on 17 August 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail	Consultant
24 August	Organisational Update	Updates on various activities across Council operations.	Nil
31 August	Branding	Discussion on Kingborough Council brand identity.	Karen Kluss – Overtone

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.

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8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

9.1 Customer Service Charter

Ms Kim Phillips submitted the following questions on notice:

1. Authority to restrict contact

Clause 5.8 of the Customer Service Charter Policy adopted on 17 August 2026 lists six management options for unreasonable customer behaviour, ranging from a request to cease behaviour to terminating provision of services altogether. The clause does not identify who may impose these options or at what level of authority. Clause 5.9.1 specifies that a review is undertaken by a Departmental Director not involved in the original decision.

1.1 Which officer or officers may impose a restriction under clause 5.8, and under what delegation?

1.2 Did a written procedure governing decisions under clause 5.8 exist at the time the policy was adopted? If not, when is it expected to be in place, and are clauses 5.7 to 5.10 operative in the interim?

1.3 Does anything require the options in clause 5.8 to be applied in escalating order, or may clause 5.8.6 be applied without any earlier step having been taken?

1.4 Where the Chief Executive Officer makes the original decision under clause 5.8, which officer conducts the review required by clause 5.9.1?

2. The threshold for "excessive contact"

Clause 5.7.2 identifies excessive contact, or forum shopping on a particular decision, as behaviour placing unreasonable demand on resources, and defines the latter as contacting multiple Council employees and/or elected members to seek different outcomes.

2.1 What threshold distinguishes "excessive" contact from persistent but reasonable contact, and where in the policy is that threshold stated?

2.2 Where a resident has received a response from Council but the matter they raised remains unresolved, and they continue to raise it, is that continued contact capable of falling within clause 5.7.2?

2.3 Does clause 5.7.2 apply where a resident, having received a decision from an officer, then raises the matter with an elected member?

2.4 Is the second sentence of clause 5.7.2 intended to operate only where the behaviour also meets the test in the first sentence — that is, where it results in resource equity issues or disrupts service delivery — or does it operate independently?

3. Timing of adoption and review

The report to the 17 August 2026 meeting contains a section headed Communication and Consultation, which states that the Charter is available for download from Council's website and for viewing at the Civic Centre. Section 339F of the Local Government Act 1993 requires a council to review its customer service charter within 12 months of a general election.

3.1 Was any community consultation undertaken on the amendments to the Charter before it was adopted? If so, what form did it take?

3.2 Given the incoming council must review the Charter within 12 months of the October 2026 election, what consideration was given to deferring these amendments to that review, so that they could be considered together with any community consultation?

3.3 What was the reason for adopting the amended Charter at the last ordinary meeting at which Council was able to adopt policies before the caretaker period commenced?

Officer's Response:

1.1 Restrictions under clause 5.8 may only be imposed by the Chief Executive Officer or a delegate authorised by the Chief Executive Officer for the purposes of the policy. The supporting procedure requires recommendations to first be assessed by an Initial Review Officer before being referred to the CEO or delegate for determination. This is an operational authorisation made under the CEO's management responsibilities under the Local Government Act 1993 rather than a statutory delegation prescribed by legislation.

1.2 Yes. A supporting procedure had been drafted at the time the amendments were considered by Council and is currently being finalised for implementation. The procedure sets out assessment, review, approval, notification, appeal and review processes to ensure that any management action is applied consistently, proportionately, and fairly. The Charter provisions remain

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operative, with decisions informed by the procedural framework and principles of procedural fairness.

1.3 The options are not required to be applied in a strict escalating order. The procedure specifically provides that where conduct involves safety concerns, such as threats, intimidation or other behaviours identified under clause 5.7.1, the matter may proceed directly to formal assessment without preliminary steps. For other forms of unreasonable behaviour, staff are expected to first request that the behaviour cease. If the behaviour continues, an Initial Review Officer assesses the matter and determines whether it meets the criteria for unreasonable customer behaviour. Any recommended management action is then subject to a second review by the CEO or authorised delegate before a decision is made. If a restriction is approved, it is formally communicated to the customer through correspondence issued by Council's Legal Unit and signed by the CEO or delegate. Review and appeal rights are also available. Accordingly, clause 5.8.6 may be applied without earlier options having first been used, however any such decision must still be supported by the assessment and review process outlined above and be proportionate to the circumstances.

1.4 A Director who was not involved in the original decision.

2.1 The policy is not prescriptive in relation to the threshold for excessive contact. This is because every situation is different and must be assessed in context, having regard to factors such as the nature of the matter, the content and frequency of correspondence, previous responses provided by Council, and the impact on Council's ability to deliver services equitably.

2.2 Council recognises that customers may continue to engage with Council where they have legitimate concerns, new information, or available review rights. The provision is not intended to restrict genuine complaints or reasonable attempts to seek clarification or review. It is intended to address situations where a matter has been comprehensively considered and continued contact becomes unreasonable in its impact on Council resources or service delivery. Importantly, a matter is not necessarily "unresolved" simply because the customer disagrees with the outcome. There are also circumstances where Council is not the authority responsible for the matter raised and therefore cannot provide the action sought regardless of the frequency with which the issue is raised.

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2.3 It is a resident’s prerogative to contact an elected member if they are unhappy with a decision made by an officer of Council and elected members are entitled to make enquiries on behalf of constituents. However, where a matter has already been comprehensively considered and reviewed, repeated attempts to seek a different outcome by continually raising the same matter with multiple officers or elected members may become relevant to an assessment of unreasonable persistence or forum shopping. Any assessment would depend on the overall circumstances rather than the fact that an enquiry was directed to an elected member.

2.4 The clause should be read as a whole. The reference to excessive contact and forum shopping provides examples of the type of conduct that may give rise to resource equity issues or disrupt service delivery. Any assessment would consider both the behaviour and its impact on Council operations. The clause is not intended to capture ordinary advocacy, engagement with elected members, legitimate complaints or customers pursuing available review rights. Rather, it is intended to address conduct that becomes unreasonable in its effect on staff resources and Council's ability to provide services equitably across the community.

3.1 No specific public consultation was undertaken. The manner in which Council deals with unreasonable customers is a policy decision for the organisation. The amendments are operational in nature and are based on the Local Government Association of Tasmania's Model Policy for Managing Unreasonable Customer Conduct, which was adapted from Ombudsman guidance prepared for public authorities. Similar policies are commonly used across local government and public sector organisations in Tasmania and nationally.

Council does not undertake community consultation on every policy amendment, particularly where amendments are required to support workplace health and safety obligations or reflect

recognised guidance and established sector practice. Given the established nature of these provisions and their alignment with sector guidance, separate community consultation was not considered necessary. The focus of the amendments is to support equitable service delivery and Council's obligations to provide a safe workplace for employees and elected members.

Importantly, the amendments do not remove any existing complaint rights, review rights or avenues for contacting Council. Nor do they prevent customers from raising legitimate concerns or pursuing complaints through established processes. Rather, they introduce a framework for managing the small number of situations where customer behaviour becomes unreasonable and affects workplace safety, or Council's ability to provide equitable services to the broader community. The intent is to preserve customer access to Council services wherever reasonable to do so, while ensuring those services remain accessible and available to all members of the community.

3.2 The amendments had been planned for some time and were considered necessary to strengthen Council's framework for managing unreasonable customer behaviour and supporting employee and elected member wellbeing. Council has obligations under workplace health and safety legislation to provide a safe workplace, including managing psychosocial risks and inappropriate conduct directed at staff. It was not considered appropriate to delay these measures when a clearly identified operational and workplace safety need existed. The future review of the Charter by the incoming Council does not prevent reasonable and necessary amendments being adopted in the interim where operational circumstances warrant it.

3.3 As outlined in the response to the previous question, the amendments had been planned for some time. There was no specific reason associated with the commencement of the caretaker period, nor was there considered to be any benefit in delaying the amendments once the review process had been completed.

Daniel Smee, Director Governance, Recreation & Property Services

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10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11 QUESTIONS ON NOTICE FROM COUNCILLORS

11.1 Pedestrian Safety on Bruny Island

At the Council meeting held on 17 August 2026, **Cr Cordover** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

There is a perception that road speed signs aren't being enforced or aren't being adhered to by visitors and perhaps residents, not sure. My question was what are the road safety measures that Kingborough Council is actively involved in establishing for areas designated to be high risk? There are a number of potential remedies or traffic calming measures that were suggested by residents at a recent community meeting, but I just wondered whether there has there been efficacy established around those?

Officer's Response:

Council is currently seeking further specificity and information regarding these concerns and will investigate accordingly.

Craig Mackey, Director Engineering Services

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

12.1 DEVELOPMENT APPLICATION FOR 26 MULTIPLE DWELLINGS AT 47 SUMMERLEAS ROAD, KINGSTON

File Number: **DA-2026-84**

Author: **Andrea Urzi, Statutory Planner**

Authoriser: **Melissa Stevenson, Coordinator Statutory Planning**

Applicant:	Homes Tasmania
Owner:	Homes Tasmania
Subject Site:	47 Summerleas Road, Kingston (CT 181193/1), Whitewater Creek Reserve, Kingston (CT 181193/4 & CT 146183/303) and road reserve (CT 181193/100)
Proposal:	26 multiple dwellings
Planning Scheme:	Kingborough Interim Planning Scheme 2015 *Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)*
Zoning:	General Residential & Environmental Management
Codes:	E1.0 Bushfire-Prone Areas E5.0 Road and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management E10.0 Biodiversity E11.0 Waterway and Coastal Protection E15.0 Inundation Prone Areas
Use Class/Category:	Residential / Multiple Dwellings
Discretions:	10.4.2 – Setbacks and building envelopes for all dwellings (P4) 10.4.6 – Privacy for all dwellings (P2) 29.4.3 – Design (P1) E5.5.1 – Existing road accesses and junctions (P3) E5.6.4 – Sight distances at accesses, junctions and level crossings (P1) E6.6.1 – Number of car parking spaces (P1) E10.7.1 – Buildings and works (P1) E11.7.1 – Buildings and works (P1)
Public Notification:	The application was advertised in accordance with section 57 of the *Land Use Planning and Approvals Act 1993* from 8 to 21 July 2026. Due to a clerical error in the original notice, the application was re-advertised from 8 to 21 August 2026. Representors from the initial advertising period were invited to confirm that they wished their representations to remain on record, ensuring they were considered as having been made during the valid advertising period and that their appeal rights under the Act were preserved.

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	A total of 14 representations were received, including 13 submitted during the advertising period and one joint submission received out of time.
Section 52(1B) Owner consent requirements:	The proposal includes an underground stormwater drainage pipe that traverses the Whitewater Creek Reserve and discharges stormwater into Whitewater Creek within CT 181193/4 and CT 146183/303. These properties are owned by the Crown and Council and are managed by Council. Accordingly, owner's consent was required under section 52(1B) of the *Land Use Planning and Approvals Act 1993* and was obtained as part of the application.
Representations:	13 within-period representations plus one (1) out-of-time joint submission
Recommendation:	Approval subject to conditions

1. PROPOSAL

1.1 Description of Proposal

- The application seeks a permit for the use and development of the site for 26 dwellings and associated infrastructure. The proposal comprises: 26 two-bedroom, two-storey townhouse style dwellings
- private open space for each dwelling
- communal landscaped areas
- 49 car parking spaces (one per dwelling plus 23 visitor spaces)
- a bushfire hazard management area within the site
- vegetation clearing; and
- a 6m wide two-way driveway and upgraded crossover and service connections to Summerleas Road (including works within road lot CT 181193/100).

All dwellings are proposed within CT 181193/1.

The proposal also includes works within the adjoining Whitewater Creek Reserve (CT 181193/4 and CT 146183/303), including:

- a pedestrian path connection to the existing Whitewater Creek Track; and
- a stormwater pipe and outfall to Whitewater Creek.

The proposed site plan is at Figure 1 below.

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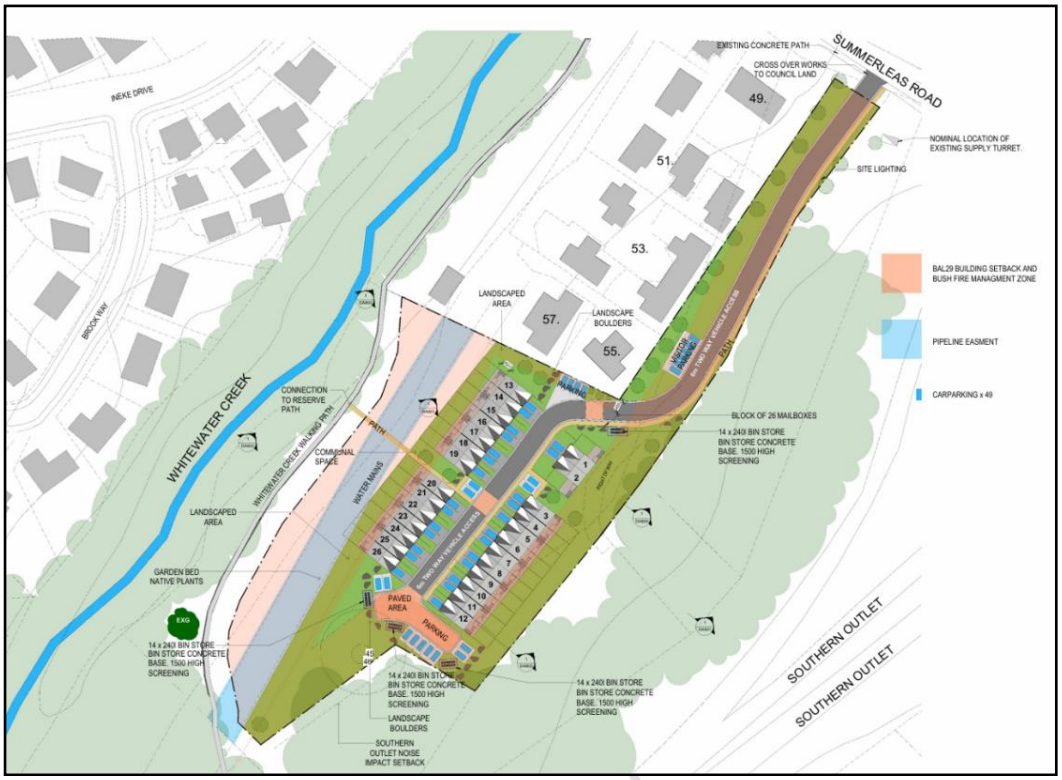


Figure 1: Proposed site plan (Source: Philp Lighton Architects)

The proposed walking track will be constructed of compacted gravel to match the existing Whitewater Track. The path connection is highlighted in ***Figure 2*** below.

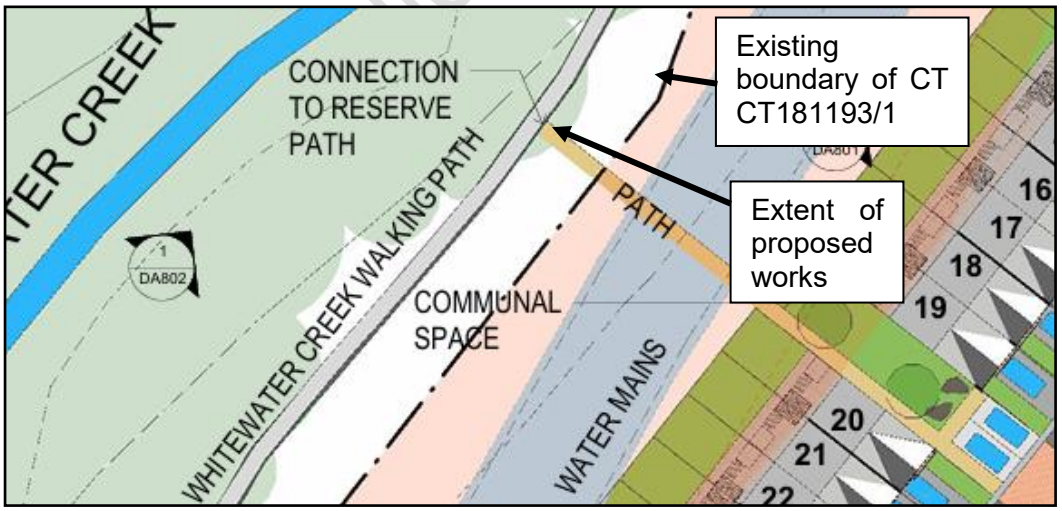


Figure 2: Site plan enlargement showing path connection to Whitewater Creek Track (Source: Philp Lighton Architects)

The proposed stormwater pipe and outfall to Whitewater Creek is shown in Figure 3 below. The stormwater outfall is to be located adjacent to an existing TasWater overflow outfall to the south-east (also shown in Figure 3) and will include a new similar end wall with rock pitch to dissipate any stormwater runoff. Any stormwater will then be directed into an open swale with mortared rip rap scour protection to prevent erosion and protect the Whitewater Creek bed.

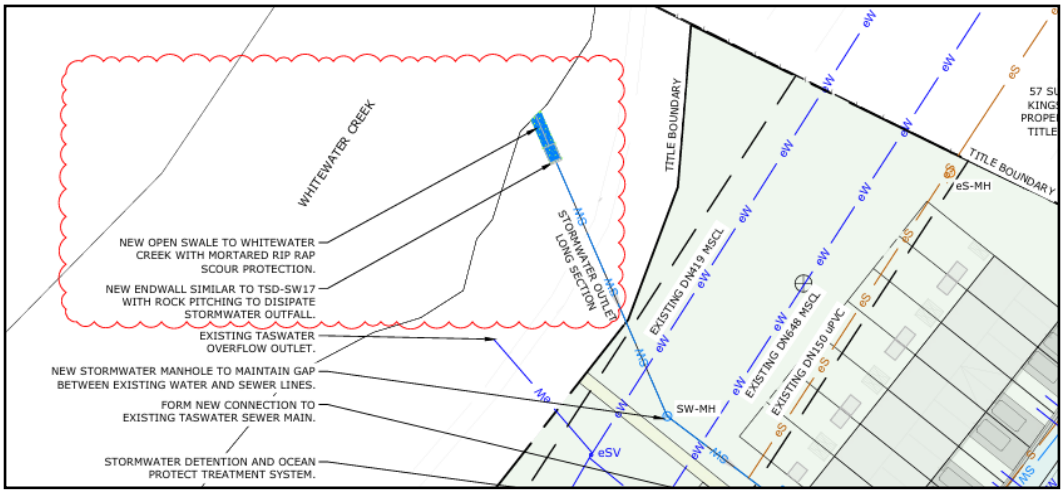


Figure 3: Site hydraulic services plan enlargement showing stormwater pipe and discharge to Whitewater Creek (Source: CES & Philp Lighton Architects)

The 26 townhouses will be constructed in the following configuration:

- Two (2) x blocks of 7 dwellings to be located on the eastern side of the site, closest to the Whitewater Creek Reserve
- One (1) x block of 10 dwellings to be located in the south-eastern side of the site; and
- A set of two (2) dwellings will be sited at the far eastern side of the site, at the start of the lot proper.

A single designated parking space will be located directly at the front of each dwelling. The 23 visitor parking spaces will be dispersed through the site as follows:

- Four (4) bays at the northern end
- Nine (9) bays at the southern end
- Six (6) bays in the access strip
- Four (4) bays central to the site

The development will be serviced by four (4) waste bin storage areas, three (3) of these storage areas will be located at the far end of the site, and one (1) storage area will be located at a the top of the site (at the start of the lot proper). Each storage area will accommodate 14 x 240 litre bins and will be screened with a 1500mm high fence. It is noted that there are two (2) additional bins than required to service the 26 dwellings. A condition of approval is recommended for inclusion in any permit issued which will require that these bins are collected via a private waste collection service. No bins are proposed to be collected from the Summerleas Road frontage.

Indicative landscaping is proposed throughout the communal areas of the site. A recommended condition of approval includes a requirement for the submission of a detailed Landscape Plan, specifically around parking and communal areas to enhance these areas for the future residents.

Regarding the overall dwelling design, Dwellings 3 to 26 will have a standard floor plan and design and comprise a combined living/kitchen dining space, pantry, laundry space and toilet at the ground floor level and two bedrooms, bathroom and study space at the

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upper level. Refer to Figure 4 and Figure 5 below for the typical floor plans for these dwellings.

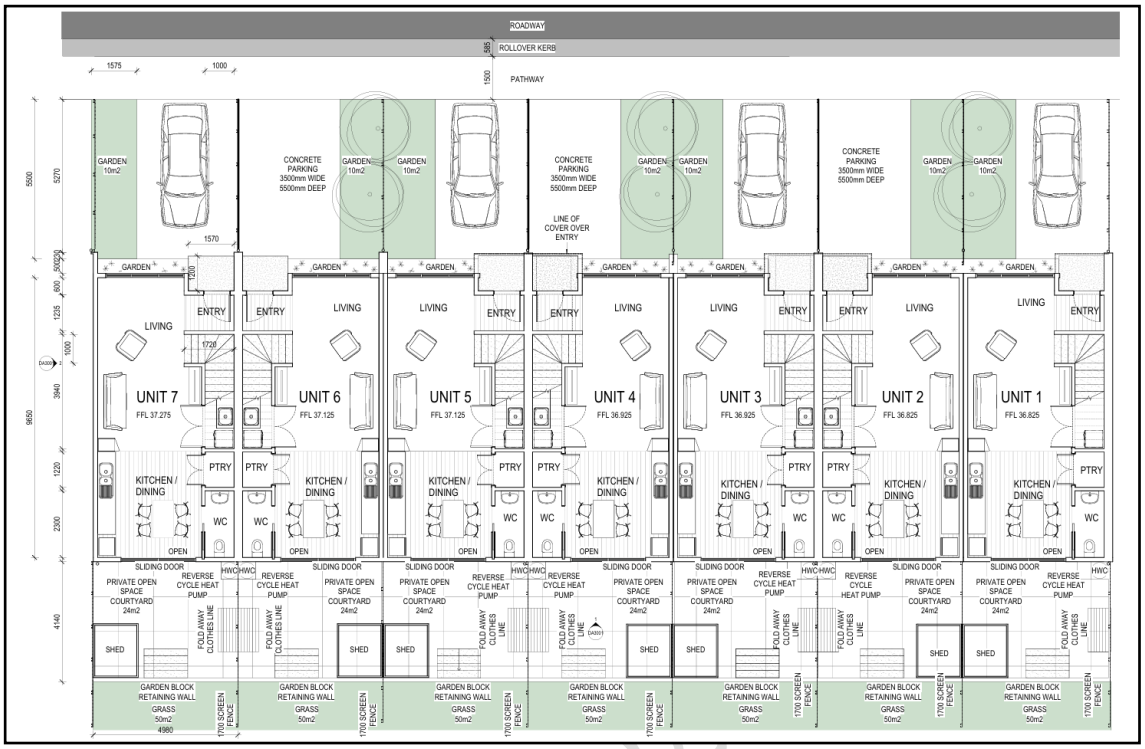


Figure 4: Typical ground floor level of townhouse dwellings 3-26 (source: Philp Lighton Architects)

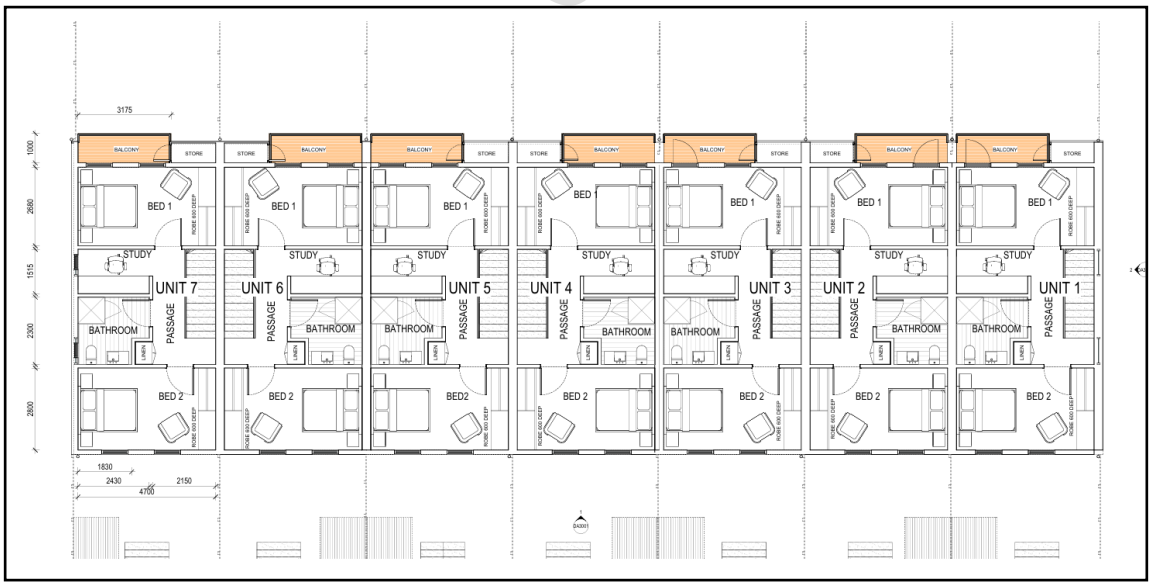


Figure 5: Typical first floor level of townhouse dwellings 3-26 (Source: Philp Lighton Architects)

Dwellings 3 to 26 will have access to a 10m^2 garden at the front and a 24m^2 private open space courtyard to the rear in addition to a 50m^2 grassed area, clothesline and storage shed. A small balcony accessed from one of the bedrooms is provided at the upper level.

The two co-joined dwellings at the top of the site (Dwellings 1 and 2) will be built to a similar design as the townhouses. They will be provided with a parking space adjacent to the entry, a 20m^2 garden at the front and a 50m^2 private open space area, clothes line and

storage shed at the side of the dwelling. The proposed floor plans for dwellings 1 and 2 are at Figure 6 and Figure 7 below.

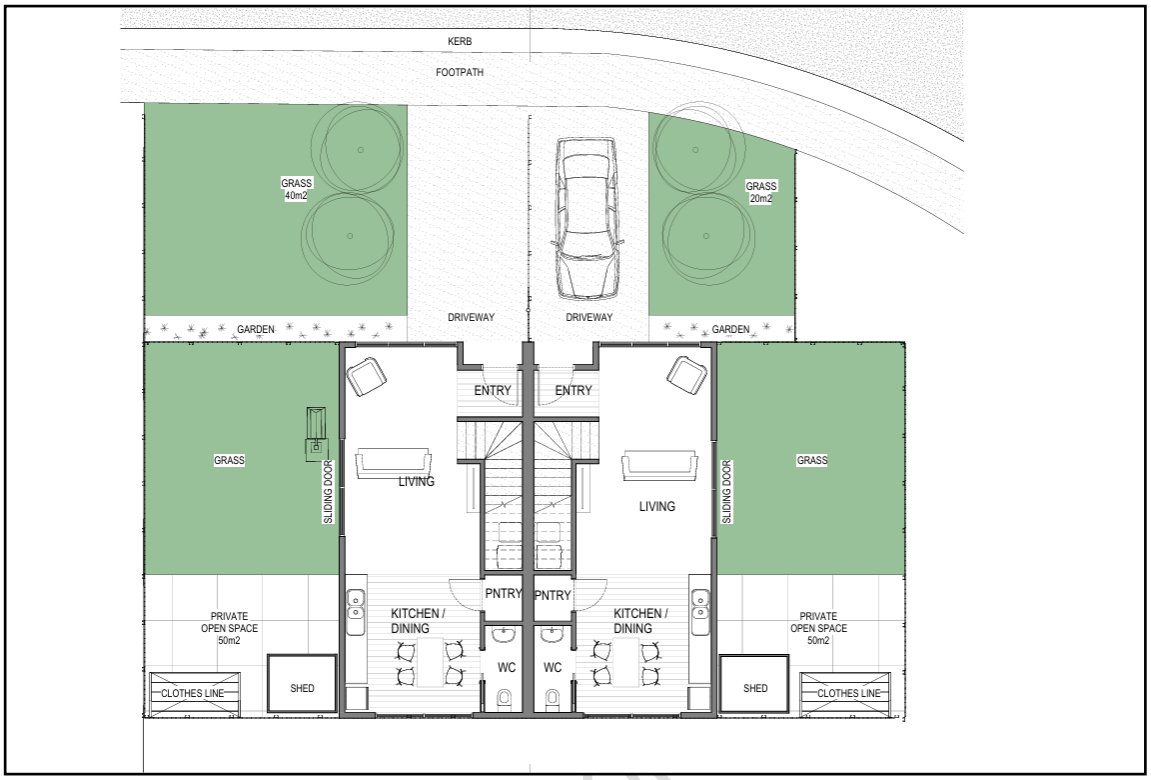


Figure 6: Ground floor level of dwellings 1 & 2 (Source: Philp Lighton Architects)

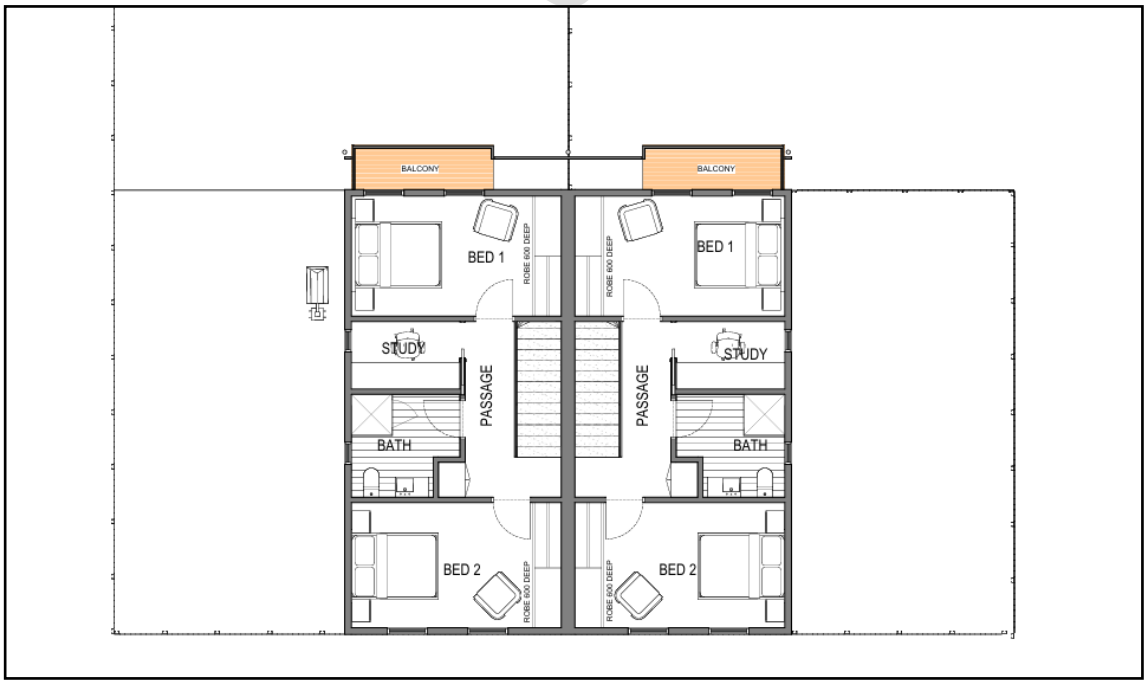


Figure 7: First floor level of dwellings 1 & 2 (Source: Philp Lighton Architects)

The dwellings are to be finished with a combination of classic aged red and limewashed face brick, cement sheet cladding in the colours ‘Base Camp’ and ‘Stone Bread’ and iron cladding in the colour ‘Shale Grey’. The gable roof is to be finished in Colorbond steel in a surfmist colour. The proposed colour and material schedule is at Figure 8.

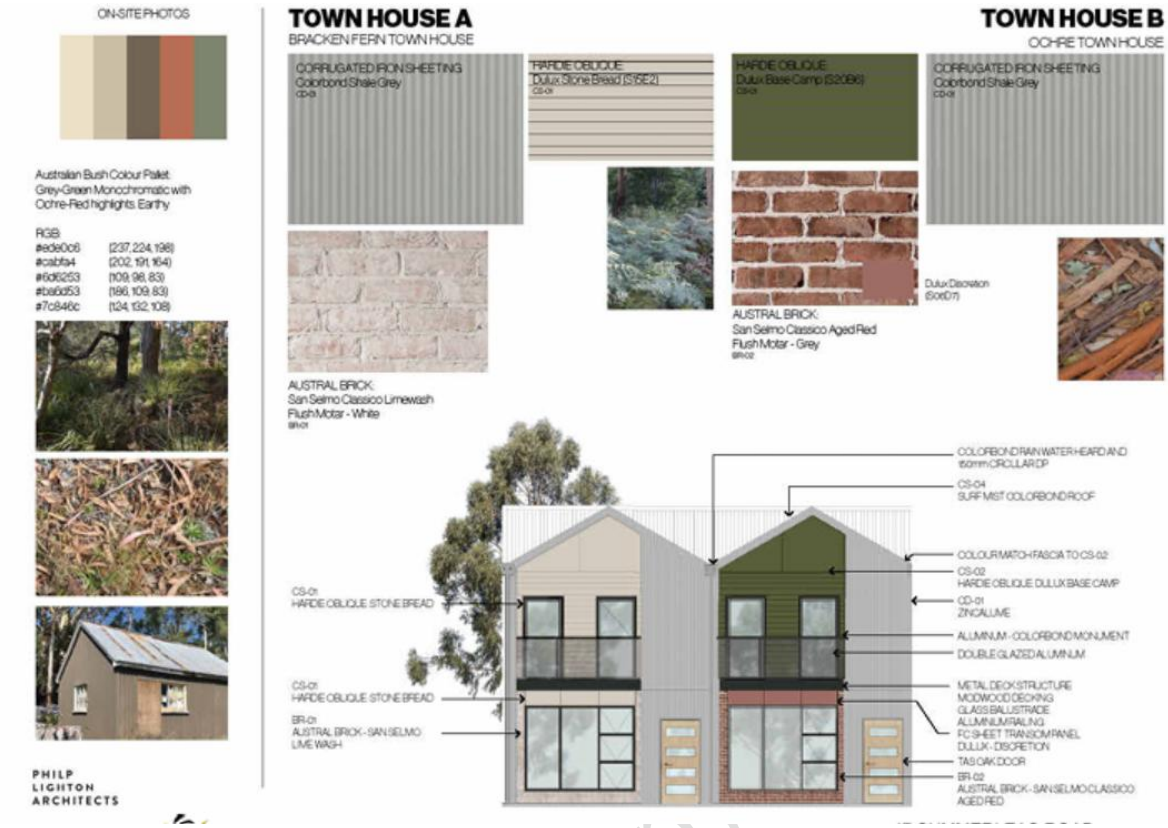


Figure 8: Proposed colours and materials (Source: Philp Lighton Architects)

Perspective images of the dwellings and a 3D massing diagram, to understand how the proposed development will sit in respect to the neighbouring dwellings, are at ***Figure 9*** and ***Figure 10*** below.



Figure 9: Street view perspective (source: Philp Lighton Architects)

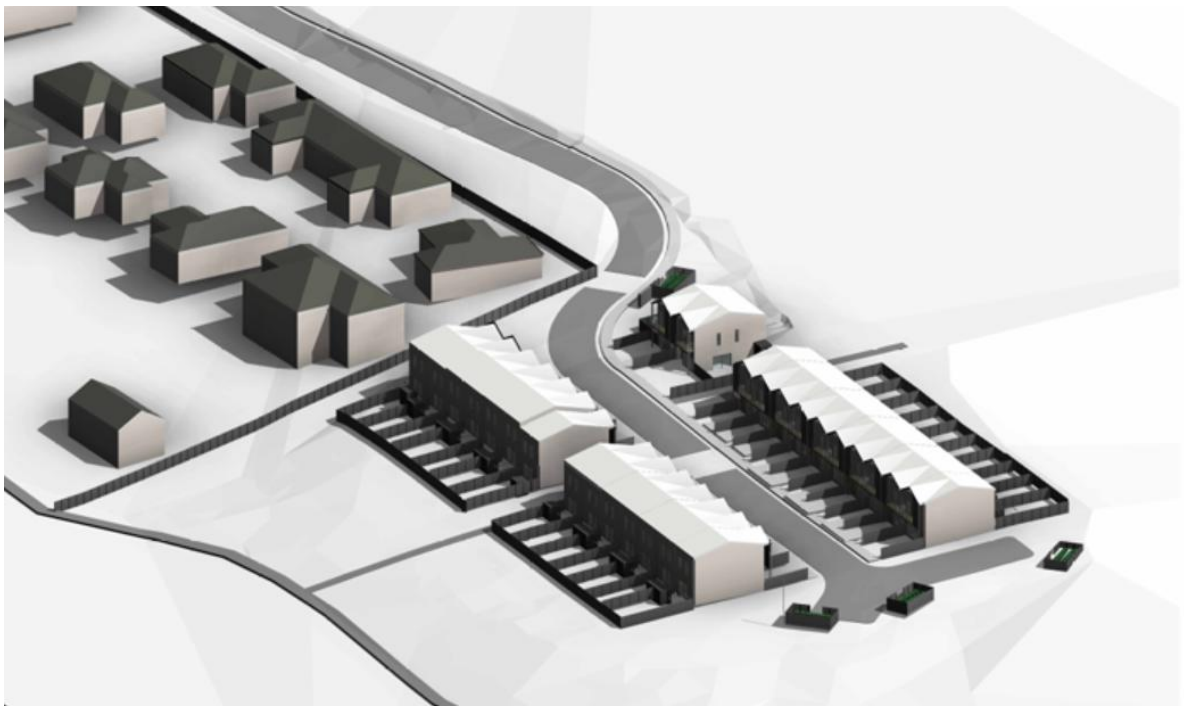


Figure 10: 3D massing (Source: Philp Lighton Architects)

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1.2 Description of Site

The site comprises 47 Summerleas Road (CT 81193/1) which is an irregularly shaped internal lot with an area of 1.403 ha and a frontage of 18.08 m to Summerleas Road to the north. The site is zoned General Residential and is subject to the Bushfire Prone Areas, Waterway and Coastal Protection, and Inundation Prone Areas overlays.

The site falls from east to west toward Whitewater Creek with a slope generally between 1 in 15 and 1 in 20. The site adjoins the Southern Outlet road reserve and a single private freehold lot (CT 158094/1) to the east and the Whitewater Creek Reserve and existing residential uses to the west and north.

The application also extends over adjoining land to the west which forms part of the Whitewater Creek Reserve. This includes Crown owned parcel CT 181193/4, and Council owned parcel CT 146183/303; both of these sites are managed by Council. These sites are within the Environmental Management Zone and are subject to the Biodiversity Code in addition to the codes previously mentioned. A site location and zoning plan is at Figure 11 below.

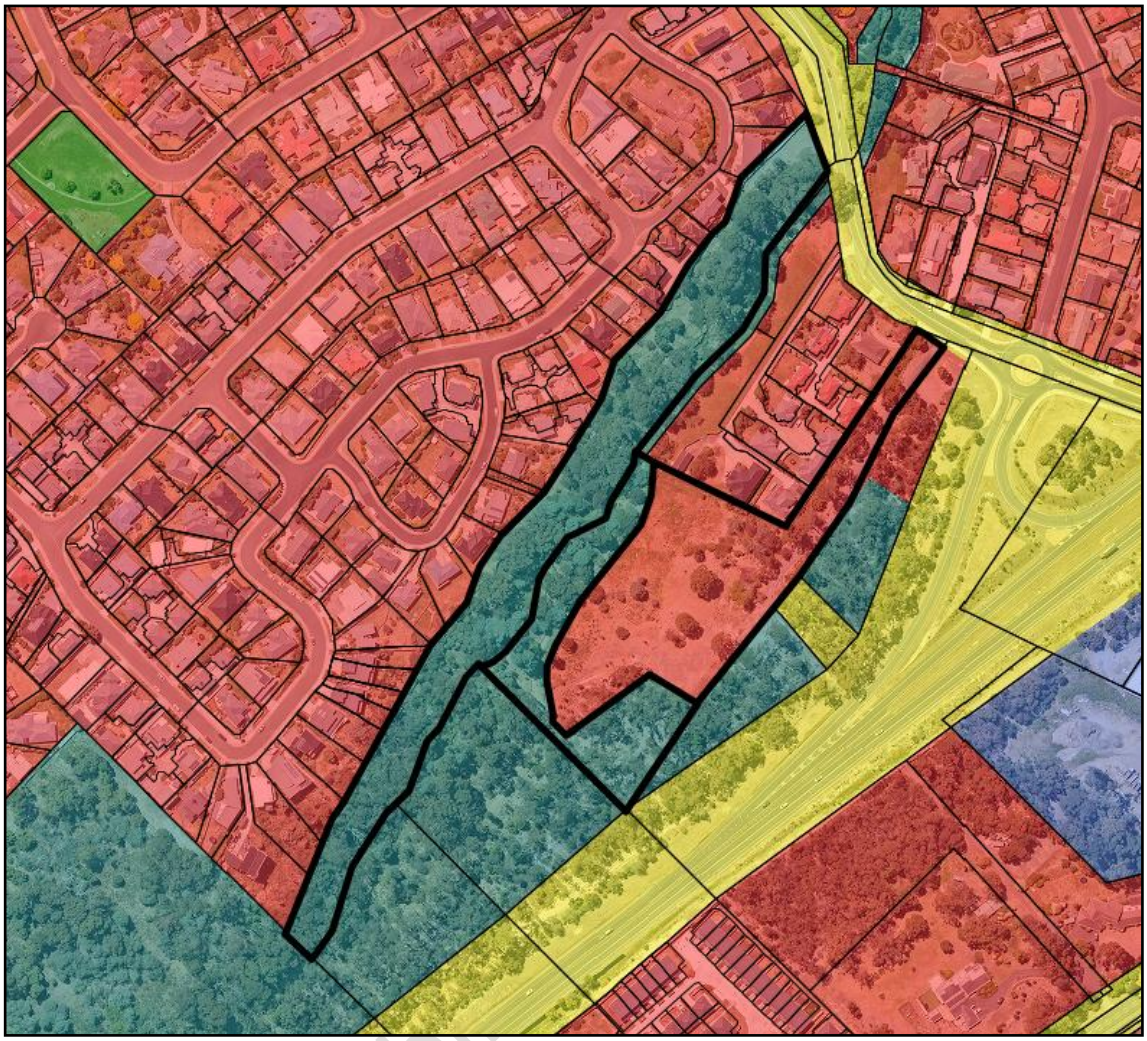


Figure 11: Zoning plan: subject sites highlighted in black (Source: LIST maps)

The site is subject to the following covenants/title restrictions:

- A burdening 2m wide Electricity Infrastructure Easement in favour of TasNetworks across the access strip and adjacent to the Summerleas Road frontage;
- A burdening Pipeline and Services Easement Variable Width in favour of TasWater across the western part of the site; and
- A burdening Right of Way 5m wide appurtenant to Lot 1 on Plan 158094 created by E177699, which provides vehicular access to the western part of a privately-owned lot, severed by the Southern Outlet when the highway was acquired and constructed (the balance of CT 158094/1 is located on the eastern side of the Southern Outlet).

The site also benefits from a 1.52m wide Drainage Easement over adjoining properties CT 186387/1 and CT 145817/1, both of which contain dwellings. It is noted that the proposed development does not include any stormwater infrastructure within this easement.

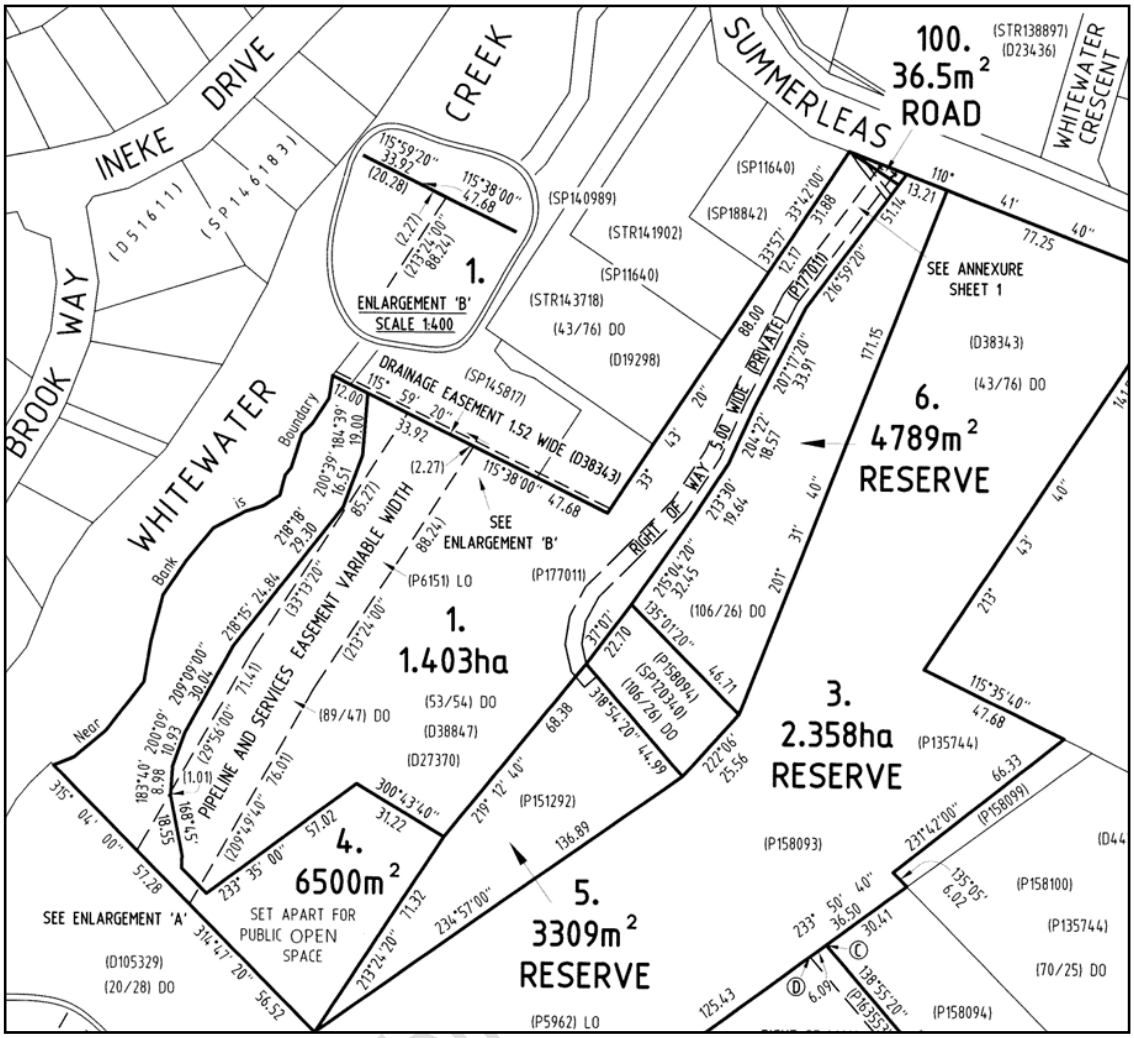


Figure 12: Title Plan enlargement showing easements and right of way

The site is located within an established residential area of Kingston, approximately 350m west of the Central Business Zone associated with the Kingston activity centre. The immediate surrounds are characterised by General Residential zoning containing single and multiple dwellings, with higher densities associated with the Inner Residential zoning to the east, between the activity centre and the site.

The site has frontage to Summerleas Road to the north, which is a collector road administered by Council. The site has an existing vehicle crossing from Summerleas Road that services the site. The Southern Outlet, which is a State road, abuts the site to the east, with the title boundary of the site being within 50m of the Southern Outlet carriageway. Two bus stops are located within 150m of the site on Summerleas Road and Whitewater Crescent, within easy walking distance of the site.

The site is fully serviced.

The western portion of the site is traversed by a 419mm diameter bulk-transfer water main and a 150mm diameter gravity sewer reticulation main on parallel alignments. These are located within the Pipeline and Services Easement.

A site locality plan is at Figure 13 below.



Figure 13: Locality plan (source: LISTmap)

1.3 Background

A search of Council's records returned the following relevant planning history for the site:

- **DA-2022-145** – Demolition of existing buildings (Philp Lighton Architects Pty Ltd), approved on 17 August 2022 for the demolition of all buildings, outbuildings, footings, garden beds and clotheslines at the site; and
- **DA-2022-530** – Six multiple dwellings (6ty Pty Ltd), which lapsed on 1 May 2025 upon a request for further information not being fulfilled.

Prior to the demolition of all buildings and structures on the site under DA-2022-145, the site had been used for residential purposes and contained a single dwelling and a number of outbuildings.

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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 Kingborough Interim Planning Scheme 2015 (the Planning Scheme) are as follows:

Zone Purpose Statements of the General Residential zone

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

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

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 To provide for the efficient utilisation of services.

10.1.1.4 To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.

10.1.1.5 To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.

10.1.1.6 To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

Comment:

The proposed development will provide additional dwellings in the area at a density that satisfies the Planning Scheme requirements in a location that has access to all urban services. It will contribute positively to the choice of housing types in the area and is located where it contributes to urban consolidation. The development also provides a high standard of residential amenity and has minimal impacts on the natural landscape.

Zone Purpose Statements of the Environmental Management zone

The zone purpose statements of the Environmental Management zone are to:

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

29.1.1.4 To recognise and protect highly significant natural values on private land.

29.1.1.5 To protect natural values in un-developed areas of the coast.

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Comment:

The proposed development within the land zoned Environmental Management is limited to a pathway connection and associated underground stormwater infrastructure, including a pipe and outfall discharge. Given the minor nature of these works, they are anticipated to have minimal impacts and will not compromise the achievement of the relevant purpose statements of the Environmental Management zone.

Clauses 10.1.2 and 10.1.3 – Local Area Objectives and Desired Future Character Statements

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

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

Desired Future Character Statements		Implementation Strategy	
(a)	Kingston is to include a mix of housing types that provide for a range of choices and affordability options.	(a)	While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts.
(b)	The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services.	(b)	Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.
(c)	The Kingston area is characterised by vegetated corridors and backdrops and this visual appearance should be protected.	(c)	The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.

Comment:

The proposal complies with the above objectives and statements by providing a greater diversity of housing options in a location that is well serviced by existing urban infrastructure, while minimising impacts on the natural landscape.

2.3 Statutory Planning

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

The pedestrian link is categorised as Passive Recreation, a No Permit Required use in the Environmental Management zone.

The proposal is also subject to assessment against the Special Provisions contained in Part C of the Scheme.

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 Special Provision Clause 9.7 – Access and Provision of Infrastructure Across Land in Another Zone

The application proposes the provision of infrastructure (stormwater pipe and outfall and pedestrian link) within the Environmental Management zone. A residential use is prohibited in the Environmental Management zone unless the following applies:

- *Only if a reserve management plan applies; or*
- *Only if for bushfire hazard management on land known as 81 Channel Highway, Taroona (folio of the Register volume 198412 folio 1) and directly associated with and subservient to a Residential use on land known as 83 Channel Highway, Taroona (folio of the Register volume 167539 folio 1).*

The proposed townhouse development is located within the General Residential zone. However, stormwater infrastructure, including an underground stormwater pipe and outfall discharge, are proposed within adjoining land zoned Environmental Management. While

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such works may otherwise be prohibited within the Environmental Management zone, approval is warranted having regard to the matters specified in Clause 9.7.1.

9.7.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

(a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;

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

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

In response to the above, there is considered to be no practical or reasonable alternative for the provision of the stormwater infrastructure. Similarly, the proposed stormwater infrastructure is necessary to convey stormwater runoff from the development to a suitable lawful point of discharge. The location of the infrastructure is dictated by existing topography, drainage patterns, and the position of receiving infrastructure, leaving no practical alternative that would avoid the Environmental Management zoned land.

The proposed works are limited in extent and will not compromise the achievement of the purpose of the Environmental Management zone. The infrastructure comprises underground stormwater pipework, and an outfall structure, all of which are ancillary to the residential development and have been designed to minimise disturbance to the environmental values of the land. The majority of the stormwater infrastructure will be located below ground level. The works will not result in the fragmentation of habitat, prevent the ongoing environmental management of the land, or undermine its function as public open space.

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The proposal is therefore compatible with both the intended use of the Environmental Management zoned land and the surrounding residential environment. Accordingly, the proposed stormwater infrastructure is considered to satisfy the matters for consideration under Clause 9.7.1, and approval of these works within the Environmental Management zone is justified notwithstanding that they would otherwise be prohibited within the zone. An assessment of the proposed works within the Environmental Management Zone is provided in the following section of this report.

2.5 Use and Development Standards

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

General Residential Zone
Clause 10.4.2 Setbacks and building envelope for all dwellings

Acceptable Solution
***A4** – No trees of high conservation value will be impacted.*
Performance Criteria
***P4** – Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.*

Proposal

The amended Arboricultural Report (Tree Pioneers dated 11 March 2026) and amended tree plan (***Figure 14***) confirm that the proposal relies on the removal of seven (7) trees of high or very high conservation value: T1 (*E. viminalis*, 0.42 m – High), T6 (*E. obliqua*, 0.89 m – Very High), T33 (*E. ovata*, 0.68 m – High), T34 (*E. ovata*, 0.66 m – High), T37 (*E. ovata*, 0.5 m – High), T38 (*E. viminalis*, 0.46 m – High) and T66 (*E. viminalis*, 0.69 m – High). A further 21 high or very high conservation value trees are impacted by works within their Notional Root Zones (NRZ) but are retained (including T4, T9, T10–T17, T19–T22, T24, T25, T27–T29 and T31). A4 is not met and the matter is assessed under P4.

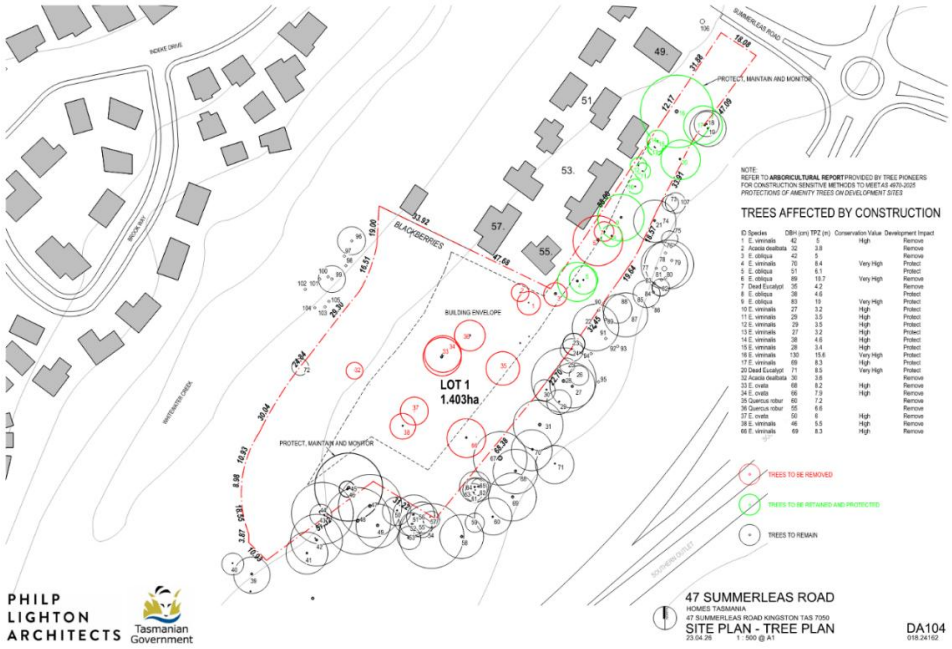


Figure 14: Tree Plan (Philp Lighton Architects)

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

- The development utilises the existing access and has been sited to avoid further impact on high conservation value trees within the access strip. The two-row layout confines the building footprint to the least constrained parts of the site, and the largest and most significant specimens (including T16 at 1.3 m, T28 at 1.16 m and the Very High value trees (T21, T22, T27 and T31) are retained.

- Removal is confined to seven (7) trees located within the dwelling footprints, internal access and visitor parking, being the minimum necessary to achieve an efficient residential use of the land. One of the identified trees (T6) is assessed in the Arboricultural Report as being in poor health. Works within the Notional Root Zones of the 21 retained trees are to be undertaken in accordance with the tree protection measures in the Arboricultural Report, shown relative to the works on the amended tree plan (DA104).

- Conditions are recommended requiring tree protection fencing and supervision during construction in accordance with the arborist's recommendations, and landscaping of the communal areas to re-establish canopy over time.

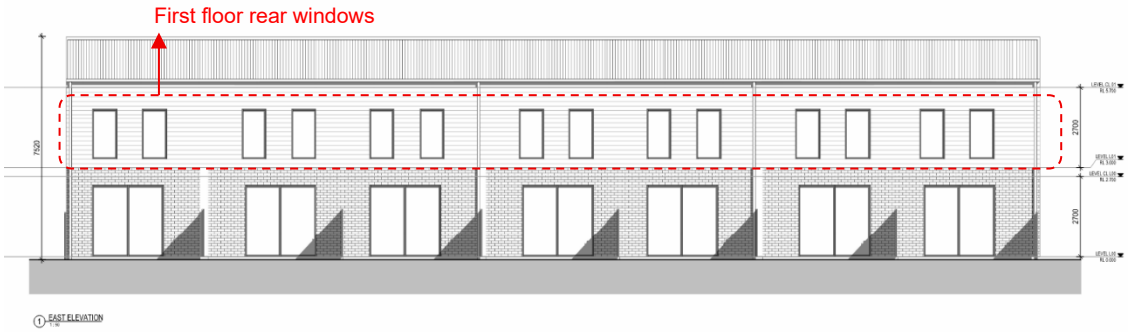
- Impacts unable to be avoided or mitigated will be offset in accordance with the Kingborough Biodiversity Offset Policy (version 6.10), secured by a condition requiring a financial contribution for the loss of the seven (7) high and very high

conservation value trees (calculated together with the native vegetation clearance assessed under Clause E10.7.1).

- Buildings and works have therefore been designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

For the reasons above, P4 can be satisfied, subject to inclusion of the recommended conditions.

General Residential Zone
Clause 10.4.6 Privacy for all dwellings

Acceptable Solution
A2 *- A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):* *(a) the window or glazed door:* *(i) is to have a setback of not less than 3m from a side boundary;* *(ii) is to have a setback of not less than 4m from a rear boundary;* *(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and* *(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.* *(b) the window or glazed door:* *(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;* *(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or* *(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.*
Performance Criteria
P2 *- A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:* *(a) a window or glazed door, to a habitable room of another dwelling; and* *(b) the private open space of another dwelling.*
Proposal
A number of upper-level bedroom windows (***Figure 15***) are located within 6m of the private open space of adjacent dwellings on the site.    ***Figure 15: Townhouse elevations showing first floor rear windows (Philp Lighton Architects)***

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

- The proposed design of the rear upper-level bedroom windows allows overlooking of the adjoining units private open space areas and there is no proposal to provide any screening. The current design and location do not minimise direct views. Accordingly, to minimise overlooking, the affected openings are to be screened or otherwise treated by one of the following:

  (a) a permanently fixed external screen to a height of not less than 1.7 m above floor level with a uniform transparency of not more than 25%;

  (b) a sill height of not less than 1.7 m above floor level;

  (c) fixed obscure glazing to a height of not less than 1.7 m above floor level; or

  (d) an equivalent design solution (for example, vertical fin screens to either side of the affected window).

As the submitted plans do not identify these measures, a condition is recommended for inclusion in any permit issued requiring amended plans that identify each affected opening and the screening or design treatment adopted.

Subject to that condition, direct views to the habitable-room windows and private open space of other dwellings are minimised, and P2 is satisfied.

Environmental Management Zone
Clause 29.4.3 Design

Acceptable Solution
A1 *– The location of buildings and works must comply with any of the following:* *(a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline;* *(b) be located within a building area, if provided on the title;* *(c) be an addition or alteration to an existing building;* (d) *as prescribed in an applicable reserve management plan*
Performance Criteria
P1 *– The location of buildings and works must satisfy all of the following:* *(a) be located in an area requiring the clearing of native vegetation only if:* *(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;* *(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;* *(iii) the location of clearing has the least environmental impact;* *(b) be located on a skyline or ridgeline only if:* *(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;* *(ii) there is no significant impact on the rural landscape;* *(iii) building height is minimised;* *(iv) any screening vegetation is maintained.* *(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.* *(d) strategies to minimise and mitigate adverse environmental impacts are identified.*

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Proposal
None of (a)-(d) of the Acceptable Solution are met. The works (the stormwater outfall and the pedestrian path connection) are not located within a building area on the title (A1(b)), are not an addition or alteration to an existing building (A1(c)), and no reserve management plan applies to the land (A1(d)). In relation to A1(a), while the works are not located on a skyline or ridgeline, they require the clearing of native vegetation, comprising the removal of two (2) trees of non-high conservation value (T97 and T98). A1(a) is therefore not satisfied. As A1 is not met, the location of the buildings and works must be assessed against the Performance Criteria (P1).

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

- Regarding P1(a) Clearing of native vegetation. The works are located in an area requiring the clearing of native vegetation, comprising two (2) trees of non-high conservation value (T97 and T98). In response to the performance criteria:
    - (a)(i) – There are no sites clear of native vegetation and free of other significant constraints available for the works. The stormwater outfall must, out of necessity, be located at the low point of the gravity system where it discharges to Whitewater Creek, and the pedestrian link must traverse the reserve to connect to the existing walking track; neither function can be relocated to a cleared part of the land. The alignment is fixed by hydraulic and topographic constraint rather than choice. The pedestrian link is required to provide safe and convenient pedestrian connectivity between the development and the adjoining public open space and pedestrian network, thereby supporting walkability and reducing reliance on private vehicles. The pedestrian link is modest in scale and will occupy only a small portion of the reserve.
    - (a)(ii) – The extent of clearing is the minimum necessary, being confined to the narrow alignment required for the below-ground pipework, the outlet structure with rip-rap scour protection, and the 1.5 m wide walking path. A total of two (2) trees are to be removed, and no clearing beyond the immediate works corridor is proposed. No bushfire protection measures require clearing on this land, the bushfire hazard management area being contained wholly within the development site.
    - (a)(iii) – The location of the clearing has the least environmental impact reasonably available. The two trees (*Acacia Dealbata*) to be removed are of non-high conservation value, all trees of high conservation value along the alignment are to be retained, and the Natural Values Assessment (Enviro-dynamics, v3.1, December 2024, and April 2026 Addendum) confirms the residual impacts on natural values are acceptable, with impacts on the waterway assessed and found satisfactory under the Waterway and Coastal Protection Code (E11.0).
- Regarding P1(b) Skyline or ridgeline. N/A. The proposal does not involve development on a skyline or ridgeline. The works are located on low-lying land adjacent to Whitewater Creek and do not occupy a visually prominent landform. Accordingly, the requirements of P1(b), including the associated sub-clauses relating to skylines and ridgelines, are not applicable to the proposal.
- Regarding P1(c) Desired Future Character Statements/landscape. No Desired Future Character Statements are provided for the area. Having regard to the landscape, the works are below-ground or low-profile in nature, will not be visually

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prominent within the riparian reserve, and following reinstatement will not alter the landscape character of the Whitewater Creek corridor. The pedestrian link is consistent with the established recreational function of the reserve and its existing walking track.

- Regarding P1(d) Strategies to minimise and mitigate adverse environmental impacts. Such strategies are identified in the Natural Values Assessment and the civil engineering drawings (246110-C-DA4), and are to be secured by conditions requiring: tree protection measures for retained vegetation; sediment and erosion controls during construction; rock armouring of the outlet for energy dissipation and scour protection; reinstatement and stabilisation of the disturbed area on completion; construction-phase hygiene measures in accordance with clause 8.11.3; and an offset for any residual impact in accordance with the Kingborough Biodiversity Offset Policy (version 6.10).

The location of the buildings and works satisfies P1(a), (c) and (d), with P1(b) not applicable. Furthermore, conditions are recommended for inclusion in any permit issued requiring that works are kept outside of the Notional Root Zone of high conservation value trees in the land zoned Environmental Management, limiting removal of vegetation to the two *Acacia dealbata* trees, requiring that civil plans include a tree protection plan that includes the trees within 15m of the stormwater works.

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

Acceptable Solution
A3 *- The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.*
Performance Criteria
P3 *- Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:* *(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 is in an area subject to a speed limit 60km/h or less and the number of vehicle movements increases by more than 20% or 40 movements per day. Therefore, the proposal must be assessed against the Performance Criteria.

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

- Regarding P3 (a) to (i), the Traffic Impact Assessment (Hubble Traffic, January 2026, Rev A) provides the following supporting information:

(a) Applying the RTA Guide rate for two-bedroom medium-density units, it is anticipated that 130 daily trips and 13 peak-hour trips, will be generated from the proposed development. This is a low order of increase on a collector road carrying up to 7,000 vehicles per day.

(b) Light residential vehicles under 5.5m are compatible with existing traffic.

(c) The access will be widened to a minimum of 6m for two-way flow. SIDRA modelling predicts Level of Service (LOS) A in both peaks, with a worst average delay of 9.7 seconds and a maximum queue of 0.4m. Sight distance exceeds 70m in both directions, satisfying the desirable AS 2890.1:2004 parameter.

(d) Urban collector administered by Council, constructed to urban standard with a 10m seal, kerb and channel, footpaths and street lighting.

(e) Posted 50 km/h, with speeds moderated by the western curve and the Whitewater Crescent roundabout. Peak two-way flows of approximately 670 (AM) and 750 (PM). The existing LOS B is maintained with development traffic, other than westbound evening flows moving to LOS C, at which flow remains stable and gaps sufficient.

(f) N/A. Single frontage, no alternative access.

(g) Social and affordable housing on General Residential zoned land within an established residential area, utilising existing infrastructure and services.

(h) The TIA concludes the development will not create adverse safety, amenity or efficiency impacts. Two crashes are recorded on Summerleas Road over the last five completed years, neither at the site access, a low rate for a road of this volume.

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Council's Development Engineer has reviewed the application and is satisfied with the information provided. For the reasons outlined above, the proposal is expected to result in a modest increase in traffic volumes however, the additional vehicle movements can be safely accommodated by Summerleas Road without compromising its operational efficiency or safety. The development is therefore not expected to give rise to any unreasonable traffic or transport impacts, subject to conditions addressing the crossover and access upgrade.

E5.0 Road and Railway Assets Code
Clause E5.6.4 Sight distance at accesses, junctions and level crossings

Acceptable Solution
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.*
Performance Criteria
P1 *– The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:* *(a) the nature and frequency of the traffic generated by the use;* *(b) the frequency of use of the road or rail network;* *(c) any alternative access;*

(d) the need for the access, junction or level crossing; *(e) any traffic impact assessment;* *(f) any measures to improve or maintain sight distance; and* *(g) any written advice received from the road or rail authority.*
Proposal
The proposed access does not meet the prescribed minimum sight distances because of the geometry of the existing road network. Therefore, the proposal must be assessed against the Performance Criteria.

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

- Regarding P1 (a) to (g) the Traffic Impact Assessment (Hubble Traffic, January 2026, Rev A) provides the following supporting information:

  (a) Light residential vehicles under 5.5 m; 130 daily and 13 peak-hour trips, a lightly trafficked access.

  (b) Summerleas Road carries up to approximately 7,000 vehicles per day as an urban collector, with around 10% of that flow in the weekday peak hours (approximately 670 vehicles two-way in the morning peak and 750 in the evening peak). It operates at Level of Service B, which is an appropriate standard for a road of this category and indicates stable flow with sufficient gaps for vehicles to enter and leave the site safely.

  (c) N/A. single frontage, no alternative access.

  (d) The site has no alternative point of access, and use of the existing access is necessary to serve the 26 dwellings. The access is an established vehicular access to the land, to be upgraded rather than newly created, and no additional access point is proposed.

  (e) The Traffic Impact Assessment applies AS 2890.1:2004 Figure 3.2, under which a property of more than three residential units requires 45 m minimum and 69 m desirable sight distance at 50 km/h. On-site measurement confirms sight distance exceeding 70 m in both directions, satisfying the desirable parameter.

  (f) No vertical obstructions either side of the driveway; footpath at back of kerb provides 5 m separation, consistent with Section 3.2.4 and Figure 3.3 of the Standard. The curve and crest limiting Safe Intersection Sight Distance also moderate approach speeds.

Council's Development Engineer has reviewed the application and is satisfied with the information provided. For the reasons outlined above, the access provides adequate sight distance to ensure the safe movement of vehicles.

E6.0 Parking and Access Code
Clause E6.6.1 Number of Car Parking Spaces

Acceptable Solution
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;*

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Performance Criteria
P1 *– The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:* *(a) car parking demand;* *(b) the availability of on-street and public car parking in the locality;* *(c) the availability and frequency of public transport within a 400m walking distance of the site;* *(d) the availability and likely use of other modes of transport;* *(e) the availability and suitability of alternative arrangements for car parking provision;* *(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;* *(g) any car parking deficiency or surplus associated with the existing use of the land;* *(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;* *(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;* *(j) any verified prior payment of a financial contribution in lieu of parking for the land;* *(k) any relevant parking plan for the area adopted by Council;* *(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;* (m) *whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.*
Proposal
The development application includes 49 spaces to be provided onsite, and the Scheme requires 52 spaces plus 9 visitor spaces. The proposal has a parking shortfall of 12 spaces and for this reason must be assessed against the Performance Criteria.

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

- Regarding P1 (a) to (m):

  (a) Surveyed demand across Tasmanian social and affordable housing is consistently low: 0.25–0.65 vehicles per dwelling across Homes Tasmania's portfolio. At the highest surveyed rate, the 26 dwellings generate demand for approximately 19 spaces. The 49 spaces provided (1.88 per dwelling) substantially exceed that demand, comprising one allocated space per dwelling and 23 shared spaces for visitors and second vehicles.

  (b) Nil. The adjoining section of Summerleas Road does not support on-street parking, being within 50m of the Whitewater Crescent roundabout; on-site provision is accordingly sized to contain demand in full.

  (c) Bus stops on Summerleas Road and Whitewater Crescent within approximately 100m, connecting to the Kingston Central North interchange (approximately 700m), which operates at approximately 15-minute intervals on weekdays.

(d) Continuous footpaths, pedestrian refuges and an underpass provide walking and cycling access to the Kingston activity centre, schools and recreation facilities within comfortable distance.

(e) N/A. No alternative parking arrangements are proposed or required.

(f) N/A. The development comprises a single residential use; no shared-use efficiency arises.

(g) N/A. The land is vacant, with no existing use and no associated deficiency or surplus.

(h) N/A. No parking credit arises; the land is vacant.

(i) N/A. A financial contribution in lieu is not appropriate, on-site provision being sufficient to meet demand.

(j) N/A. No prior payment in lieu of parking is recorded for the land.

(k) N/A. No parking plan for the area has been adopted by Council.

(l) N/A. The site is not subject to the Local Heritage Code.

(m) The parking does not result in the loss, directly or indirectly, of any tree listed in the Significant Trees Schedule.

- The 49 spaces provided are sufficient to meet the reasonable needs of users.

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

Acceptable Solution
A1 *– Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.*
Performance Criteria
P1 *– Clearance and conversion or disturbance must satisfy the following:* *(a) if low priority biodiversity values:* *(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;* *(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings.* *(b) if moderate priority biodiversity values:* *(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;* *(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;* *(iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;* *(iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines*

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for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2016. *(c) if high priority biodiversity values:* *(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;* *(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;* *(iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;* *(iv) special circumstances exist;* *(v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2016.* (vi) *clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.*
Proposal
While the Biodiversity Code does not apply to 47 Summerleas Road (CT 181193/1), the code applies to the adjoining lots administered by the Crown and Council where works for stormwater are proposed. The Natural Values Assessment (enviro-dynamics, v3.1, December 2024) identified impacts on 0.1ha of *Eucalyptus viminalis* grassy forest (DVG), and approximately 8m^2 of *Gahnia radula* which is potential habitat for the *Chaostola skipper*. In addition, the proposal involves the removal of high conservation value trees. However, this vegetation is fully located within 47 Summerleas Road and outside of the Biodiversity Code overlay. Notwithstanding, the proposal will also impact on riparian vegetation classified as *Eucalyptus obliqua* wet forest (WOB) and include the removal of two trees (T97 and T98) which are non-high conservation value trees, within the lots subject to the Code. The proposal is unable to meet A1 as there is no building area on the title and the proposal involves the clearance and conversion of Low Priority Biodiversity Values being a small portion of WOB and two non-high conservation value trees. Therefore, the proposal must be assessed against the Performance Criteria.

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

- The proposed clearing/disturbance is located to minimise impacts on high-priority vegetation. The proposal was redesigned to minimise removal of high and very high conservation value trees.

- The proposal will only impact a small portion of the riparian vegetation classified as WOB and two non-high conservation value trees.

- The impacts on the biodiversity values will be further reduced provided a condition is included in any permit issued requiring that after installation of the stormwater infrastructure, natural rehabilitation of the riparian vegetation classified as WOB occurs.

- The extent of proposed clearing is the minimum necessary to establish compliant access and associated stormwater infrastructure.

- The Natural Values Assessment (enviro-dynamics, v3.1, December 2024) identified the site as providing potential foraging habitat to swift parrots and forty-spotted pardalote. One of the known threats for survival of these species is the building forms which may pose a collision risk for these species. As per the recommendation of the Natural Values Assessment, the building forms should be designed to reduce the risk of bird collision. It is noted that the current design appears to minimise bird collision, however, the sliding doors at the rear may pose a collision risk. It is recommended that advice be included in any permit issued that glazed areas should be designed to reduce bird collision.

To ensure compliance with the performance criteria, it is recommended that the following conditions are included in any permit issued limiting clearing, protecting remaining high conservation value trees, requiring that works for the stormwater are kept outside of the notional root zone of high conservation value trees, requiring that riparian vegetation classified as WOB is left to rehabilitate and requiring appropriate hygiene and tree protection measures during construction. An advice clause recommending that glazing areas are design to reduce bird collision should also be included in any permit issued.

E11.0 Waterway and Coastal Protection Code
Clause E11.7.1 Buildings and works

Acceptable Solution
A4 *– Development must involve no new stormwater point discharge into a watercourse, wetland or lake.*
Performance Criteria
P4 *– Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following:* *(a) risk of erosion and sedimentation is minimised;* *(b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed;* (c) *potential for significant adverse impact on natural values is avoided.*
Proposal
The development involves a new stormwater point discharge into Whitewater Creek.

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

- In regard to P4 (a), to minimise the risk of erosion and sedimentation to Whitewater Creek, the stormwater outfall will include the installation of an open swale with mortared rip rap and utilisation of a stormwater headwall with energy dissipator and rock scour protection. In addition, for the construction phase of the development, a Soil and Water Management Plan is required to be submitted, before the commencement of any on-site works.

- In regard to P4 (b) and (c), to ensure any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed and potential for significant adverse impact on natural values are avoided, conditions are recommended for inclusion in any permit issued requiring development and implementation of a soil and water management plan, limiting works within the Waterway and Coastal Protection Area, locating any works outside of the notional root zone of high conservation value trees, and requiring implementation of tree protection measures.

2.6 Public Consultation and Representations

The application was advertised in accordance with section 57 of the *Land Use Planning and Approvals Act 1993.* Public notification was initially undertaken between 8 July 2026 and 21 July 2026. During this process, it was identified that Certificates of Title 181193/4 and 146183/303 were inadvertently omitted from the description of the land subject to the application. These parcels contain components of the proposed development, including a pathway connection, an underground stormwater pipe, and a stormwater discharge point.

As a result, the application was required to be re-advertised. A second public notification period was therefore undertaken between 8 August 2026 and 21 August 2026. To ensure representations were lodged during a valid notification period and that representors' appeal rights under the Act were preserved, persons who had submitted representations during the original advertising period were contacted and invited to confirm that they wished their representations to remain under consideration.

A total of 14 representations were received, comprising 13 lodged within the advertising period and one out-of-time joint submission.

The concerns raised are addressed below.

2.6.1 Impact on Whitewater Creek Reserve, riparian vegetation and the green corridor

Representors identify the site's proximity to Whitewater Creek and its reserve as the primary planning constraint, arguing the creek forms a continuous wildlife corridor that relies on remaining intact. They contend that the proposed dwellings, road, pedestrian infrastructure and stormwater works, including the outfall, would fragment the corridor and diminish its ecological function. Several submit that the Natural Values Assessment does not demonstrate impacts can be avoided and request Council assess the overall effect on habitat connectivity, rather than individual tree loss in isolation.

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Response:

The development's impacts on natural values, including native vegetation and threatened species habitat, were assessed in the Natural Values Assessment (Enviro-dynamics, v3.1, December 2024, and April 2026 Addendum) and under the Biodiversity Code (Clause E10.7.1) and Waterway and Coastal Protection Code (Clause E11.7.1).

The assessment has considered the cumulative impact of the development on the Whitewater Creek reserve and habitat corridor, not just the loss of individual trees. The development is largely confined to the General Residential zoned land, with only the stormwater outfall and pedestrian link located within the Environmental Management zone and Waterway and Coastal Protection Area. These works are limited in extent, require the removal of only two trees (T97 and T98) of non-high conservation value, and do not interrupt the continuity of the wildlife corridor. The Assessment concludes that the residual impacts are acceptable, having regard to the retention of the majority of high conservation value trees on the site, the confinement of clearance to the development footprint, and the offset of unavoidable impacts in accordance with the Kingborough Biodiversity Offset Policy 6.10. Conditions are recommended securing tree protection, the biodiversity offset, and construction-phase hygiene and sediment controls.

Accordingly, the proposal is not considered to result in an unreasonable impact on the ecological integrity or habitat connectivity of the Whitewater Creek reserve and does not warrant refusal or further modification.

2.6.2 Removal of mature/high-conservation-value trees and threatened-species habitat

Representors object to the removal of mature native vegetation identified as having high or very high conservation value and the associated loss of threatened species habitat. Concerns primarily relate to impacts on the swift parrot, forty-spotted pardalote, and locally significant eucalypt species (*E. viminalis and E. ovata*). These trees contribute to an established habitat corridor and that their ecological value cannot be adequately replaced through offset plantings. Several also contend that vegetation removal is inconsistent with ongoing restoration efforts along Whitewater Creek and note that the Natural Values Assessment acknowledges some impacts to threatened species habitat are unavoidable.

Response:

The development requires the removal of seven (7) trees of high or very high conservation value and approximately 0.1 ha of native vegetation, with associated impacts on the potential habitat of the swift parrot and other threatened species. These impacts were assessed in the Natural Values Assessment (Enviro-dynamics, v3.1, December 2024, and April 2026 Addendum) and against the Biodiversity Code (Clause E10.7.1).

A degree of native vegetation loss is an inherent and anticipated consequence of developing a vegetated General Residential site, and the relevant question is not whether any vegetation is lost, but whether the impacts have been appropriately avoided, minimised, mitigated and offset. On that test:

- the development has been designed to retain the majority of the high and very high conservation value trees on and adjoining the site, including the largest and most significant specimens, with removal confined to the building footprint, internal access and stormwater alignment;
- the Natural Values Assessment does acknowledge that some impact on threatened-species habitat is unavoidable, but concludes that impact is low and acceptable, the retained trees and the adjoining reserve continue to provide habitat, and the swift parrot and forty-spotted pardalote are highly mobile species not dependent on the individual trees removed; and
- the residual, unavoidable impact is to be offset in accordance with the Kingborough Biodiversity Offset Policy (v6.10), secured by condition, which provides a like-for-like contribution towards the conservation of equivalent values.

As to the submission that offset plantings cannot replace established habitat, it is acknowledged that revegetation takes time to mature. However, the offset mechanism is the means expressly adopted under the Scheme and Council's policy for addressing unavoidable impacts where a use is permissible, and the acceptability of the residual impact is a matter for the assessment under Clause E10.7.1, which is satisfied. Further, the proposal is not inconsistent with the creek restoration works: the retained trees, riparian corridor and reserve are unaffected, and the offset contribution supports equivalent conservation outcomes.

Having regard to the above, the loss of native vegetation and threatened-species habitat has been appropriately minimised and offset, the impacts are acceptable, and the concern does not warrant refusal or further modification of the proposal.

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2.6.3 Traffic, site access and road safety

Representors raise the safety and capacity of the proposed access arrangements, noting that 26 dwellings would rely on a single, lengthy internal access road and one crossover onto Summerleas Road in proximity to the Southern Outlet roundabout. Concern is expressed that this concentration of vehicle movements at a single point on an already busy road would create a traffic hazard.

Response:

The safety and capacity of the access were assessed under Clauses E5.5.1 (P3) and E5.6.4 (P1) of the Road and Railway Assets Code, informed by the Traffic Impact Assessment (Hubble Traffic, January 2026, Revision A). The relevant findings are as follows.

- Traffic generated. The development will generate an estimated 130 vehicle movements per day, 13 of them in each peak hour, a modest increase on an urban collector road carrying in the order of 6,000 to 7,000 vehicles per day.

- Access operation. SIDRA intersection modelling, using Council-supplied traffic data, predicts the access will operate at Level of Service A in both peak periods, with a worst average delay of less than 10 seconds and negligible queuing. In practical terms, vehicles leaving the site will consistently find a safe gap without banking up onto, or from, Summerleas Road.

- Sight distance. Available sight distance exceeds 70 m in each direction, satisfying the desirable parameter under AS 2890.1:2004 for a residential property in a 50 km/h environment.

- Effect of the roundabout. The proximity of the Whitewater Crescent roundabout assists the access rather than hindering it: it moderates approach speeds on both sides and provides a short, direct route to the Southern Outlet ramps, keeping development traffic off the wider local network.

- Crash history. Only two crashes are recorded on Summerleas Road over the last five completed years, neither at the site access — a low rate for a collector road of this volume.

- Referral. Council's Development Engineers have reviewed the application and the Traffic Impact Assessment and raised no objection on traffic or safety grounds.

Having regard to the above, the concentration of movements at a single, upgraded access will be safe and will not unreasonably affect the efficiency of Summerleas Road. The concern does not warrant refusal or modification of the proposal.

2.6.4 Concentration/distribution of social and affordable housing (cumulative)

Representors submit that the proposal should not be assessed as a standalone development but in the context of the existing concentration of social and affordable housing in Kingston and surrounding suburbs. They argue that Australian housing research supports avoiding further concentrations of social housing in favour of smaller, mixed-tenure developments distributed more widely, so as to avoid entrenching disadvantage and to support social integration.

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Response:

The planning assessment has considered the proposal on its merits against the applicable provisions of the Kingborough Interim Planning Scheme 2015 and other relevant statutory requirements. The Scheme does not regulate the tenure, ownership or management arrangements of housing, nor does it contain provisions limiting the concentration of social or affordable housing within a particular locality.

The proposal comprises residential development on land zoned General Residential, where such use is anticipated and supported by the zoning. Matters relating to broader housing policy, the distribution of social housing stock, and housing tenure are not relevant planning considerations under the Scheme. Accordingly, while the concerns raised are noted, they do not provide a basis for refusal of the application and attract limited weight in the assessment of the proposal.

2.6.5 Community safety, antisocial behaviour and policing capacity

Representors raise existing concerns about community safety, antisocial behaviour and youth offending in the wider area. They submit that adding further concentrated social housing, without accompanying investment in policing and support services, would compound these issues. In support, representors point to limited police presence and to violent incidents said to have occurred in the vicinity, including near bus stops. One submission cites a 2026 independent review of Tasmania Police reporting increases in operational dispatch incidents, and another requests that Council consult Tasmania Police before determining the application.

Response:

Concerns regarding community safety, antisocial behaviour and youth offending are noted. However, the planning assessment must be undertaken having regard to the relevant provisions of the Kingborough Interim Planning Scheme 2015. The Scheme does not provide for the assessment of a development based on the tenure of future residents, nor does it require consideration of speculative assumptions about the behaviour of potential occupants.

The proposal is for residential development within the General Residential Zone, where housing is an anticipated and supported use. No evidence has been provided to demonstrate that the development itself would give rise to unacceptable planning impacts in relation to community safety or public order. Matters relating to policing levels, law enforcement resources and the provision of social support services are the responsibility of relevant government agencies and fall outside the scope of Council's assessment under the Scheme.

While the concerns raised are acknowledged, they are not matters that warrant refusal of the application and attract limited weight in the planning assessment.

2.6.6 Car parking adequacy

Representors question whether the 49 parking spaces provided are adequate for 26 two-bedroom dwellings and their visitors. It is submitted that, under Table C2.1 of the Parking and Sustainable Transport Code of the Tasmanian Planning Scheme, two spaces per two-bedroom dwelling would ordinarily be required (52 resident spaces), with visitor parking for an internal lot at one space per three dwellings adding a further nine, producing a notional requirement of 61 spaces. Representors contend that the advertised documents do not include a parking calculation under Table C2.1, a resident/visitor breakdown, a parking-demand

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assessment, or an assessment demonstrating compliance with the performance criteria at clause C2.5.1, and that any shortfall could displace parking onto the internal roadway or Summerleas Road.

Response:

It is noted that the representors reference the Tasmanian Planning Scheme standards (Table C2.1 and clause C2.5.1), however as the proposal is being assessed under the Kingborough Interim Planning Scheme 2015, these standards are not relevant to the assessment. Notwithstanding this, the representors are still correct in that the proposal does not satisfy the Acceptable Solution for parking provision, with 49 spaces provided compared to the 61 spaces that would otherwise be required; a parking shortfall of 12 spaces (the calculation under both schemes is the same). Accordingly, the application has been assessed against the relevant Performance Criteria of Clause E6.6.1 of the Parking and Access Code.

The proposal is supported by a Traffic Impact Assessment, which includes an assessment of expected parking demand based on surveyed social and affordable housing developments in Tasmania. The assessment demonstrates that the provision of 49 spaces, comprising 26 resident spaces and 23 visitor spaces, is sufficient to meet the reasonable parking needs of future occupants and visitors. Surveyed demand rates indicate a likely parking demand substantially below the number of spaces proposed, with the highest observed demand equating to approximately 19 spaces for a development of this size.

On this basis, the evidence does not support concerns that the development would result in significant overflow parking on the internal road network or surrounding streets. The proposal is therefore considered to satisfy the Performance Criteria for parking provision, notwithstanding its non-compliance with the Acceptable Solution.

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2.6.7 Stormwater, drainage, erosion and downstream flooding

Representors raise the adequacy of the proposed stormwater arrangements and their relationship with Whitewater Creek, submitting that the increased hard surfaces across 26 dwellings would increase runoff. Concerns are directed at post-development peak flows, erosion or scour at the outfall, construction-phase sediment and water-quality impacts, and downstream flooding.

Response:

The concern regarding stormwater impacts on Whitewater Creek is acknowledged. The proposal incorporates an engineered stormwater drainage system that directs runoff to a designed outfall incorporating energy dissipation and scour protection measures to minimise erosion and sedimentation at the point of discharge. The adequacy of the stormwater design, including detention, treatment and capacity requirements, has been referred to Council's Development Engineers for assessment and was found to be acceptable.

The stormwater outfall and associated works within the Waterway and Coastal Protection Area have been assessed against the relevant provisions of the Scheme. The assessment found there is no practical alternative location for the discharge, given the site's topography and the need for a gravity-fed drainage system, and that the works are confined to the minimum area necessary to provide the required infrastructure. The Natural Values Assessment also concludes that the works can be undertaken in a manner consistent with the objectives of the Waterway and Coastal Protection Code.

Conditions are recommended requiring the implementation of appropriate stormwater, erosion and sediment control measures during both construction and operation of the development. Subject to these conditions and engineering approval, the proposal is not expected to result in unreasonable impacts on water quality, erosion, or the ecological values of Whitewater Creek.

2.6.8 Notification/consultation adequacy

Representors submit that public notification was inadequate and request that Council reopen or extend the consultation period and undertake more direct notification of surrounding residents. Some state that they became aware of the proposal only through informal means after the period had closed, and that directly affected residents, including elderly and vulnerable persons, may be similarly unaware.

Response:

The application was publicly notified in accordance with the requirements of *the Land Use Planning and Approvals Act 1993* and the *Land Use Planning and Approvals Regulations 2014*. The notification process complied with all statutory requirements and, in relation to the notification period, exceeded the minimum requirements prescribed by legislation.

Notice of the application was provided through newspaper advertising, display at Council's offices, written notice to owners and occupiers of adjoining land, and the placement of a notice on the subject site, as well as on Council's website.

While concerns were raised regarding the absence of direct notification to properties opposite the site, the statutory requirement for written notice applies only to adjoining landowners and occupiers. Properties on the opposite side of Summerleas Road are not adjoining properties for the purposes of the Act. Those properties nevertheless had the opportunity to become aware of and make representations on the application through the broader public notification process.

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Accordingly, Council is satisfied that the notification undertaken was lawful, adequate and consistent with the requirements of the Act and Regulations. No basis exists to recommence or extend the public notification period.

2.6.9 Density/scale out of keeping with locality

Representors submit that 26 dwellings at this location represents a density and scale inconsistent with the surrounding area and its bushland setting and that there is no nearby precedent for development of this intensity adjacent to a recreation corridor.

Response:

The concern that the proposed density is out of character with the locality is noted. However, the proposal is consistent with the density anticipated by the Kingborough Interim Planning Scheme 2015 for land within the General Residential Zone. The development comprises 26 multiple dwellings and complies with Acceptable Solution A1 of Clause 10.4.1 (Residential Density for Multiple Dwellings).

Based on the developable area of approximately 1.17 hectares, the Scheme would permit up to 36 dwellings under the applicable density standard. The proposed 26 dwellings therefore represent a substantially lower density than the maximum contemplated by the Scheme.

The proposal has been assessed against the relevant standards relating to residential density, vegetation, natural values, stormwater management, access and infrastructure, and is considered to achieve an appropriate form and intensity of development for the site.

Accordingly, the proposal is considered to be of a scale and density anticipated by the Scheme and the concern does not provide grounds to refuse the application.

2.6.10 Recreation and amenity (Whitewater track, Park Run, walking use)

Representors value the Whitewater track as a well-used recreation asset and submit that the development would diminish the amenity, safety and ambience of the area for the walkers, dog-walkers, cyclists and Park Run participants who use it.

Response:

The recreational value of the Whitewater Creek walking track is acknowledged. However, the proposed development does not alter, remove or restrict access to the existing track. Other than a new pedestrian connection linking the development to the track, all works are confined to the subject site, and the track will remain available for its established recreational use.

The proposed pedestrian link is considered to enhance accessibility to the reserve and existing trail network rather than diminish its recreational function. While concerns regarding changes to amenity, character and perceptions of safety are noted, residential development adjoining public open space and recreation corridors is a common and anticipated planning outcome within urban areas. The proposal is not considered to adversely affect the ongoing use or function of the Whitewater Creek corridor as a recreational asset and does not provide grounds for refusal of the application.

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2.6.11 Noise

Representors raise noise impacts both during construction and from the ongoing operation of the development, affecting nearby residents and, in some submissions, wildlife.

Response:

The concern regarding noise impacts during both construction and operation of the development is noted. The proposal is for multiple dwellings within the General Residential zone, where residential activity and associated vehicle movements are anticipated and supported by the Scheme. The ongoing use of the site for residential purposes is not expected to generate noise of a character or intensity that would result in an unreasonable impact on surrounding properties.

Construction-related noise is temporary in nature and is managed through separate statutory controls, including the *Environmental Management and Pollution Control Act 1994*.

2.6.12 Waste collection and bin storage/servicing

Representors query how waste collection will be managed for 26 additional dwellings and ask that bin storage and collection be arranged so as not to obstruct traffic, pedestrians or the internal access route.

Response:

The proposal satisfies the relevant Scheme requirements for waste storage, collection and servicing. Dedicated bin storage areas are provided within the development, and the internal access road and manoeuvring areas have been designed to accommodate a 12.5-metre heavy rigid vehicle. This enables waste collection vehicles to safely enter, service and exit the site without impeding traffic, pedestrians or internal vehicle circulation.

2.6.13 Bushfire and certification gap

One representor raises a discrepancy between the certified Bushfire Hazard Report / Bushfire Hazard Management Plan and the current proposal. It is submitted that the report and plan appear to have been prepared for an earlier 20-unit proposal whereas the current application proposes 26 dwellings, leaving it unclear whether the current proposal have been assessed and certified by an appropriately qualified bushfire practitioner.

Response:

The concern regarding bushfire risk is noted. While the site is affected by the Bushfire-Prone Areas Code, the Code does not apply to the Residential (Multiple Dwelling) use class and therefore does not form part of the statutory assessment of this application.

Notwithstanding this, Council has considered the GES Bushfire Hazard Report and Management Plan to assess the extent of bushfire-related works, including access requirements and vegetation management. Although the report was prepared for an earlier 20-dwelling proposal, it assesses the same development footprint as that shown on the advertised plans. The associated vegetation impacts are confined to the proposed Hazard Management Area and have been considered in the assessment of the relevant residential, biodiversity and waterway protection provisions of the Scheme.

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Detailed bushfire compliance is a matter for the building approval stage, where the Building Surveyor will determine whether an updated Bushfire Hazard Report and Management Plan is required. Should any updated assessment result in material changes to the approved development, including additional vegetation clearance or amended access arrangements, further planning approval may be required.

Accordingly, the bushfire information available is considered sufficient for the purposes of the current planning assessment and does not warrant refusal of the application.

Noting the above, the following conditions are included in the recommendation of this report:

(i) limit vegetation removal to the minimum necessary for the 26 units and associated infrastructure (access, driveway, Hazard Management Area and stormwater); and

(ii) implement the bushfire hazard management measures in accordance with the Bushfire Hazard Management Plan (GES, September 2024), including construction at BAL-29, the extent and location of vegetation retention and removal/modification to establish the Hazard Management Area, and water supply and access arrangements.

2.6.14 Infrastructure/services keeping pace; rates and growth

Representors submit that development in the area is outpacing the supporting infrastructure and services and point to rising council charges and demand on local services as evidence that growth is not being matched by investment.

Response:

The concern that population growth and residential development may be outpacing supporting infrastructure and services is noted. However, the application must be assessed against the relevant provisions of the Scheme and the *Land Use Planning and Approvals Act 1993*. Considerations relating to the broader provision of municipal infrastructure, community services, and Council's funding and expenditure priorities are strategic matters that fall outside the scope of the assessment of an individual development application.

2.6.15 Property devaluation

One representor submits that the development would reduce the value of surrounding properties, contending that it would turn the area into a troubled and unsafe place to live and thereby devalue nearby properties for which owners have paid premium price.

Response:

The concern regarding potential impacts on property values is noted. However, the effect of a development on the value of neighbouring properties is not a matter that can be considered in the assessment of a planning permit application. Similarly, speculative assertions regarding the future behaviour of residents or perceived impacts on community safety are not planning considerations.

2.6.16 Right of way, land mislabelling and access at 64A Channel Highway

This concern is raised by the owner of 64A Channel Highway, whose representation is expressed in support of the application subject to qualifications rather than in objection. The representor submits that the applicant's documents in several places label his freehold residential land as Crown Land or Road Reserve, that the driveway and kerb-and-guttering design makes no visible allowance for a crossover to the last section of the shared right of way serving his land, that services and landscaping appear to encroach on that right of way, and that surveyors have tagged trees (25–30) on his property. He seeks correction of the documents and an outcome that preserves lawful access to his land. Title CT 158094/1 corroborates his ownership and the benefiting right-of-way easements (D3646, E177698 and E177699).

Response:

The matters raised by the owner of 64A Channel Highway are acknowledged. Title CT 158094/1 confirms the representor's ownership of the adjoining land and the benefiting right-of-way easement (E177699) serving the property. The application documents incorrectly identify this land as Crown Land or Road Reserve, and the concern regarding preservation of lawful access is therefore well founded.

To the extent that application documents may incorrectly identify adjoining land ownership or tenure, such discrepancies do not affect the planning merits of the proposal but should be corrected in the final documentation.

A recommended condition of approval requires that right-of-way access is clearly shown on the engineering plans submitted for approval. In addition, a separate

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condition is included in the recommendation to ensure the placement of services, landscaping and access infrastructure do not obstruct lawful access to 64A Channel Highway, to ensure existing access rights are protected. The subject right-of-way is highlighted in red in Figure 16 below.

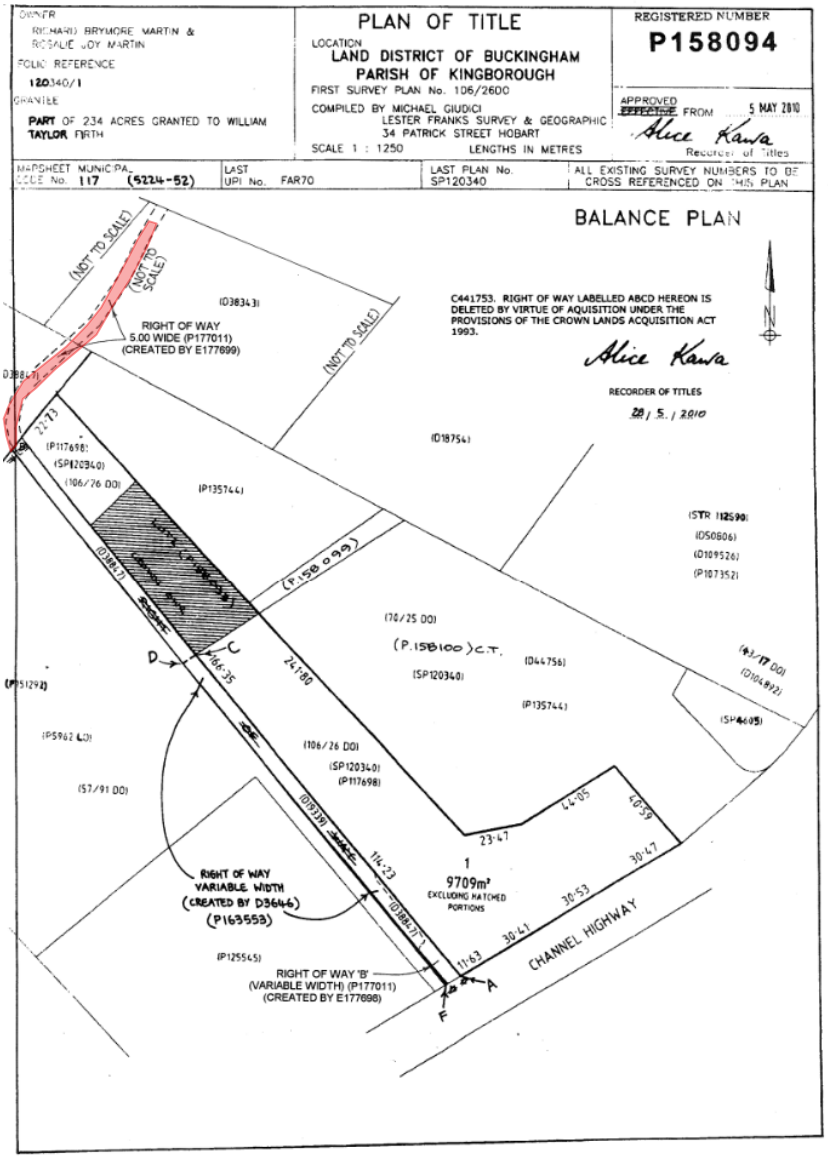


Figure 16: Extract from Certificate of Title 158094/1 identifying Easement E177699

2.7 Other Matters

2.7.1 Aboriginal Heritage Tasmania

A Record of Advice was obtained from Aboriginal Heritage Tasmania (AHT) on 16 July 2026 (Reference No. 200008) in accordance with the Standards and Procedures adopted under the Guidelines issued pursuant to section 21A of the *Aboriginal Heritage Act 1975*. The advice confirms that no registered Aboriginal heritage is located within the project area and indicates that an assessment of the full extent of the project area was undertaken in 2022, with no Aboriginal heritage values identified.

A registered Aboriginal site (AH10967) abuts the eastern boundary of the project area. To avoid harm to that site, AHT advises the following management measures for the full duration of the works:

1. The site extent of AH10967 is to be shown on the planning documents (a shapefile has been supplied by AHT);

2. An exclusion zone following the supplied site extent with a 5m buffer is to be established and maintained with temporary, durable, high-visibility barricades until completion of all works, extending to secondary impacts causing ground disturbance (such as falling vegetation or deposition of material);

3. Weatherproof signage is to be affixed to the barricades identifying the exclusion zone and prohibiting works or ground-disturbing activity within it; and all works are to proceed under an Unanticipated Discovery Plan, with a copy kept on site and all works personnel and contractors briefed accordingly.

An advice clause is included in the recommendation, requiring implementation of the AHT management measures, together with an advice clause noting that the Record of Advice is valid for 12 months, that it does not exempt any person from their obligations under the *Aboriginal Heritage Act 1975*, and that it is an offence to destroy, damage, deface, conceal or otherwise interfere with Aboriginal heritage, whether registered or not, without a permit, with any suspected discovery to be managed in accordance with the Unanticipated Discovery Plan.

2.7.2 Weed Management

Council's Environmental Planner has advised that in accordance with clause 8.11.3, a condition should be included in any permit issued requiring implementation of best practice hygiene measures.

3. CONCLUSION

The application seeks approval for the use and development of land at 47 Summerleas Road, Kingston for 26 multiple dwellings, together with a stormwater outfall to Whitewater Creek and a pedestrian link to the Whitewater Creek walking track on adjoining Council-owned land.

The proposal is categorised as Residential (Multiple Dwelling), a Permitted use in the General Residential zone. As the development relies on Performance Criteria to satisfy a number of applicable standards, it is required to be determined as a discretionary application under section 57 of the *Land Use Planning and Approvals Act 1993* (the Act).

The pedestrian link is a No Permit Required use in the Environmental Management Zone and is required to provide safe and convenient pedestrian connectivity between the development and the adjoining public open space and pedestrian network, thereby supporting walkability and reducing reliance on private vehicles. The pedestrian link is modest in scale and will occupy only a small portion of the reserve.

The General Manager's consent has been obtained under section 52(1B) of the Act for works on Council-owned land. The associated stormwater infrastructure within the Environmental Management Zone is supported through the exercise of discretion under Clause 9.7.1, as there is no practical and reasonable alternative location, the works are consistent with the purpose of the zone, and they will not result in unreasonable land use conflict.

The proposal has been assessed against the applicable provisions of the Kingborough Interim Planning Scheme 2015. Matters raised in representations, including impacts on ecology, vegetation, habitat connectivity, stormwater, traffic and parking, public notification, housing

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concentration, community safety, recreation values and adjoining access rights, have been considered and addressed in this report.

It is concluded that the proposal satisfies the relevant provisions of the Scheme and can be supported subject to conditions. Recommended conditions address protection of retained vegetation, biodiversity offsets, swift parrot collision mitigation, bushfire hazard management, parking layout and line marking, erosion and sediment controls, construction management, protection of existing access rights, and the provision of stormwater, access and other engineering infrastructure.

Subject to these conditions, approval of the application is recommended.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for 26 multiple dwellings including stormwater and pedestrian path connection works at 47 Summerleas Road, Kingston and Whitewater Creek Reserve, Kingston for Homes Tasmania 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-2026-84 and Council Plan Reference No. P3 submitted on 24/04/2026 (referred to as the Approved Plans).

   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. Approved tree/vegetation removal and modification:

   (a) Is limited to:

      (i) seven (7) high conservation value trees numbered T1, T6, T33, T34, T37, T38, and T66 and as shown in the Approved Plans and the preliminary arboricultural assessment (Tree Pioneers, January 2026);

      (ii) eight (8) non-high conservation value trees numbered T2, T3, T7, T32, T35, T36, T97 and T98 as shown in the Approved Plans and the preliminary arboricultural assessment (Tree Pioneers, January 2026);

   (b) Must not occur prior to securing the conservation offset and approval of an 'Application for Approval of Planning Start of Works Notice'.

   No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is approved as part of this planning permit.

3. Before the start of any works, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, but excluding primary weed management as required under condition 7, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

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

   For Advice: This Planning Start of Works Notice is not the same as the Form 39 Building Start Works Notice. As such, lodgement of a Form 39 will not satisfy this condition and a separate 'Application for Approval of Planning Start of Works Notice' must be lodged with

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Council's Planning Department. A copy of the application form is available on Council's website.

4. Before the start of any works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer, in consultation with a suitably qualified arborist. Plans must be to satisfaction of the Director Engineering Services and comply with:

   - Tasmanian Standard Drawings
   - Austroads Standards and Australian Standards
   - Australian Rainfall and Runoff Guidelines

   The Plans must include, but are not limited to:

   (a) Detailed internal vehicular and pedestrian access, carparking and manoeuvring areas including:

      (i) Longitudinal and cross sections of the driveway/access road.

      (ii) Contours, finish levels and gradients of the driveway/access road.

      (iii) Provision of minimum 6.0m wide vehicle access (crossover) with notation to be constructed in standard grey concrete.

      (iv) The provision of two (2) motorcycle spaces on the site located, designed and to be 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.

      (v) Right of way access (E177699) serving 64A Channel Highway (CT 158094/1), correctly identified and labelled. All access, services, landscaping and associated works must be designed and constructed outside of the subject right-of-way.

   (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:

      (i) Stormwater layout details to service the development.

      (ii) Replacement of the existing public stormwater connection (minimum 300mm dia.) at the Summerleas Road access point to service the access road design.

      (iii) A stormwater water quality treatment and detention system as required in Table E7.1 of the Kingborough Interim Planning Scheme 2015.

   (c) Detailed Soil and Water Management Plan.

   (d) Detailed lighting plan with attention to landscaped areas and parking areas.

   (e) Detailed tree plan which:

      (i) Shows the location and ID number of individual trees and their associated tree protection zones relative to all buildings and works.

      (ii) Includes an accompanying table of trees with the ID number, species, diameter at standard height, notional root zone, and confirmation of removal and retention.

      (iii) Demonstrates the management plan for T16 and T45 is implemented.

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(iv) Demonstrates that the stormwater works are outside or do not encroach more than 10% within the Notional Root Zone (NRZ) of T96 and T99.

(v) Demonstrates that services are trenched in through the centre of the driveway.

(vi) Demonstrates that works for the driveway which overlap significantly with the NRZ of retained trees is excavated with hydro-vac.

(vii) Demonstrates that the extent of any encroachment from all other works and associated soil and water management measures is no greater than the approved plans.

(viii) identifies tree protection measures to be implemented before, during and after construction in accordance with Australian Standard 4970-20259 and conditions 10 and 11.

Once endorsed the plans will form part of the permit.

5. Before the start of any works, a soil and water management plan must be submitted to Council for approval and included in the engineering plans required under Condition 4. The plan must be to the satisfaction of the Manager Development Services and be in accordance with the Soil and Water Management of Construction Sites – Guidelines.

   All measures identified in the plan must be satisfactorily implemented and a site inspection of the implemented plan undertaken by Council with the principal contractor before the start of any works.

6. Before the start of any works, amended plans identifying the treatment to be adopted for the windows to the first-floor rear bedrooms of each dwelling to minimise direct views to the private open space of adjoining dwellings on the site must be submitted to and approved by Council. Each affected window must be treated using one or more of the following options:

   (a) a permanently fixed external screen for the full length of the opening, to a height of not less than 1.7m above finished floor level, with a uniform transparency of not more than 25%;

   (b) a sill height of not less than 1.7m above finished floor level;

   (c) fixed obscure glazing extending to a height of not less than 1.7m above finished floor level; or

   (d) an alternative design solution demonstrated to Council's satisfaction to achieve an equivalent reduction in direct views.

   The amended plans, once endorsed, form part of this permit.

   The approved treatment must be installed prior to the occupation of the dwelling to which it relates and thereafter maintained for the life of the development.

7. Before the start of any works, a detailed Landscaping Plan must be prepared by a qualified landscape architect or suitably experienced landscape professional and approved by the Manager Development Services.

   The plan must demonstrate how landscaping will relieve visual impact, enhance the appearance of communal areas, contribute to the character of the area, and protect Council and TasWater infrastructure.

   The landscaping plan must avoid any landscaping that would obstruct access within the right of way (E177699) serving 64A Channel Highway (CT 158094/1).

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The landscaping plan must include all of the following requirements:

(a) Deep Soil Canopy Trees

(i) Provision of living, established canopy trees located within deep soil zones with a total area equivalent to not less than 5% of all parking and access areas.

(ii) Each tree must be capable of achieving a minimum mature canopy diameter of 3–5 metres.

(iii) Trees must be located along site boundaries, internal accesses, parking areas and common open space.

(iv) Trees must not be located in private open space, except where located between the primary façade and the access.

(b) Diversity in plant types and sizes

(i) Provision of perennial trees, shrubs, understory and groundcover plants within all areas identified for landscaping on the plan.

(ii) Planting must exclude private open space, except where located between the primary façade and the access.

(c) Infrastructure Protection Requirements

(i) Trees located within 2 metres laterally of any Council or TasWater infrastructure must be planted within a closed root-barrier structure (e.g., tub, raised garden bed, or equivalent containment system) designed to prevent root intrusion into pipe trenches.

(ii) No trees are permitted within 1 metre laterally of Council or TasWater infrastructure.

(iii) Landscaping located directly over Council or TasWater infrastructure must be limited to lawn or shallow-rooted species only.

(d) Existing Trees & Hard Landscaping

(i) Identification of all existing trees to be retained.

(ii) Specification of tree protection measures during construction.

(iii) Location and details of all proposed fencing.

(iv) All proposed earth shaping, including retaining wall(s).

(e) Planting Schedule

(i) A planting schedule detailing for each species:

a. botanical name (genus and species)

b. common name

c. quantity

d. expected mature height

e. expected mature canopy size

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(ii) Artificial plants or astroturf are not permitted.

(f) Maintenance Schedule

(i) A minimum 12-month maintenance schedule, including watering, fertilising, weed control and plant establishment measures.

For Advice: A deep soil zone is an area of soil with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees.

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

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

8. Before the start of any works (including demolition and excavation), a Construction Management Plan (CMP) must be submitted to and endorsed by the Manager Development Services. The plan must include (but not limited to):

(a) Hours for construction activity in accordance with any other condition of this Permit;

(b) Measures to control noise and dust;

(c) Storage locations for the stockpiling of fill on site including demonstration that the stockpiling of fill will not encroach into the Tree Root Protection Zones of trees identified for retention;

(d) The location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;

(e) The specifications and location of tree protection measures;

(f) Weed management measures;

(g) Measures relating to removal of hazardous or dangerous material from the site, where applicable;

(h) A plan showing the location of parking areas for construction and subcontractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises;

(i) A Traffic Management Plan showing truck routes to and from the site;

(j) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;

(k) Measures to ensure that subcontractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;

(l) Contact details of key construction site staff; and

(m) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves.

Once endorsed, the Plan will form part of the permit and must be implemented and maintained throughout construction of the development to the satisfaction of the Manager Development Services.

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9. Declared weeds under the Biosecurity Act 2019 and environmental weeds are present on the site, including English broom (Cytisus scoparius), Montpellier broom (Genista monspessulana), blackberry (Rubus fruticosus aggregate), Spanish heath (Erica lusitanica), prickle pear (Opuntia bonaerensis), and gorse (Ulex europaeus).

   Before the start of any works, primary treatment of all declared weeds and environmental weeds within the site must be undertaken. Treatment must be targeted to avoid impacts on native species and undertaken in accordance with current best-practice weed management guidelines published by the Department of Natural Resources and Environment Tasmania.

   During construction:

   (a) Declared weed plant material, or soil containing declared weed seed, must not be removed from the site unless undertaken in accordance with the relevant Statutory Weed Management Plan, where such a plan exists;

   (b) Weed plant material and topsoil containing weed seed must not be stockpiled or transferred into areas of weed-free native vegetation;

   (c) Appropriate vehicle, machinery and equipment hygiene measures must be implemented prior to entering and leaving the site, in accordance with the Weed and Disease Planning and Hygiene Guidelines 2015;

   (d) Any imported fill material must be sourced from a supplier able to provide documentation regarding weeds present at the source site, to minimise the introduction of additional weeds or pathogens to the area.

10. All remaining native vegetation identified for retention in the Approved Plans and the preliminary arboricultural assessment (Tree Pioneers, January 2026) 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:

       Before the start of any works (including but not limited to vegetation removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

       (a) Appointing a Project Arborist.

       (b) Conducting a site briefing between the Project Arborist and the project manager and site supervisor or equivalent for the development, including provision of the Tree Protection Plan (TPP).

       (c) Prepare and implement management plans for Trees 16 and 45

       (d) Installing tree protection fencing in accordance with Section 9 of the preliminary arboricultural assessment and Condition 11.

       (e) Providing certification by the Project Arborist of satisfactory implementation of these tree protection measures to the Manager Development Services with the ‘Application for Planning Start of Works Notice’ required under Condition 3.

    B. During Construction:

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

       (b) Use construction sensitive methods to install car park and upgrade driveway.

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(c) Ensuring the Project Arborist conducts a site audit during construction to check compliance against the tree protection plan and permit conditions.

C. Post Construction:

(a) Providing written certification by the Project Arborist of satisfactory implementation of the measures identified in B. above to the Manager Development Services upon completion of construction.

(b) 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, contaminates 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.

11. Tree protection fencing required under Condition 10 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/vegetation 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.

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(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.

12. To offset the loss of one (1) very high conservation value tree and six (6) trees of high conservation value (comprising three (3) Eucalyptus viminalis trees with DSH between 40 and 70cm, three (3) Eucalyptus ovata trees with DSH between 40 and 70cm and one (1) Eucalyptus obliqua tree with a DBH >70cm) a financial contribution of $340-570/tree must be paid into Council's Environmental Fund, to be used to manage and conserve the habitat of the swift parrot and forty spotted pardalote in the vicinity of Kingston or an area that supports equivalent biodiversity values within the municipality.

This offset, totalling $2,110, must be paid prior to approval of an 'Application for Approval of Planning Start of Works Notice' and removal of the trees.

13. All works within Whitewater Creek, including the 30m waterway protection zone, must be designed and constructed so as to:

(a) minimise impacts on existing natural values, including retention of all individual high conservation value trees (including T96 and T99) and rehabilitation and maintenance of riparian vegetation, in-stream habitat and bank condition;

(b) retain existing flow capacity;

(c) retain existing waterway bed levels;

(d) include mitigation measures at entry and exit of culverts and pipes to minimise scouring and erosion; and

(e) Be consistent with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).

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Engineering plans and construction management plans submitted before the start of any works must demonstrate that the point source discharge into Whitewater Creek has been designed and construction methodology planned to achieve this.

In addition, all works within Whitewater Creek, including the 30m waterway protection zone, must be undertaken outside the breeding season of the forty-spotted pardalote (August to January inclusive). Alternatively, works may occur during the breeding season provided:

(a) a suitably qualified consultant undertakes an activity assessment immediately prior to the commencement of works to determine whether breeding activity is evident and identify any mitigation measures that need to be applied to reduce impacts on breeding;

(b) this assessment verifies that the species are not currently breeding within or adjacent to the trees to be removed and the area of works;

(c) this assessment confirms that any disturbance to the species is tolerable and will not compromise their ability to breed this season; and

(d) the assessment is provided to Council for review and Council approves commencement of works, subject to implementation of any mitigation measures identified in the activity assessment.

14. Bushfire hazard management measures for the use and development must be implemented consistent with the bushfire hazard management plan (GES, September 2024), including construction to BAL-29, the extent and location of vegetation retention and removal and/or modification to establish the hazard management area, and water supply and access arrangements.

    For Advice: Documentation submitted for building approval must demonstrate compliance with these measures.

15. Before occupation of any of the dwellings, the applicant must make provision for a private waste service agreement to enable the development to be serviced with waste and recycling collection. This agreement is to ensure these services are provided on site adjacent to the proposed garbage bay facility as indicated on the Approved Plans. Council waste services will not be provided to service the development. A copy of the private waste service agreement must be submitted for Council's records.

16. Before occupation of any of the dwellings, landscaping must be provided in accordance with the endorsed landscaping plan, to the satisfaction of the Council's Manager Development Services.

    The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose and any landscaping must be maintained to the satisfaction of the Manager Development Services, including that any dead, diseased or damaged plants are to be replaced.

17. Before the occupation of any of the dwellings the following works must be completed in accordance with the Approved Plans to the satisfaction of the Council:

    (a) The parking areas (including signage and access)

    (b) The garden and landscape areas

    (c) Drainage works undertaken and completed

    (d) Letterboxes installed

    (e) Privacy treatment to the rear upper level bedroom windows

18. The existing right of way benefiting 64A Channel Highway (CT 158094/1) must not be obstructed, reduced in width, or otherwise adversely affected by the approved development at any time.

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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 subject land contains potential habitat for the Swift Parrot. To minimise the risk of bird collisions, the developer is encouraged to incorporate bird-safe design measures into the development, specifically to the ground floor glazed sliding doors accessing the rear garden of each dwelling, having regard to the document *Minimising the Swift Parrot Collision Threat – Guidelines and Recommendations for Parrot-Safe Building Design*.

Bird-safe building design measures may include:

(a) glazing with a total surface area of no greater than 2m²;

(b) glazed surfaces incorporating visual markers or treatments that reduce transparency or reflectivity and give the appearance of an impenetrable surface, such as low-reflectivity glass (0-10%), films, coatings, fritted glass or permanent screens; and/or

(c) glazed surfaces installed at a minimum angle of 20 degrees from vertical, angled inward at the base to reflect the ground rather than surrounding vegetation or sky.

Applicants are encouraged to avoid corner windows and direct sightlines through buildings from one window to another where practicable.

D. The developer should obtain a Plumbing Permit for the development prior to commencing construction.

E. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.

F. The Developer should not allocate any property address numbers for the proposed units.

New property addresses have been allocated as follows:

Lot No.	Property Address
1	Unit 1/47 Summerleas Road, Kingston
2	Unit 2/47 Summerleas Road, Kingston
3	Unit 3/47 Summerleas Road, Kingston
4	Unit 4/47 Summerleas Road, Kingston
5	Unit 5/47 Summerleas Road, Kingston
6	Unit 6/47 Summerleas Road, Kingston
7	Unit 7/47 Summerleas Road, Kingston
8	Unit 8/47 Summerleas Road, Kingston
9	Unit 9/47 Summerleas Road, Kingston
10	Unit 10/47 Summerleas Road, Kingston
11	Unit 11/47 Summerleas Road, Kingston
12	Unit 12/47 Summerleas Road, Kingston
13	Unit 26/47 Summerleas Road, Kingston
14	Unit 25/47 Summerleas Road, Kingston
15	Unit 24/47 Summerleas Road, Kingston
16	Unit 23/47 Summerleas Road, Kingston

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Lot No.	Property Address
17	Unit 22/47 Summerleas Road, Kingston
18	Unit 21/47 Summerleas Road, Kingston
19	Unit 20/47 Summerleas Road, Kingston
20	Unit 19/47 Summerleas Road, Kingston
21	Unit 18/47 Summerleas Road, Kingston
22	Unit 17/47 Summerleas Road, Kingston
23	Unit 16/47 Summerleas Road, Kingston
24	Unit 15/47 Summerleas Road, Kingston
25	Unit 14/47 Summerleas Road, Kingston
26	Unit 13/47 Summerleas Road, Kingston

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

G. Aboriginal Heritage Tasmania has issued a Record of Advice dated 16 July 2026 (reference 200008) confirming that no registered Aboriginal heritage exists within the project area, but that a registered Aboriginal site (AH10967) abuts the eastern boundary.

The management measures set out in that advice must be implemented for the full duration of works, including establishment of a barricaded and signed exclusion zone around the site extent with a 5m buffer, and compliance with the Unanticipated Discovery Plan.

The Record of Advice is valid for 12 months and does not exempt any person from their obligations under the *Aboriginal Heritage Act 1975*. It is an offence to destroy, damage, deface, conceal or otherwise interfere with Aboriginal heritage, whether registered or not, without a permit.

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ATTACHMENTS

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

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

Application No: DA-2026-84	**Description:** 26 Multiple Dwellings
Applicant: Homes Tasmania	**Owner:** Homes Tasmania
Location: 47 Summerleas Road, Kingston (CT 181193/1) & Whitewater Creek Reserve, Kingston (CT 181193/4 & CT 146183/303)	

Use Status

Use Class	**Residential / Multiple Dwelling**
Use Status	**Permitted**

General Residential Zone Provisions (multiple dwellings)

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

Clause	Compliance/Comments
Clause 10.4.1 - Residential density for multiple dwellings **A1** – Multiple dwellings must have a site area per dwelling of not less than 325m^2.	**A1** – **Complies** The proposal provides 26 dwellings over a developable area of approximately 1.155 ha (the 1.403 ha title area excluding the access strip), equating to approximately 444m² per dwelling. This exceeds the minimum site area of 325m² per dwelling and therefore compliance with A1 is achieved.
Clause 10.4.2 - Setbacks and building envelopes for all dwellings **A1** – Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or (e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	**A1 (a), (b), (c), (d), (e)** – **Complies** The subject site is an internal lot connected to Summerleas Road by an existing access strip of approximately 140m. As a result, the dwellings are set well back from the primary frontage.

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Clause	Compliance/Comments
A2 – A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**A2 (a), (b), (c)** – **Not applicable** No garages or carports are being proposed. The site is an internal lot, with the developable area set back approximately 140m from the primary frontage (Summerleas Road) by the access strip. Each dwelling is served by an open car parking space at the frontage of the dwelling, well removed from the primary frontage. As the standard regulates only garages and carports, and none are proposed, A2 is not engaged.
A3 – A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	**A3 (a)** – **Complies** The dwellings are arranged in two rows running parallel to the eastern and western site boundaries: one row comprising Units 1 to 12 parallel to the eastern boundary, and the other comprising Units 13 to 26 parallel to the western boundary adjoining Whitewater Creek. The building envelope is assessed from the internal lot boundaries in accordance with A3(a)(i), which sets the envelope for an internal lot at a distance of 4.5m from the rear boundary of a lot with an adjoining frontage. This minimum setback is complied with; a minimum setback of 6.26m is proposed. In terms of the side and rear projection under A3(a)(ii), the rows are set back approximately 12m from the eastern boundary and approximately 24m from the western boundary. All buildings are a maximum of 8.5m in height. The proposal is accordingly contained within the prescribed building envelope. **A3(b)** – **Not applicable** This provision applies only where a dwelling has a setback of less than 1.5m from a side or rear boundary. As set out above, the two rows are set back approximately 12m from the eastern boundary and approximately 24m from the western boundary, and are therefore well in excess of 1.5m from any side or rear boundary.
A4 – No trees of high conservation value will be impacted.	**A4** – **Does not comply** Amended Arborist assessment (Tree Pioneers, January 2026) and amended tree plan (Philp Lighton Architects, DA104, April 2026) confirm that the proposal impacts (including removal) on high conservation value trees. Seven (7) high conservation value trees are proposed for removal: T1. *E. Viminalis* (0.42m) – High T6. *E. Obliqua* (0.89m) – Very High T33. *E. ovata* (0.68m) – High T34. *E. ovata* (0.66m) – High T37. *E. ovata* (0.5m) – High T38. *E. viminalis* (0.46m) – High T66. *E. viminalis* (0.69m) – High The following high conservation value trees are impacted but proposed to be retained:

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Clause	Compliance/Comments
	T4. *E. viminalis* (0.7m) – Very High T9. *E. Obliqua* (0.83m) – Very High T10. *E. viminalis* (0.27m) – High T11. *E. viminalis* (0.29m) - High T12. *E. viminalis* (0.29m) – High T13. *E. viminalis* (0.27m) – High T14. *E. viminalis* (0.38m) – High T15. *E. viminalis* (0.28m) – High T16. *E. viminalis* (1.3m) – Very High T17. *E. viminalis* (0.69m) – High T19. *E. viminalis* (0.65) – High T20. Dead Eucalypt (0.71m) – High T21 *E. viminalis* (0.76m) – Very High T22 *E. viminalis* (0.83m) – Very High T24 *E. ovata* (0.41m) – High T25 E. *viminalis* (0.27m) – High T27 *E. viminalis* (0.81m) – Very High T28 *E. viminalis* (1.16m) – Very High T29 *E. ovata* (0.44m) – High T31 *E. viminalis* (0.89m) – Very High
Clause 10.4.3 - Site coverage and private open space for all dwellings **A1** – Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	**A1(a)** – **Complies** The 26 dwellings have a combined building footprint of approximately 1,306m². Measured against the site area, this equates to a site coverage of approximately 11%, well within the 50% maximum permitted by the Acceptable Solution. The low site coverage reflects the terraced, two-storey form of the dwellings and the retention of substantial areas of the site as landscaped open space, communal areas and private open space. A1(a) is satisfied with a considerable margin. **A1(b)** – **Complies** Each of the 26 dwellings is provided with private open space of not less than 60m², comprising approximately 50m² to the rear and 10m² to the front of each dwelling (excluding the allocated car parking space), as shown on the amended Site Plan (Drawing DA102). None of the dwellings have a finished floor level entirely more than 1.8m above finished ground level, so the 60m² standard applies in full. A1(b) is satisfied.
A2 – A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or	**A2(a)** – **Complies** Each dwelling is provided with private open space in a single location to the rear, with an area of approximately 50m². This exceeds the 24m² minimum required under A2(a)(i). The reduced 12m² allowance under A2(a)(ii) is not available, as it applies only to a multiple dwelling with a finished floor level entirely more than 1.8m above finished ground level. The proposed dwellings are two-storey with a ground-level finished floor, and so the 24m² standard under A2(a)(i) applies.

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Clause	Compliance/Comments
(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.	**A2(b)** – **Complies** The rear private open space of each dwelling has a minimum horizontal dimension of not less than 4m, satisfying A2(b)(i). Again, as no dwelling meets the elevated finished-floor-level exception, the 4m standard applies rather than the reduced 2m dimension in A2(b)(ii). **A2(c)** – **Complies** The principal private open space is located to the rear of each dwelling, not between the dwelling and its frontage. A2(c) is therefore not enlivened, and the northern-orientation qualification does not apply. **A2(d)** – **Complies** The private open space of each dwelling has a gradient not steeper than 1 in 10 and is not used for vehicle access or parking, being separate from and additional to the allocated car parking space. A2(d) is satisfied.
Clause 10.4.4 - Sunlight to private open space of multiple dwellings **A1** – A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 10.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	**A1(a)(b)(c)** – **Complies** Compliance is demonstrated under A1(b). The shadow diagrams accompanying the application, prepared for hourly intervals between 9.00 am and 3.00 pm on 21 June, show that no multiple dwelling causes 50% of the private open space of another dwelling on the same site to receive less than 3 hours of sunlight over that period. The Acceptable Solution is satisfied on that basis, and it is not necessary to also demonstrate compliance with the projected building line in A1(a), the two limbs being alternatives.
Clause 10.4.5 - Width of openings for garages and carports for all dwellings **A1** – A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**A1** – **Not applicable** This standard applies only to a garage or carport for a dwelling located within 12m of a primary frontage and regulates the total width of openings facing that frontage. No garages or carports are proposed as part of the development, each dwelling is served by an open car parking space at the dwelling frontage, so there is no garage or carport opening to which the standard can apply. In any event, the dwellings are located within an internal lot, set back approximately 140m from the primary frontage (Summerleas Road), and so no part of the development is within 12m of the primary frontage. Clause 10.4.5 is therefore not enlivened.

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Clause	Compliance/Comments
Clause 10.4.6 - Privacy for all dwellings **A1** – A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	**A1 – Complies** The proposed two-storey dwellings each include an upper-level balcony with a finished floor level more than 1m above existing ground level, which enlivens this standard. Each balcony is located on the front façade of the dwelling and faces the car parking and landscaped area to the front of that dwelling. Ground-level parking spaces and private open space sit at or near existing ground level and are not more than 1m above it, so they are not caught by A1. **A1(a) and A1(b)** The balconies face the front of each dwelling, not a side or rear boundary, and the rows are in any event set back approximately 12m from the eastern boundary and approximately 24m from the western boundary, well in excess of the 3m and 4m setbacks in A1(a) and A1(b). No screening is required by reference to a side or rear boundary. **A1(c)** As the balconies face the frontage and the parking and landscaped area of their own dwelling, they do not face, and are not within 6m of, a window or glazed door to a habitable room, or the balcony or private open space, of another dwelling on the same site. A1(c) is therefore satisfied, and no privacy screening is required.
A2 – A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than	**A2 –** The proposed dwellings are two-storey, and their upper-level habitable rooms contain windows and glazed doors with a floor level more than 1m above existing ground level, which enliven this standard. **A2(a)(i) and (ii) – Complies** The two rows of dwellings are set back approximately 12m from the eastern boundary and approximately 24m from the western boundary. All upper-level windows and glazed doors to habitable rooms are therefore well in excess of the 3m setback from any side boundary required by A2(a)(i) and the 4m setback from any rear boundary required by A2(a)(ii). **A2(a)(iii) – Complies** As multiple dwellings, the upper-level windows and glazed doors are separated by not less than 6m from any window or glazed door to a habitable room of another dwelling on the same site, satisfying A2(a)(iii). **A2(a)(iv) – Does not comply** The proposal does not satisfy A2(a)(iv). A number of upper-level windows and glazed doors to habitable rooms are located less than 6m from the private open space of another dwelling on the same site. A2(a) is therefore not met in respect of those openings. **A2(b) – Does not comply** Compliance is instead achieved under A2(b)(iii). To reduce overlooking of the private open space of adjoining dwellings, the affected upper-level windows and glazed doors are to be fitted with a permanently

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Clause	Compliance/Comments
1.7m above floor level, with a uniform transparency of not more than 25%.	fixed external screen for the full length of the opening, to a height of not less than 1.7m above floor level with a uniform transparency of not more than 25% or via an alternative design solution that address the overlooking issue. As the submitted plans do not presently show these devices the development as it stands does not comply.
A3 – A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	**A3(a)(b)** – **Complies** The development is served by a shared central driveway and visitor parking, with an allocated car parking space at the frontage of each dwelling. The shared driveway and any shared or visitor parking spaces (excluding the space allocated to each dwelling) are separated from the windows and glazed doors to the habitable rooms of the dwellings by a horizontal distance of not less than 2.5m, satisfying A3(a). As A3(a) is met, it is not necessary to rely on the alternative screening or sill/glazing measures in A3(b).
Clause 10.4.7 - Frontage fences for all dwellings **A1** – No Acceptable solution (when not exempt)	**A1** – **Not applicable** No frontage fences are proposed as part of the development. As there is no frontage fencing, this standard is not engaged and no assessment against a Performance Criterion is required.
Clause 10.4.8 - Waste storage for multiple dwellings **A1** – A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	**A1** – **Complies** Each multiple dwelling is served by communal waste and recycling storage, provided as common storage areas under A1(b), with an area of not less than 1.5m² per dwelling. The waste storage arrangement was raised at Item 3 of Council's request for information dated 9 April 2026. The plans as originally submitted did not demonstrate compliance with A1(b): two communal bin enclosures, located near Dwellings 2 and 13, were positioned less than 5.5m from a dwelling contrary to A1(b)(ii), and the plans did not demonstrate the 4.5m frontage setback under A1(b)(i). In response, the applicant reviewed the siting and design of the communal waste storage areas and relocated the enclosures. The amended plans now demonstrate that each common storage area: - **A1(b)(i)** – is set back not less than 4.5m from a frontage; - **A1(b)(ii)** – is located not less than 5.5m from any dwelling; and - **A1(b)(iii)** – is screened from the frontage and any dwelling by a wall not less than 1.2m above the finished surface level, being the 1.5m high slat screen shown as F04 on the Fencing Plan (Drawing DA9015). As amended, the proposal satisfies A1(b) and the standard is met.

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Environmental Management Zone Provisions

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

Clause	Compliance/Comments
Clause 29.3.1 Use Standards for Reserved Land **A1** – Use is undertaken in accordance with a reserve management plan.	**A1** – **Not applicable** The site is not reserved land.
Clause 29.4.1 – Building Height **A1** – Building height comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no more than 7.5 m.	**A1** – **Not applicable** No building is proposed on the Environmental Management zoned land; the works comprise below-ground stormwater pipework, a low-profile outlet structure with rip-rap scour protection, and a pedestrian path.
A2 – Building height within 10 m of a residential zone must be no more than 8.5 m.	**A2** – **Not applicable** No building is proposed on the Environmental Management zoned land.
Clause 29.4.2 Setback **A1** – Building setback from frontage must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m.	**A1** – **Not applicable** The proposal does not involve the construction of any buildings within the Environmental Management Zone.
A2 – Building setback from side and rear boundaries must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30m.	**A2** – **Not applicable** The proposal does not involve the construction of any buildings within the Environmental Management zone.
A3 – Buildings and works must be setback from land zoned Environmental Living no less than 30m.	**A3** – **Complies** The proposal does not involve the construction of a building. Works are setback more than 30m from land zoned Environmental Living.
A4 – Building setback for buildings for sensitive use (including residential use) must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200m.	**A4** – **Not applicable** The proposal does not involve the construction of any buildings within the Environmental Management zone.
Clause 29.4.3 Design **A1** – The location of buildings and works must comply with any of the following: (a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline; (b) be located within a building area, if provided on the title; (c) be an addition or alteration to an existing building; (d) as prescribed in an applicable reserve management plan.	**A1** – **Does not comply** As the proposed works are not located in a building area and involve native vegetation removal (two non-high conservation value trees – T97 and T98), the proposal must be assessed against the Performance Criteria.

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Clause	Compliance/Comments
A2 – Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	**A2** – **Not applicable** No building is proposed on the Environmental Management zoned land.
A3 – Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.	**A3** – **Complies** The depth of excavation for the proposed works are <1m and limited to the area required for the construction of the building and access. Therefore, the proposal complies with A4 (a) and (b).

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
While the proposed development is located within a Bushfire Prone Area, the Bushfire Prone Areas Code (Clause E1.2) does not apply to the Residential (multiple dwellings) use class and no hazardous or vulnerable use is proposed. Notwithstanding, impacts of any bushfire hazard management measures and associated vegetation management have been assessed against the relevant provisions of the Scheme. The application was accompanied by a Bushfire Hazard Report including a Bushfire Hazard Management Plan (GES, September 2024) which recommends construction at BAL-29 and demonstrate that the bushfire hazard management area is contained within the lot. The proposal relies on vegetation removal and management which has been assessed and considered by the arborist report and the natural values assessment. A condition is recommended to be included in the planning permit requiring that all building plans demonstrate consistency with the Bushfire Hazard Report, including compliance with the specified access requirements.	
E5.0 Road and Railway Assets Code	
Clause E5.5.1 – Existing road accesses and junctions **A1** – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	**A1** – **Not applicable** As the site is not a Category 1 or 2 road.
A2 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	**A2** – **Not applicable** As the area is not subject to a speed limit more than 60km/h.
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	**A3** – **Does not comply** The proposal is in an area subject to a speed limit 60km/h or less and the number of vehicle movements increases by more than 20% or 40 movements per day. Therefore, the proposal must be assessed against the Performance Criteria. The applicant has submitted a Traffic Impact Assessment in support of the application. The TIA indicates the development is likely to generate up to

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Clause	Compliance/Comments
	130 vehicle movements per day. The TIA also provides a detailed assessment against all aspects of the performance criteria. The assessment confirms the increase in traffic movements will not unreasonably impact on the safety and efficiency of Summerleas Road.
Clause E5.6.1 - Development adjacent to roads and railways **A1.1** – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	**A1.1** – **Complies** The development is located at least 50m from a Category 1 or 2 road and there are no rail networks in Kingborough.
A1.2 – Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	**A1.2** – **Not applicable** The development is not within 50m of a Category 1 or 2 road, or rail network.
Clause E5.6.2 - Road access and junctions **A1** – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	**A1** – **Not applicable** The speed limit in area being accessed is less than 60km/h.
A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	**A2** – **Complies** The speed limit is 60km/h or less and the access arrangement is one access providing both entry and exit.
Clause E5.6.4 - Sight distance at accesses, junctions and level crossings **A1** – Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	**A1 – Does not comply** Because of the geometry of the existing road network. Therefore, the proposal must be assessed against the Performance Criteria. The TIA provides a detailed assessment against all aspects of the performance criteria. The assessment confirms the available sight distance at the existing access complies with section 3.2.4 of the Austroads Guide to Road Design for a residential driveway.
E6.0 Parking and Access Code	
Clause E6.6.1 - Number of car parking spaces **A1** – The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	**A1 – Does not comply** The development application includes 49 spaces to be provided onsite, and the Scheme requires 52 spaces plus 9 visitor spaces. Therefore, the proposal must be assessed against the Performance Criteria. Each 2-bedroom unit has one dedicated parking space and 23 additional spaces are provided throughout the site. The TIA provides a detailed assessment against all aspects of the performance criteria for the proposed reduction in parking. Due to the nature of the development for social and affordable housing, the adjacent proximity of public

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	transport bus services and the close proximity to the Kingston CBD, the number of parking spaces is considered sufficient and supported.
Clause E6.6.3 – Number of Motorcycle Parking Spaces **A1** – The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	**A1** – **Complies** The proposed development requires 2 motorcycle spaces. The required spaces have not been indicated on the submitted plans. There are a number of locations on the site that the 2 motorcycle spaces can be provided. This requirement is included as a condition of approval for the development proposal.
Clause E6.7.1 - Number of vehicular accesses **A1** – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	**A1** – **Complies** There is only one access point provided for each road frontage.
Clause E6.7.2 - Design of vehicular accesses **A1** – Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and 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.	**A1** – **Complies** The vehicle access point complies with the Australian Standard.
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 (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) it meets a road serving more than 6000 vehicles per day; (d) have the first passing area constructed at the kerb; (e) be at intervals of no more than 30 m along the	**A1** – **Complies** The clause applies to the proposed development, and the requirements are satisfied as the width of the internal road is designed to be 6.0m. This road width is for 2 way traffic and allows for vehicular passing for the full length of the internal road.

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Clause	Compliance/Comments
access.	
Clause E6.7.4 - On-site turning **A1** – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units;	**A1** – **Complies** All vehicles enter and leave the site in a forward direction.
Clause E6.7.5 - Layout of parking areas **A1** – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.	**A1** – **Complies** The vehicle access and parking layout complies with the Australian Standard.
Clause E6.7.6 - Surface treatment of parking areas **A1** – Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	**A1** – **Complies** Because the internal road and parking areas are to be constructed with asphalt and concrete sealed surfaces.
Clause E6.7.7 - Lighting of parking areas **A1** – Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	**A1** – **Complies** The proposal meets the relevant standards.
Clause E6.7.8 - Landscaping of parking areas **A1** – Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	**A1** – **Complies** An indicative landscaping plan has been provided with the application showing that there is more than 5% of the area incorporating landscaping. A condition of approval is recommended for inclusion in any permit issued requiring the submission of a detailed Landscaping Plan, prepared by a qualified landscape architect or suitably experienced landscape professional. This plan will need to demonstrate how landscaping will relieve visual impact, enhance the appearance of communal areas, contribute to the character of the area, and protect Council and TasWater infrastructure.
Clause E6.7.9 – Design of motorcycle parking areas **A1** – The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for	**A1** – **Complies** A condition of approval is recommended to require engineering drawings to provide for two motorcycle parking spaces located and deigned to comply with the requirements of the Acceptable Solution to ensure compliance.

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Clause	Compliance/Comments
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.	
Clause E6.7.12 – Siting of car parking **A1** – Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	**A1** – **Not applicable**
Clause E6.7.13 – Facilities for commercial vehicles **A1** – Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	**A1** – **Complies** The loading areas satisfy all of the applicable standards.
Clause E6.7.14 - Access to a road **A1** – Access to a road must be in accordance with the requirements of the road authority.	**A1** – **Complies** The access is in accordance with Council's requirements.
E7.0 Stormwater Management Code	
Clause E7.7.1 - Stormwater drainage and disposal **A1** – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	**A1** – **Complies** The proposal will be connected to the available reticulated public stormwater by gravity. A new stormwater outfall connection to Whitewater Creek is to be constructed to service the development.
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: (a) the size of new impervious area is more than 600 m^2; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	**A2** – **Complies** The proposal provides a compliant water sensitive urban designed treatment and disposal of stormwater.
A3 – A minor stormwater drainage system must be designed to comply with all of the following: (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-	**A3** – **Complies** The stormwater design meets the ARI 20 years and the increase can be accommodated in the existing system.

Public Copy

Clause	Compliance/Comments
existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	
A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	**A4** – **Complies** The stormwater design has been designed to accommodate a storm with an ARI of 100 years.
E10.0 Biodiversity Code	
Clause E10.7.1 - Buildings and works **A1** – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.	**A1** – **Does not comply** While the Biodiversity Code does not apply to 47 Summerleas Road (CT 181193/1), the code applies to adjoining lots administrated by the Crown and Council where works for stormwater are proposed. The Natural Values Assessment (enviro-dynamics, v3.1, December 2024) identified impacts on 0.1ha of *Eucalyptus viminalis* grassy forest (DVG), and approximately 8m^2 of *Gahnia radula* which is potential habitat for *Chaostola skipper*. In addition, the proposal involves the removal of high conservation value trees. However, this vegetation is fully located within 47 Summerleas Road and outside of the Biodiversity Code overlay. Notwithstanding, the proposal also will impact on riparian vegetation classified as *Eucalyptus obliqua* wet forest (WOB) and include the removal of two trees (T97 and T98) which are non-high conservation value trees, in the lots subject to the Code. The proposal is unable to meet A1 as there is no building area on the title and the proposal involves the clearance and conversion of Low Priority Biodiversity Values being a small portion of WOB and two non-high conservation value trees. Therefore, the proposal must be assessed against the Performance Criteria.
E11.0 Waterway and Coastal Protection Code	
Clause E11.7.1 - Buildings and works **A1** – Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	**A1** – **Does not comply** The proposal includes works for stormwater disposal and pathway within the Waterway and Coastal Protection code overlay. The works are not located in a building area on a subdivision plan approved under this Scheme and therefore must be assessed against the Performance Criteria.
A2 – Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	**A2** – **Not applicable** The proposal does not include buildings or works within a Future Coastal Refugia Area.
A3 – Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.	**A3** – **Not applicable** The proposal does not include buildings and works within a Potable Water Supply Area.
A4 – Development must involve no new stormwater point discharge into a watercourse, wetland or lake.	**A4** – **Does not comply** The development involves a new stormwater point discharge into Whitewater Creek.
E15.0 Inundation Prone Areas Code	

Public Copy

Clause	Compliance/Comments
The subject site is affected by this code, however no buildings, works or change of use are on the part of the site affected by this code. Therefore, an assessment against the code is not required. Proposed works for stormwater are within the inundation area, however there are no clauses that apply to assess these works.	

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

Public Copy

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181193	1
EDITION	DATE OF ISSUE
1	12-Jul-2022

SEARCH DATE : 22-Oct-2024
SEARCH TIME : 02.55 PM

DESCRIPTION OF LAND

Town of KINGSTON
Lot 1 on Sealed Plan 181193
Derivation : Part of 234 Acres Gtd. to William Taylor Firth
Prior CTs 38343/1 and 38847/1

SCHEDULE 1

E275347 TRANSFER to DIRECTOR OF HOUSING Registered 12-Jul-2022 at noon

SCHEDULE 2

E275347 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
SP181193 EASEMENTS in Schedule of Easements
E275347 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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the List

SCHEDULE OF EASEMENTS
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181193

PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to an electricity easement (defined herein) over the land marked 'Electricity Infrastructure Easement 2.00 wide' in favour of Tasmanian Networks Pty Ltd.

Lot 1 on the Plan is subject to a pipeline and services easement (defined herein) over the land marked 'Pipeline and Services Easement Variable Width' in favour of Tasmanian Water and Sewerage Corporation Pty Ltd.

~~That part of~~ Lot 1 on the Plan ~~formerly comprised in Lot 1 on Diagram 38343 and Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by E177699) over the land marked 'Right of Way 5.00 Wide (Private)' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by D3646) over the land marked 'Right of Way Variable Width' marked ACDFA' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 125545 and created by D27118) over the land marked 'Right of Way Variable Width' marked ABEFA' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 125545 and created by E46647) over the land marked 'Right of Way 'A' Variable Width' (Private)' shown on the Plan.

That part of Lots 1, 3 & 6 on the plan formerly comprised in Lot 1 on Diagram 38343 are each together with a Right of Drainage over the land marked Drainage Easement 1.52 wide on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown FOLIO REF: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1 SOLICITOR & REFERENCE: Office of the Crown Solicitor	PLAN SEALED BY: DATE: .... REF NO. ..... Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by E177698) over the land marked 'Right of Way 'B' Variable Width (Private)' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a pipeline easement ~~and a right of drainage~~ (appurtenant to Lot 1 on Plan 125545) and created by E46646 over the land marked 'Pipeline and Drainage Easement 2.00 Wide' shown on the Plan.

Lot 4 on the Plan is subject to a pipeline and services easement (defined herein) over the land marked 'Pipeline and Services Easement Variable Width' in favour of Tasmanian Water and Sewerage Corporation Pty Ltd.

~~That part of~~ Lot 5 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094) over the land marked 'Right of Way 5.00 Wide (Private)' shown on the Plan.& created by and more fully set forth in E177699.

Electricity easement and restriction as to use of land means:

Firstly all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants and agents and contractors at all times hereafter:

(1) to clear the lands shown as 'Electricity Infrastructure Easement 2.00 wide' on the plan (hereinafter called "the servient land") and to erect construct place inspect alter 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 work (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;

(2) to inspect, maintain, repair, modify, add to, replace and remove the electricity infrastructure;

(3) to cause or permit electrical energy to flow or be transmitted through and along the said lines;

(4) 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 making good all damage occasioned thereby;

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(5) to enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes without all necessary plant equipment machinery and vehicles of every kind, and making good all damage occasioned thereby.

Secondly the benefit of a covenant for Tasmanian Networks Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

Pipeline and Services Easement is defined as follows:

The full right and liberty for the Tasmanian Water and Sewerage Corporation Pty Ltd. (TasWater) at all times to:

(1) enter and remain upon lands shown as 'Pipeline and Services Easement Variable Width' (hereinafter called the "Easement Land") with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water and electricity through and along the Infrastructure;

(6) do all works reasonable required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and
(b) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any time existing vehicle entry and cross the Lot to the Easement Land; and

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Provided always that:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant, any building, structure, fence, pit, well, footing, pipeline, paving tree, shrub or other object on or in the Easement Land;

(c) remove anything that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices)

(e) markers or signs indicating the location of the Easement and, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) anything reasonably required to support, protect or cover any of the Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

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the List

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

Signed by The Honourable Jacqueline Anne Petrusma
being and as the Minister administering the
Crown Lands Act 1976)
~~and pursuant to an Instrument of~~)
~~Authorisation dated~~)
in the presence of:)

Signature of witness

Elise Bowden
Name of witness (block letters)

level 5/4 Salamanca Square
Address of witness

DLO
Occupation

Signature

Public Copy

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

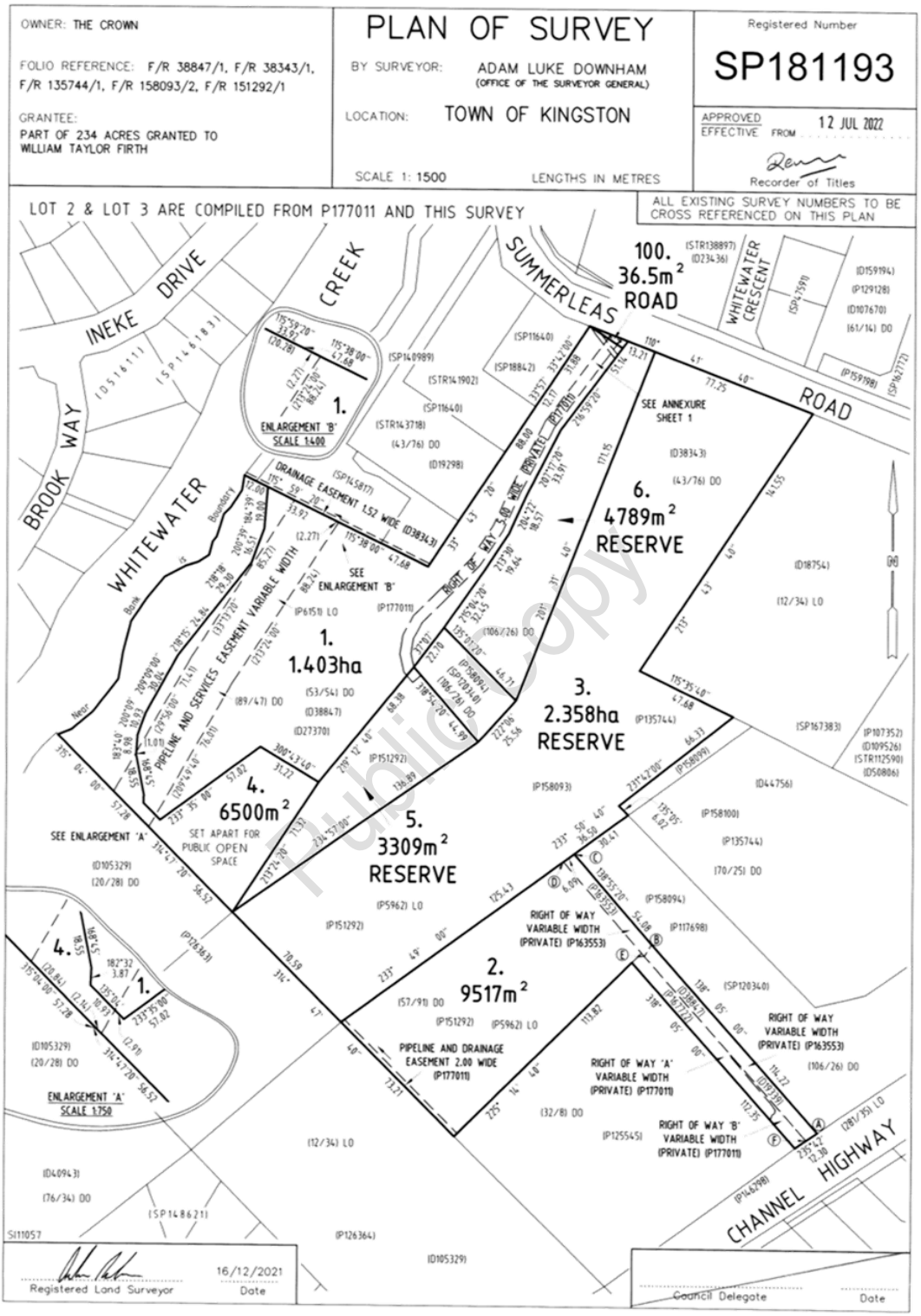
the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government



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the List

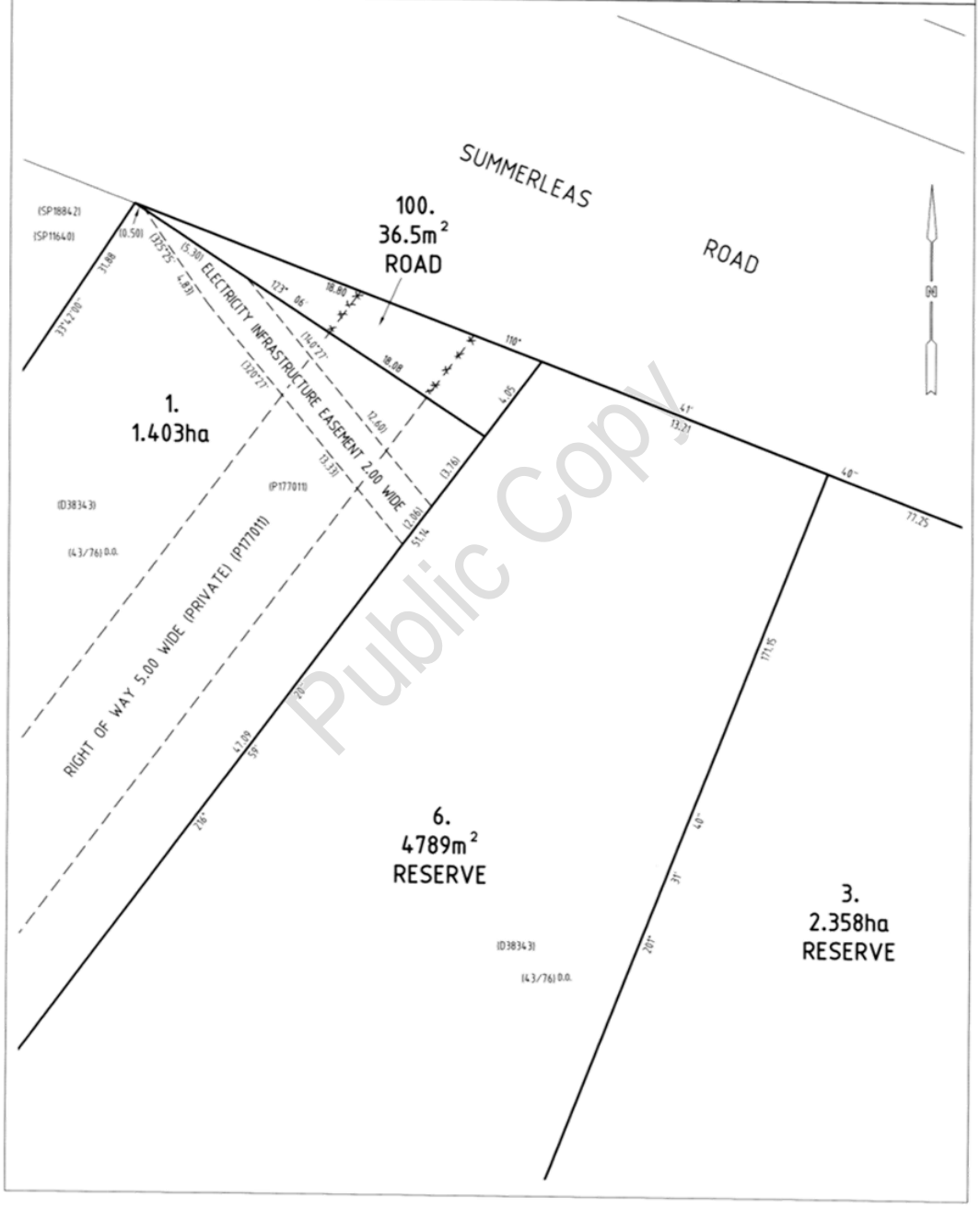
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RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: THE CROWN FOLIO REF: F/R 38847/1, F/R 38343/1, F/R 135744/1 F/R 158093/2 & F/R 151292/1 SCALE 1: 150 LENGTH IN METRES	Registered Number SP181193
SIGNED FOR IDENTIFICATION PURPOSES N/A Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. A.L.Downham 16/12/2021 Registered Land Surveyor Date	APPROVED 12 JUL 2022 EFFECTIVE FROM Recorder of Titles



Search Date: 22 Oct 2024 Search Time: 02:55 PM Volume Number: 181193 Revision Number: 01 Page 2 of 2

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
146183	303
EDITION	DATE OF ISSUE
3	23-June-2009

SEARCH DATE : 10-July-2026
SEARCH TIME : 12.29 pm

DESCRIPTION OF LAND

Town of KINGSTON
Lot 303 on Sealed Plan 146183
Derivation : Part of 234 Acres Gtd. to W. T. Firth
Prior CT 51611/1

SCHEDULE 1

C771862 TRANSFER to KINGBOROUGH COUNCIL Registered 23-June-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP146183 EASEMENTS in Schedule of Easements
SP146183 COVENANTS in Schedule of Easements
SP146183 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Public Copy

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 146183

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Covenants

The owner or owners of each lot shown on the plan covenant with Fenshaw Pty Ltd, Azar Building & Construction Services Pty Ltd and Key Sites Pty Ltd ("the Vendor") and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other lot shown on the plan to observe the following stipulations:

(a) Not to erect or place or permit to be erected or placed on such lot a building or structure having a roof other than of clay tiles, cement tiles, slate or non-reflective surfaced corrugated iron.

(b) Not to erect or place or permit to be erected or placed on such lot any building or structure having wall cladding of a reflective nature or wall cladding made of unpainted metal.

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(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Fenshaw Pty Ltd, Azar Building & Construction Services Pty Ltd & Key Sites Pty Ltd FOLIO REF: 51611/1 SOLICITOR & REFERENCE: MURDOCH CLARKE (DMW)	PLAN SEALED BY: KINGBOROUGH COUNCIL DATE: 9th February, 2026 DAS.200.3-143 REF NO. ~~Council Delegate~~ General Manager.

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 146183
SUBDIVIDER: FENSHAW PTY. LTD, AZAR BUILDING & CONSTRUCTION SERVICES PTY. LTD AND KEY SITES PTY. LTD FOLIO REFERENCE:	

Fencing Covenant

The owner or owners of each lot shown on the Plan covenant with the Vendor that the Vendor shall not be required to fence.

Interpretation

Words expressed in the singular include the plural and vice versa.

Signed for and on behalf of
FENSHAW PTY LTD ACN 081 951 475
in accordance with Section 127 of the Corporations Act

..... **Director** ..... **Director**

Signed for and on behalf of **AZAR BUILDING AND CONSTRUCTION SERVICES PTY LTD ACN 270 547 190**
in accordance with Section 127 of the Corporations Act

..... **Director** ..... **Director**

Signed for and on behalf of
KEY SITES PTY LTD ACN 074 889 722
in accordance with Section 127 of the Corporations Act

..... **Sole Director/Sole Secretary** ~~**Director**~~ .....

ST GEORGE BANK LIMITED hereby consents to the within Schedule of Easements

~~Executed under the bank's power of attorney, under book number 4182, power of attorney number 125.~~

sDaniel

Sylvia Daniel
Relationship Manager

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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the LIST

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: AZAR BUILDING & CONSTRUCTION SERVIES P/L
FENSHAW P/L
KEYSITES P/L

FOLIO REFERENCE: CT51611/1

GRANTEE Part of 234 acres granted to W.T. Firth.

PLAN OF SURVEY

BY SURVEYOR A.S. HAMILTON of HOWDEN

LOCATION

TOWN OF KINGSTON

SCALE 1:2000 LENGTHS IN METRES

REGISTERED NUMBER

SP146183

APPROVED
EFFECTIVE FROM - 6 APR 2006

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 117 (5224 - 51,52)

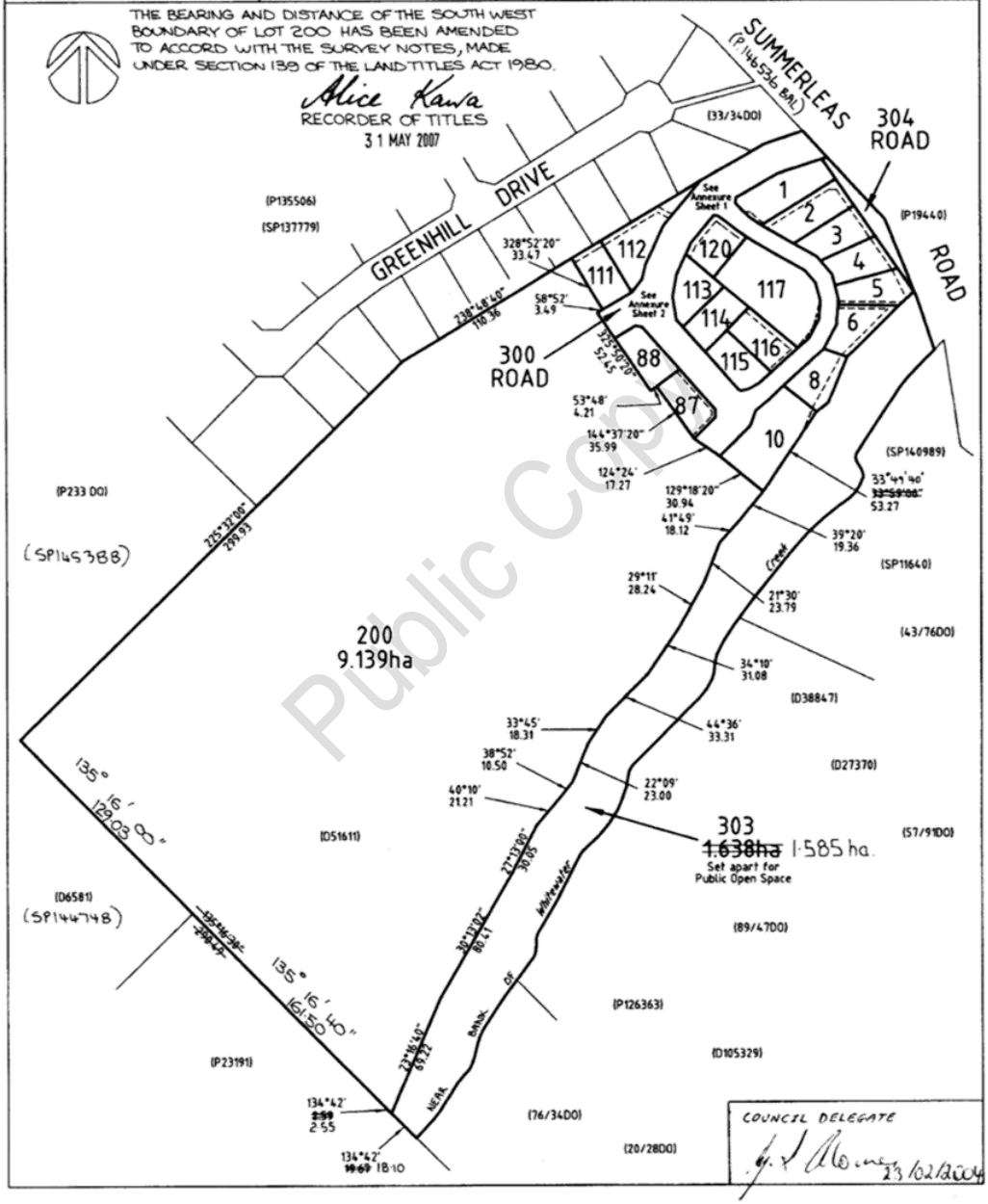
LAST UPI No. GKY71

LAST PLAN No. DS1611

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

THE BEARING AND DISTANCE OF THE SOUTH WEST BOUNDARY OF LOT 200 HAS BEEN AMENDED TO ACCORD WITH THE SURVEY NOTES, MADE UNDER SECTION 138 OF THE LAND TITLES ACT 1980.

Alice Kawa
RECORDER OF TITLES
31 MAY 2007



Public Copy

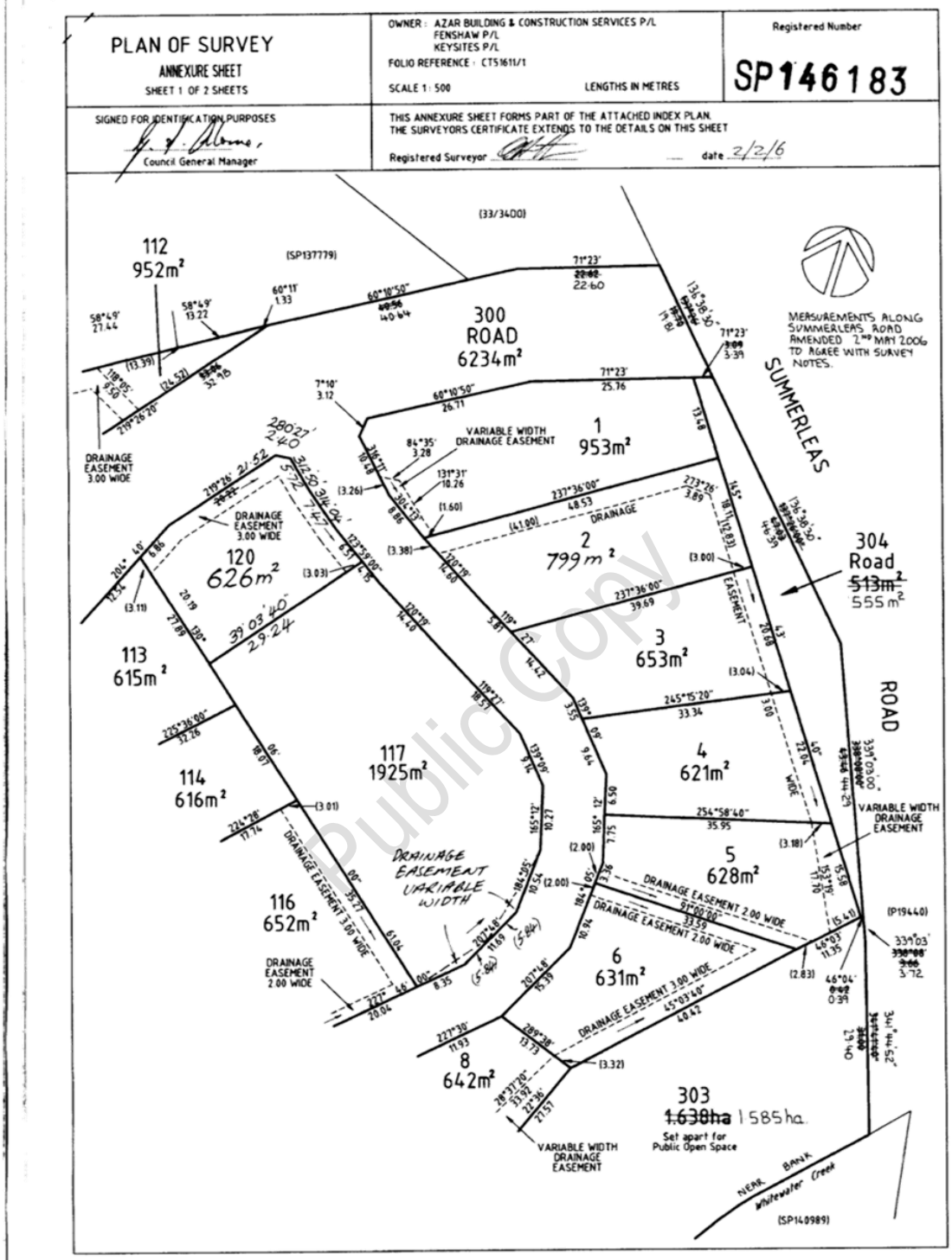
the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government



Search Date: 10 July 2026 Search Time: 12:29 pm Volume Number: 146183 Revision Number: 03 Page 2 of 3

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

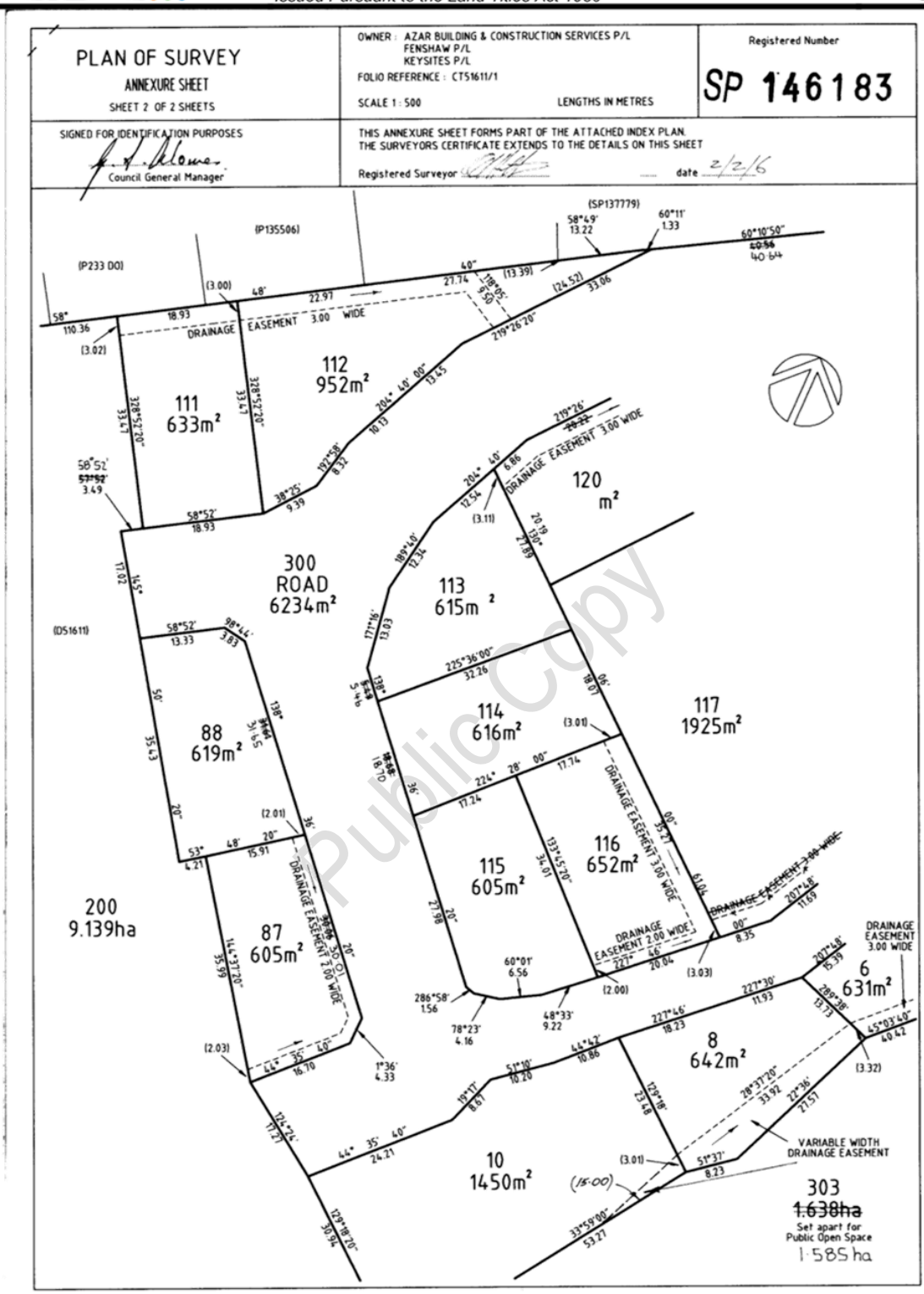
the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government



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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181193	4
EDITION	DATE OF ISSUE
1	12-July-2022

SEARCH DATE : 10-July-2026
SEARCH TIME : 12.28 pm

DESCRIPTION OF LAND

Town of KINGSTON
Lot 4 on Sealed Plan 181193
Derivation : Part of 234 Acres Gtd. to William Taylor Firth
Prior CTs 38847/1 and 151292/1

SCHEDULE 1

C441753 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181193 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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the List

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181193

PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to an electricity easement (defined herein) over the land marked 'Electricity Infrastructure Easement 2.00 wide' in favour of Tasmanian Networks Pty Ltd.

Lot 1 on the Plan is subject to a pipeline and services easement (defined herein) over the land marked 'Pipeline and Services Easement Variable Width' in favour of Tasmanian Water and Sewerage Corporation Pty Ltd.

~~That part of~~ Lot 1 on the Plan ~~formerly comprised in Lot 1 on Diagram 38343 and Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by E177699) over the land marked 'Right of Way 5.00 Wide (Private)' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by D3646) over the land marked 'Right of Way Variable Width' marked ACDFA' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 125545 and created by D27118) over the land marked 'Right of Way Variable Width' marked ABEFA' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 125545 and created by E46647) over the land marked 'Right of Way 'A' Variable Width' (Private)' shown on the Plan.

That part of Lots 1, 3 & 6 on the plan formerly comprised in Lot 1 on Diagram 38343 are each together with a Right of Drainage over the land marked Drainage Easement 1.52 wide on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown FOLIO REF: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1 SOLICITOR & REFERENCE: Office of the Crown Solicitor	PLAN SEALED BY: DATE: .... REF NO. ..... Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by E177698) over the land marked 'Right of Way 'B' Variable Width (Private)' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a pipeline easement ~~and a right of drainage~~ (appurtenant to Lot 1 on Plan 125545) and created by E46646 over the land marked 'Pipeline and Drainage Easement 2.00 Wide' shown on the Plan.

Lot 4 on the Plan is subject to a pipeline and services easement (defined herein) over the land marked 'Pipeline and Services Easement Variable Width' in favour of Tasmanian Water and Sewerage Corporation Pty Ltd.

~~That part of~~ Lot 5 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094) over the land marked 'Right of Way 5.00 Wide (Private)' shown on the Plan.& created by and more fully set forth in E177699.

Electricity easement and restriction as to use of land means:

Firstly all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants and agents and contractors at all times hereafter:

(1) to clear the lands shown as 'Electricity Infrastructure Easement 2.00 wide' on the plan (hereinafter called "the servient land") and to erect construct place inspect alter 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 work (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;

(2) to inspect, maintain, repair, modify, add to, replace and remove the electricity infrastructure;

(3) to cause or permit electrical energy to flow or be transmitted through and along the said lines;

(4) 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 making good all damage occasioned thereby;

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(5) to enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes without all necessary plant equipment machinery and vehicles of every kind, and making good all damage occasioned thereby.

Secondly the benefit of a covenant for Tasmanian Networks Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

Pipeline and Services Easement is defined as follows:

The full right and liberty for the Tasmanian Water and Sewerage Corporation Pty Ltd. (TasWater) at all times to:

(1) enter and remain upon lands shown as 'Pipeline and Services Easement Variable Width' (hereinafter called the "Easement Land") with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water and electricity through and along the Infrastructure;

(6) do all works reasonable required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and
(b) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any time existing vehicle entry and cross the Lot to the Easement Land; and

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Provided always that:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant, any building, structure, fence, pit, well, footing, pipeline, paving tree, shrub or other object on or in the Easement Land;

(c) remove anything that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

Public Copy

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices)

(e) markers or signs indicating the location of the Easement and, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) anything reasonably required to support, protect or cover any of the Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

Signed by The Honourable Jacqueline Anne Petrusma
being and as the Minister administering the
Crown Lands Act 1976)
~~and pursuant to an Instrument of~~)
~~Authorisation dated~~)
in the presence of:)

Signature of witness

Elise Bowden
Name of witness (block letters)

level 5/4 Salamanca Square
Address of witness

DLO
Occupation

Signature

Public Copy

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: THE CROWN

FOLIO REFERENCE: F/R 38847/1, F/R 38343/1, F/R 135744/1, F/R 158093/2, F/R 151292/1

GRANTEE: PART OF 234 ACRES GRANTED TO WILLIAM TAYLOR FIRTH

PLAN OF SURVEY

BY SURVEYOR: ADAM LUKE DOWNHAM (OFFICE OF THE SURVEYOR GENERAL)

LOCATION: TOWN OF KINGSTON

SCALE 1: 1500 LENGTHS IN METRES

Registered Number

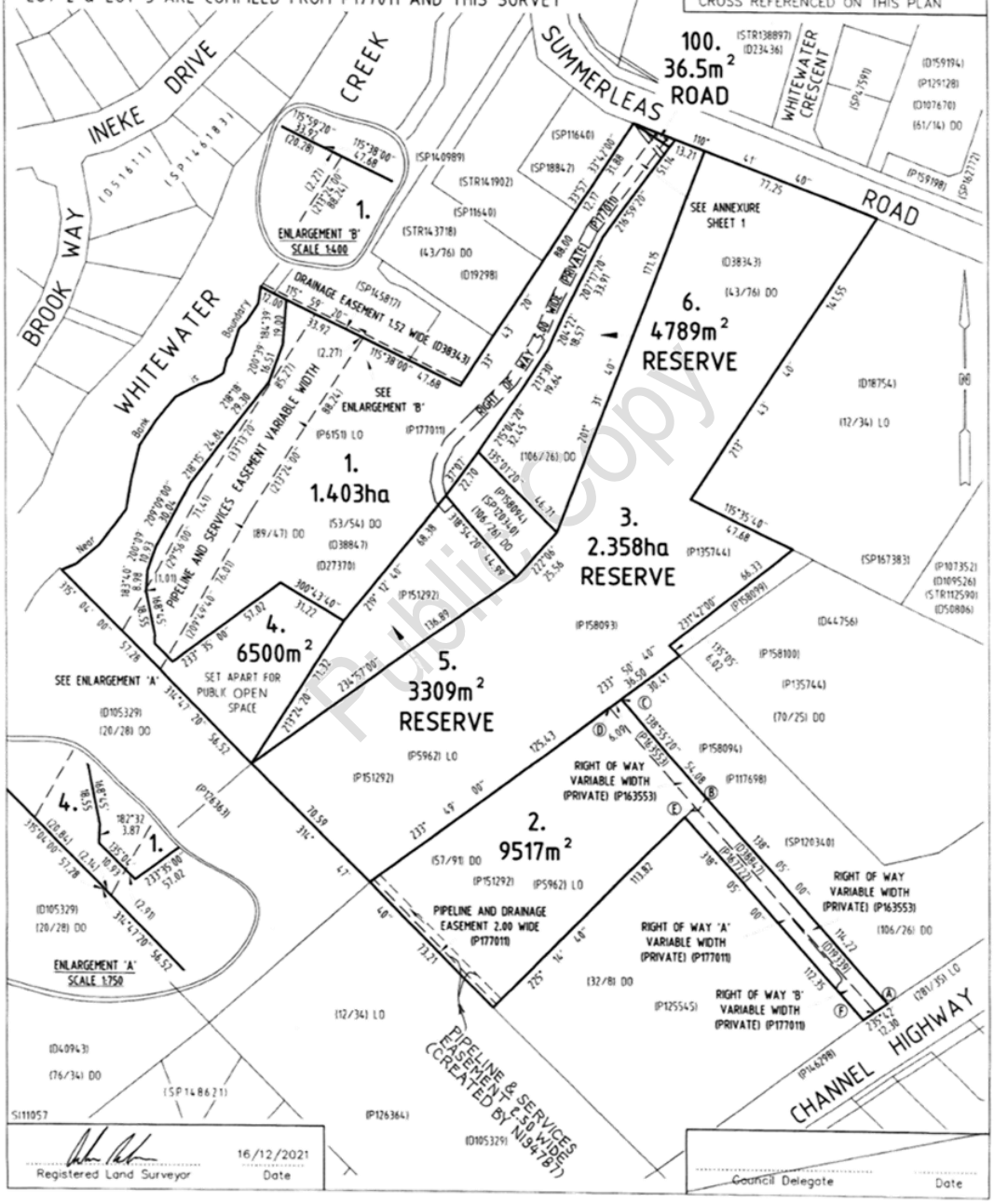
SP181193

APPROVED EFFECTIVE FROM 12 JUL 2022

Recorder of Titles

LOT 2 & LOT 3 ARE COMPILED FROM P177011 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Public Copy

the List

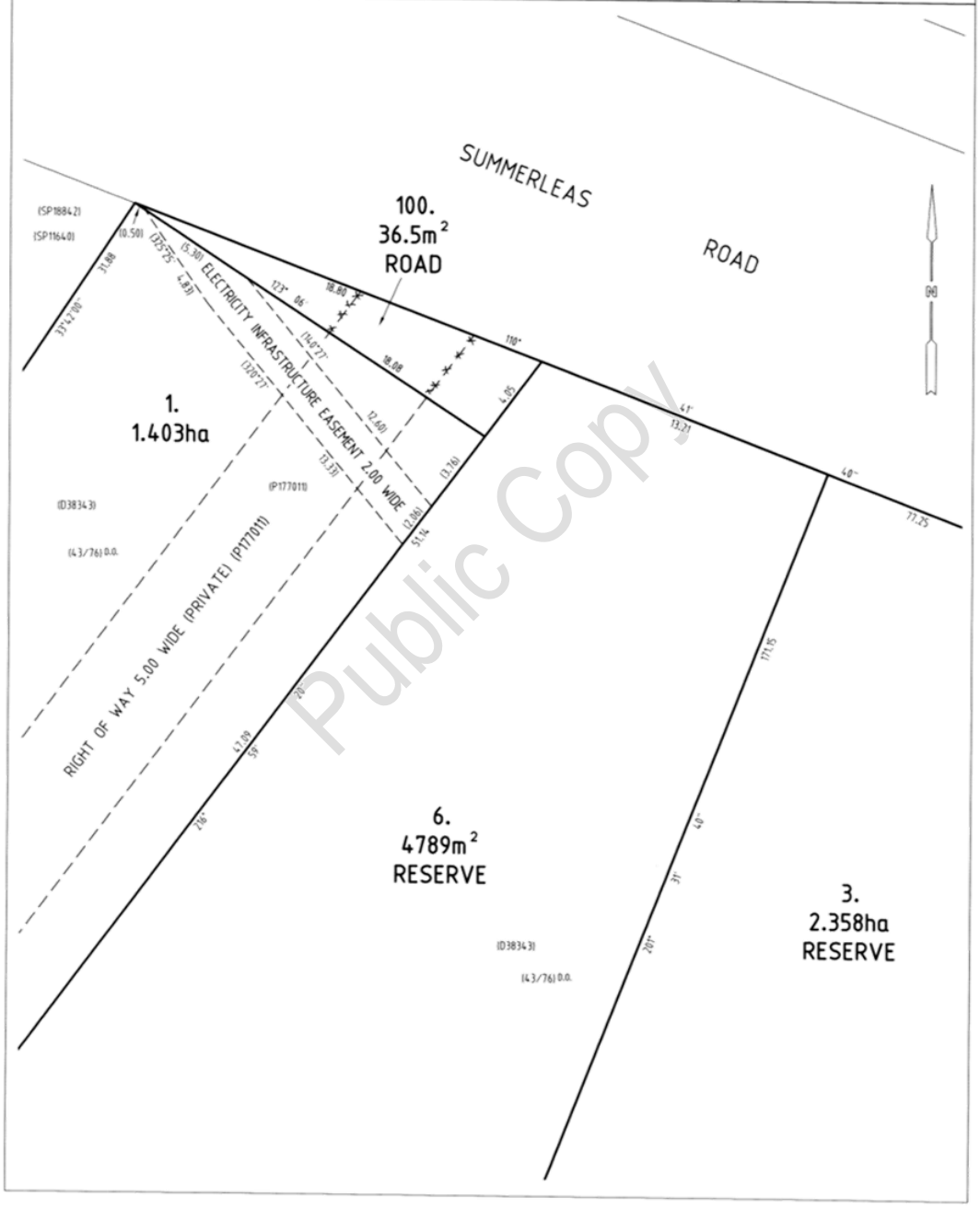
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: THE CROWN FOLIO REF: F/R 38847/1, F/R 38343/1, F/R 135744/1 F/R 158093/2 & F/R 151292/1 SCALE 1: 150 LENGTH IN METRES	Registered Number SP181193
SIGNED FOR IDENTIFICATION PURPOSES N/A Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. A.L.Downham 16/12/2021 Registered Land Surveyor Date	APPROVED 12 JUL 2022 EFFECTIVE FROM Recorder of Titles



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181193	100
EDITION	DATE OF ISSUE
1	12-July-2022

SEARCH DATE : 31-Aug-2026
SEARCH TIME : 01.45 pm

DESCRIPTION OF LAND

Town of KINGSTON
Lot 100 on Sealed Plan 181193
Derivation : Part of 234 Acres Gtd. to William Taylor Firth
Prior CT 38343/1

SCHEDULE 1

C441469 THE CROWN Registered 07-Aug-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Public Copy

the List

SCHEDULE OF EASEMENTS
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181193

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to an electricity easement (defined herein) over the land marked 'Electricity Infrastructure Easement 2.00 wide' in favour of Tasmanian Networks Pty Ltd.

Lot 1 on the Plan is subject to a pipeline and services easement (defined herein) over the land marked 'Pipeline and Services Easement Variable Width' in favour of Tasmanian Water and Sewerage Corporation Pty Ltd.

~~That part of~~ Lot 1 on the Plan ~~formerly comprised in Lot 1 on Diagram 38343 and Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by E177699) over the land marked 'Right of Way 5.00 Wide (Private)' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by D3646) over the land marked 'Right of Way Variable Width' marked ACDFA' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Diagram 38847~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 125545 and created by D27118) over the land marked 'Right of Way Variable Width' marked ABEFA' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 125545 and created by E46647) over the land marked 'Right of Way 'A' Variable Width' (Private)' shown on the Plan.

That part of Lots 1, 3 & 6 on the plan formerly comprised in Lot 1 on Diagram 38343 are each together with a Right of Drainage over the land marked Drainage Easement 1.52 wide on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown FOLIO REF: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1 SOLICITOR & REFERENCE: Office of the Crown Solicitor	PLAN SEALED BY: DATE: .... REF NO. ..... Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: THE CROWN

FOLIO REFERENCE: F/R 38847/1, F/R 38343/1, F/R 135744/1, F/R 158093/2, F/R 151292/1

GRANTEE: PART OF 234 ACRES GRANTED TO WILLIAM TAYLOR FIRTH

PLAN OF SURVEY

BY SURVEYOR: ADAM LUKE DOWNHAM (OFFICE OF THE SURVEYOR GENERAL)

LOCATION: TOWN OF KINGSTON

SCALE 1: 1500 LENGTHS IN METRES

Registered Number

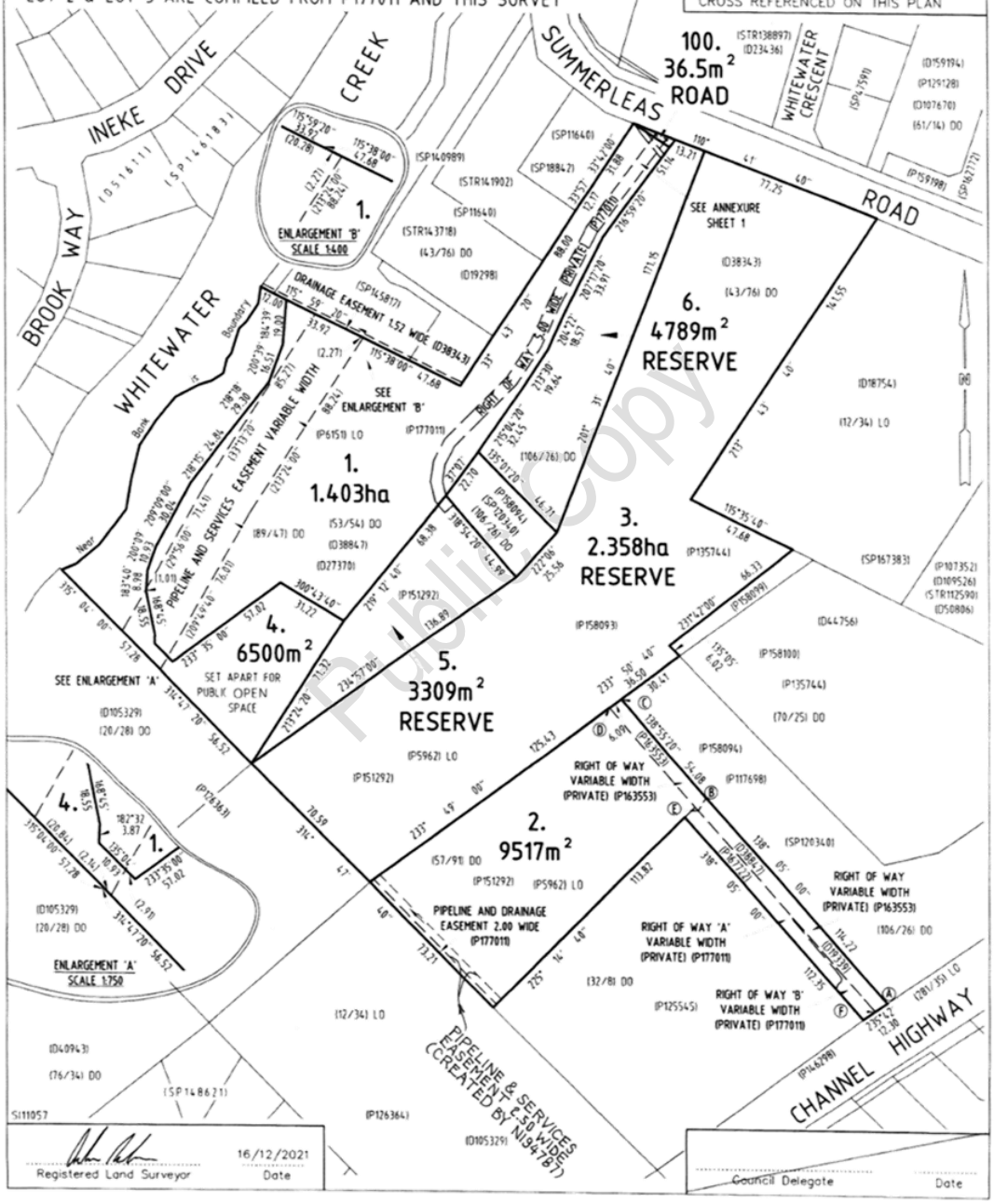
SP181193

APPROVED EFFECTIVE FROM 12 JUL 2022

Recorder of Titles

LOT 2 & LOT 3 ARE COMPILED FROM P177011 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Public Copy

the List

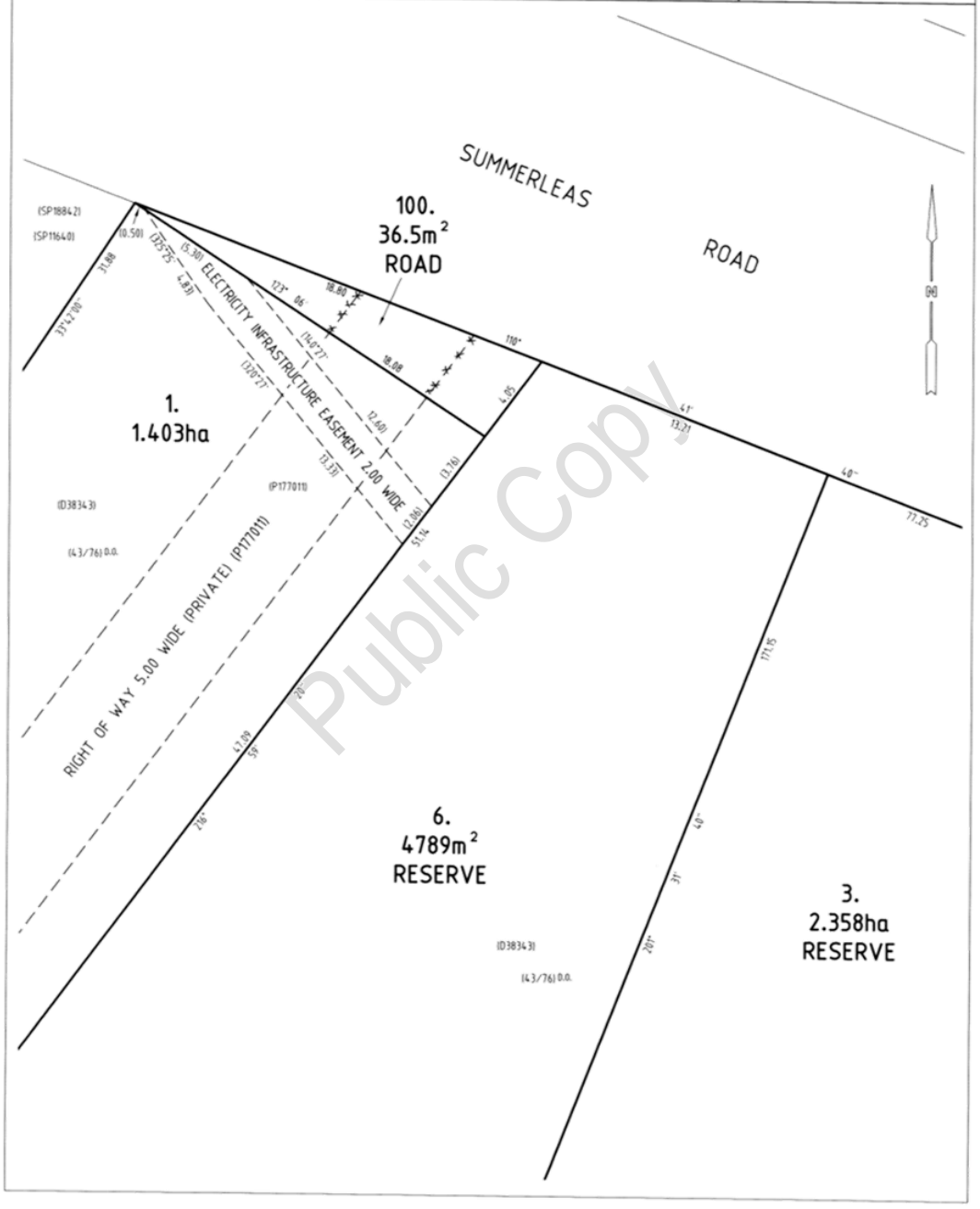
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: THE CROWN FOLIO REF: F/R 38847/1, F/R 38343/1, F/R 135744/1 F/R 158093/2 & F/R 151292/1 SCALE 1: 150 LENGTH IN METRES	Registered Number SP181193
SIGNED FOR IDENTIFICATION PURPOSES N/A Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. A.L.Downham 16/12/2021 Registered Land Surveyor Date	APPROVED 12 JUL 2022 EFFECTIVE FROM Recorder of Titles



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094 and created by E177698) over the land marked 'Right of Way 'B' Variable Width (Private)' shown on the Plan.

~~That part of~~ Lot 2 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a pipeline easement ~~and a right of drainage~~ (appurtenant to Lot 1 on Plan 125545) and created by E46646 over the land marked 'Pipeline and Drainage Easement 2.00 Wide' shown on the Plan.

Lot 4 on the Plan is subject to a pipeline and services easement (defined herein) over the land marked 'Pipeline and Services Easement Variable Width' in favour of Tasmanian Water and Sewerage Corporation Pty Ltd.

~~That part of~~ Lot 5 on the Plan ~~formerly comprised in Lot 1 on Plan 151292~~ is subject to a right of carriageway (appurtenant to Lot 1 on Plan 158094) over the land marked 'Right of Way 5.00 Wide (Private)' shown on the Plan.& created by and more fully set forth in E177699.

Electricity easement and restriction as to use of land means:

Firstly all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants and agents and contractors at all times hereafter:

(1) to clear the lands shown as 'Electricity Infrastructure Easement 2.00 wide' on the plan (hereinafter called "the servient land") and to erect construct place inspect alter 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 work (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;

(2) to inspect, maintain, repair, modify, add to, replace and remove the electricity infrastructure;

(3) to cause or permit electrical energy to flow or be transmitted through and along the said lines;

(4) 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 making good all damage occasioned thereby;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(5) to enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes without all necessary plant equipment machinery and vehicles of every kind, and making good all damage occasioned thereby.

Secondly the benefit of a covenant for Tasmanian Networks Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

Pipeline and Services Easement is defined as follows:

The full right and liberty for the Tasmanian Water and Sewerage Corporation Pty Ltd. (TasWater) at all times to:

(1) enter and remain upon lands shown as 'Pipeline and Services Easement Variable Width' (hereinafter called the "Easement Land") with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water and electricity through and along the Infrastructure;

(6) do all works reasonable required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and
(b) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any time existing vehicle entry and cross the Lot to the Easement Land; and

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Provided always that:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant, any building, structure, fence, pit, well, footing, pipeline, paving tree, shrub or other object on or in the Easement Land;

(c) remove anything that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices)

(e) markers or signs indicating the location of the Easement and, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) anything reasonably required to support, protect or cover any of the Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 181193
SUBDIVIDER: The Crown FOLIO REFERENCE: 38847/1, 38343/1, 135744/1, 158093/2 & 151292/1	

Signed by The Honourable Jacqueline Anne Petrusma
being and as the Minister administering the
Crown Lands Act 1976)
~~and pursuant to an Instrument of~~)
~~Authorisation dated~~)
in the presence of:)

.....
Signature of witness

Elise Bowden
Name of witness (block letters)

level 5/4 Salamanca Square
Address of witness

DLO
Occupation

.....
0Signature

Public Copy

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

HOMES TASMANIA - 47 SUMMERLEAS ROAD HOUSING DEVELOPMENT



PROJECT: 018.24162 - 47 SUMMERLEAS ROAD HOUSING DEVELOPMENT
CLIENT NAME: HOMES TASMANIA
CLIENT ADDRESS: GPO BOX 65 HOBART TAS 7001
DESIGNER: PHILP LIGHTON ARCHITECTS- PETER GAGGIN: CC997A

OWNER:	HOMES TASMANIA
TITLE REF:	CT: 1/181193
TERRAIN CATEGORY CLASSIFICATION:	2.5
SHIELDING CLASSIFICATION	PS
TOPOGRAPHIC CLASSIFICATION:	T1
WIND LOAD CLASSIFICATION:	N2
SOIL CLASSIFICATION:	M MODERATELY REACTIVE CLAY
CLIMATE ZONE:	7
BAL LEVEL:	BAL29
BUSHFIRE HAZARD MANAGEMENT PLAN:	REFER GES BUSHFIRE HAZARD REPORT REFER GES BUSHFIRE HAZARD REPORT
ALPINE AREA:	N/A BCA FIGURE 3.7.5.2
CORROSION ENVIRONMENT:	C3 MEDIUM
OTHER HAZARDS:	N/A
EASEMENTS:	- TASWATER PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH. - BAL29 EASEMENT VARIABLE WIDTH - TASNETWORKS ELECTRICAL EASEMENT - PLANNING EASEMENT
SITE INFORMATION	
ZONING	GENERAL RESIDENTIAL
LOCAL AUTHORITY	KINGBOROUGH COUNCIL
SITE AREA	1.43ha
SITE COVERAGE	11.2%
IMPERVIOUS COVERAGE	24%
APARTMENTS:	26 x 2 BED TWO STOREY TOWNHOUSES 96m2 P.O.S 60m2 TOTAL
PARKING:	49 x RESIDENT SPACES 1 PER UNIT PLUS ALLOCATED PARKING ANDVISITOR SPACES **49 TOTAL**

PROJECT - DA				
SHEET	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
DA000	COVER SHEET	I	23.04.26	DA RFI
DA100	SITE PLAN - EXISTING	J	23.04.26	DA RFI
DA102	SITE PLAN - DETAIL	I	23.04.26	DA RFI
DA103	SITE PLAN DRIVEWAY - DETAIL	I	23.04.26	DA RFI
DA104	SITE PLAN - TREE PLAN	J	23.04.26	DA RFI
DA800	SITE SECTION 1	J	23.04.26	DA RFI
DA801	SITE SECTION 2	J	23.04.26	DA RFI
DA802	SITE SECTION 3	J	23.04.26	DA RFI
DA1000	PLAN - TOWNHOUSE GROUND	J	23.04.26	DA RFI
DA1001	PLAN - TOWNHOUSE LEVEL 1	J	23.04.26	DA RFI
DA1002	PLAN - 1 & 2 GROUND	J	23.04.26	DA RFI
DA1003	PLAN - 1 & 2 UPPER	J	23.04.26	DA RFI
DA3000	ELEVATION TOWNHOUSE	J	23.04.26	DA RFI
DA3001	ELEVATION TOWNHOUSE	J	23.04.26	DA RFI
DA3002	STREET ELEVATION	J	23.04.26	DA RFI
DA9000	3D MASSING	J	23.04.26	DA RFI
DA9001	STREET VIEW OF TOWNHOUSES	J	23.04.26	DA RFI
DA9005	MOOD BOARD 1	J	23.04.26	DA RFI
DA9007	LANDSCAPING PLAN	I	23.04.26	DA RFI
DA9008	LANDSCAPING SCHEDULE	I	23.04.26	DA RFI
DA9009	LANDSCAPING PLANS 01	I	23.04.26	DA RFI
DA9010	LANDSCAPING PLANS 02	I	23.04.26	DA RFI
DA9011	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9012	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9013	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9014	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9015	FENCING PLAN	I	23.04.26	DA RFI

RELEVANT AUSTRALIAN STANDARDS NOT LIMITED TO BELOW & DOCUMENTS REFERENCED IN SPECIFICATION A1.3 NATIONAL CONSTRUCTION CODE 2019 BUILDING CODE OF AUSTRALIA VOLUME ONE;

HYDRAULIC
AS/NZS 3500.1, Plumbing & Drainage - Water Services;
AS/NZS 3500.2, Sanitary Plumbing and drainage;
AS/NZS 3500.3 Stormwater; and
AS/NZS 3500.4, Heated water systems.
LOCAL COUNCIL AND TASWATER REQUIREMENTS

SEE STRUCTURAL DRAWINGS AND SPECIFICATION FOR STANDARDS RELATING TO;
EARHWORKS
FOOTINGS AND SLABS
MASONARY WALLS
TIMBER FRAMING
STRUCTURAL STEEL WORK

ENERGY EFFICIENCY, BUILDING FABRIC(CLADDING &ROOFING), GLAZING,BUILDING SEALING, AIR CONDITIONING & VENTILATION, ARTIFICAL LIGHTING & POWER, HEATED WATER SUPPLY & SWIMMING POOL & SPA POOL PLANT IN ACCORDANCE WITH PART J

AS 1428.1-2009
DESIGN FOR ACCESS AND MOBILITY - GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK

DISABILITY (ACCESS TO PREMISES — BUILDINGS) STANDARDS 2010

PROJECT SPECIFIC SELECTIONS BELOW:

BUILDING FABRIC - SELECTIONS
Generally in accordance with Part J Energy Efficiency & Manufacturers Reccomended Install Details

FLOOR INSULATION
Concrete Floor Slab
Product: Expol R1.28 Thermaslab VH 50mm high density EPS.
Slab Footing Edges: Expol R1.0 Thermaslab VH 30mm high density EPS

WALL INSULATION
Bulk thermal insulation to 120mm and 90 mm framing
Refer to details and specification for various products
R-value required: R2.8

VAPOUR PERMEABLE MEMBRANE
Product: Bradford Enviroseal ProctorWrap Commercial Wall Wrap - CW-IT (VP)
Vapour Permeable
Location: All External Walls as detailed.
Tape all joints with ProctorWrap Flex Tapes to achieve an Airtight Installation

CEILING & ROOF INSULATION
Ceiling Bulk thermal insulation may need to be increased for dark coloured roofs. Confirm before installation.
Product: Knauf Earth Wool R6.0
Thickness: 275mm
Location: Ceiling- Both Buildings

VAPOUR PERMABLE ROOF MEMBRANE
Fixing: Lay according to manufactures spec. over safety mesh directly underneath metal roof or wall sheeting.
Product: Enviroseal Proctor Wrap high tensile- Roof
Location: Entire new roof, or where existing roof removed & reinstated during construction
To details and specification for other products.

CONSTRUCTION IN ACCORDANCE WITH VOLUME TWO NCC 2022 BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS

A COPY OF VOLUME 2 NCC 2022 BUILDING CODE OF AUSTRALIA IS AVAILABLE TO DOWNLOAD FROM:
http://www.abcb.gov.au/Resources/Publications/NCC/NCC-2022-Volume-Two

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SAFETY

Comply with the Safe Design Report specific to this Construction site
Included as part of the Contract Documents

PHILP LIGHTON ARCHITECTS

Tasmanian Government

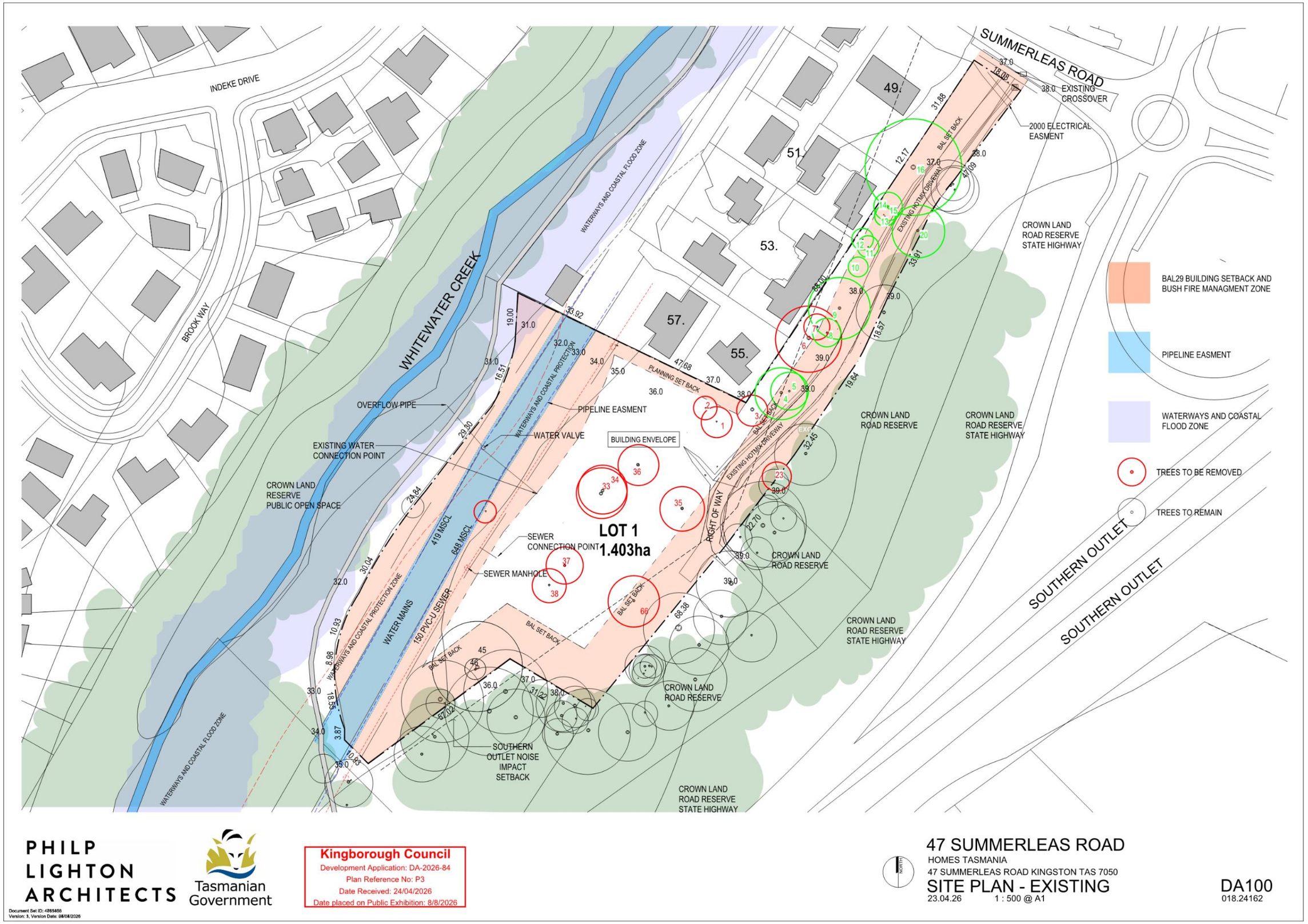
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NORTH

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
COVER SHEET
23.04.26 @ A1

DA000
018.24162



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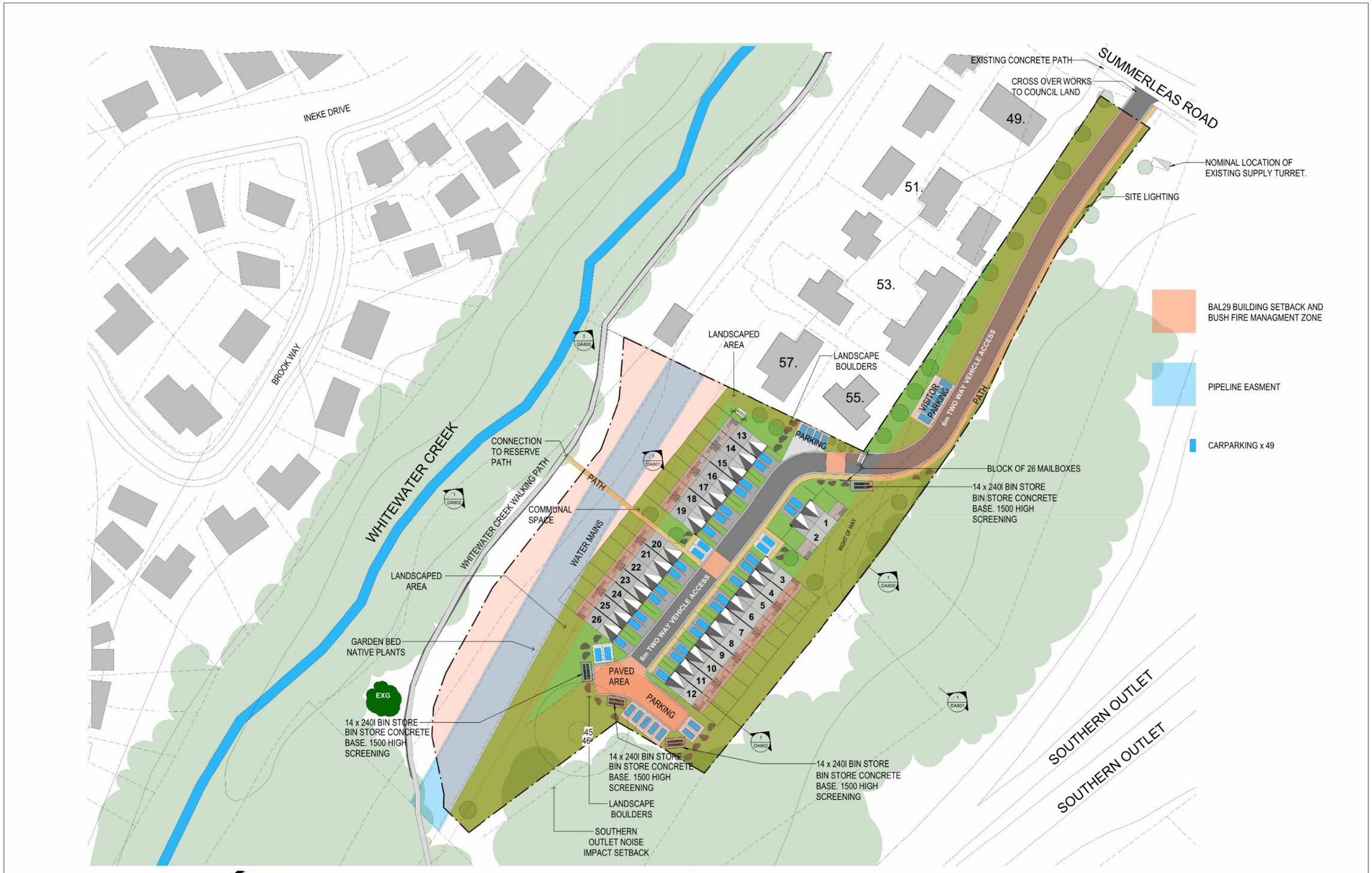
47 SUMMERLEAS ROAD

HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

SITE PLAN - EXISTING

23.04.26 1 : 500 @ A1

DA100
018.24162



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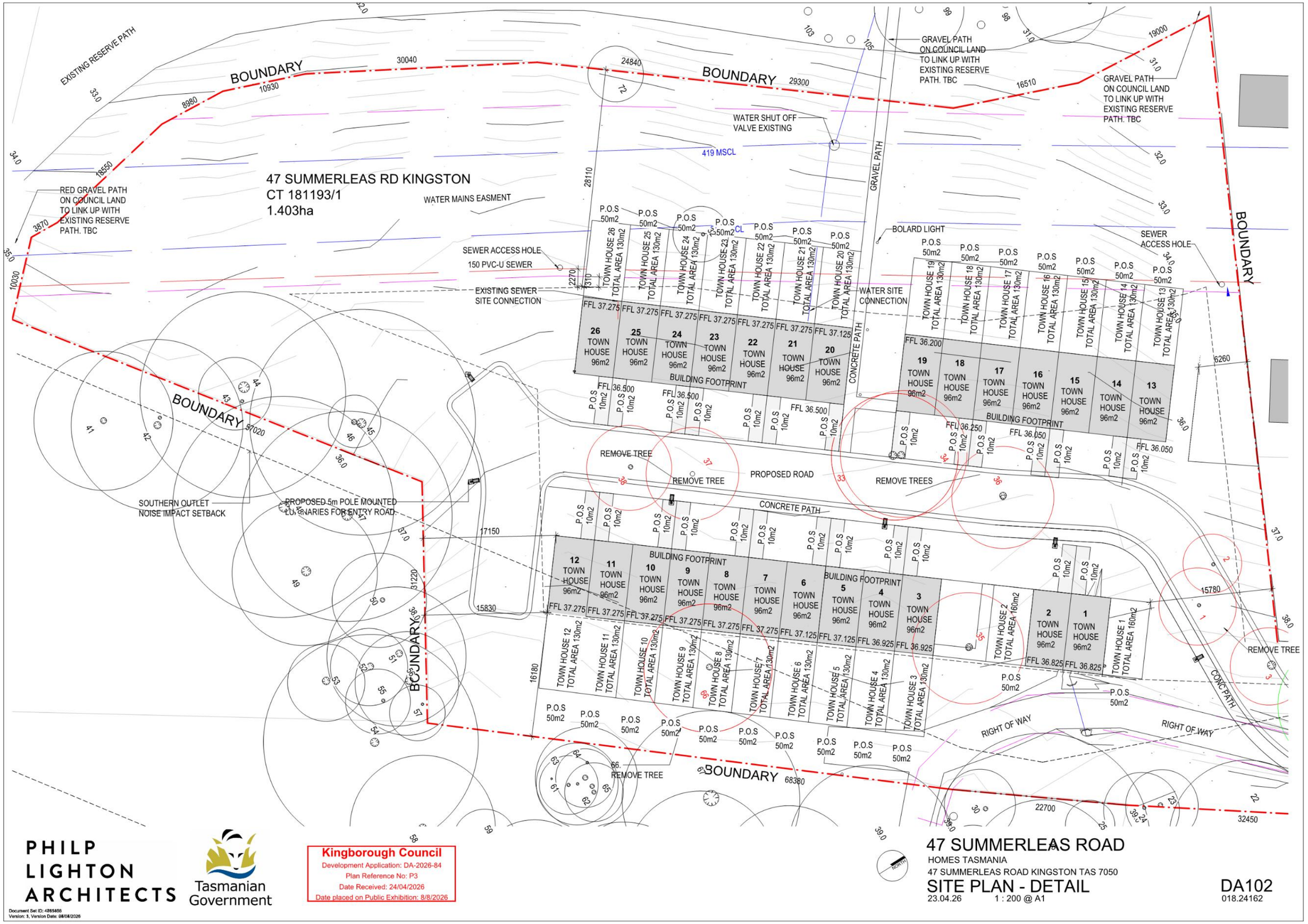
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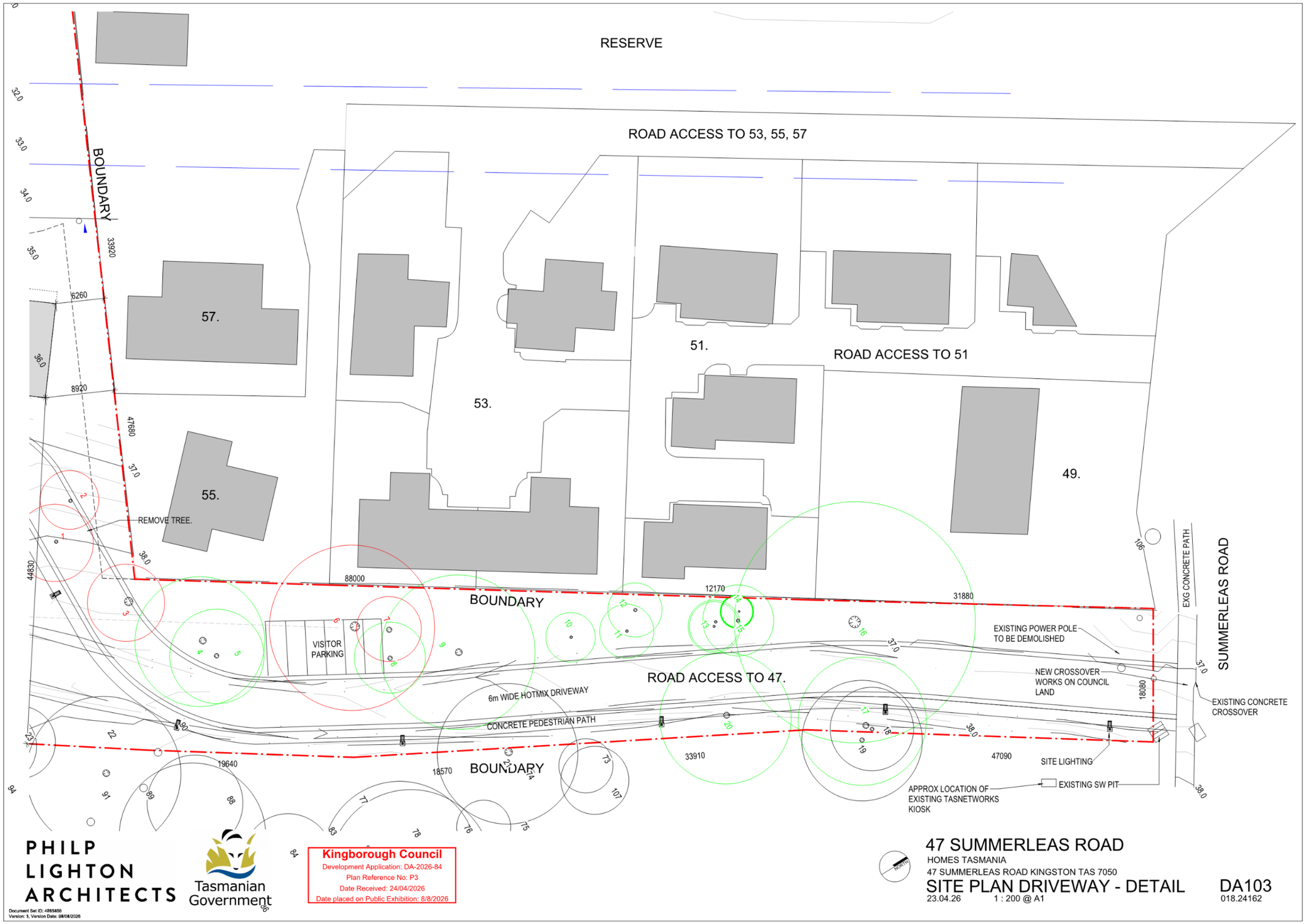
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47 SUMMERLEAS ROAD KINGSTON TAS 7050

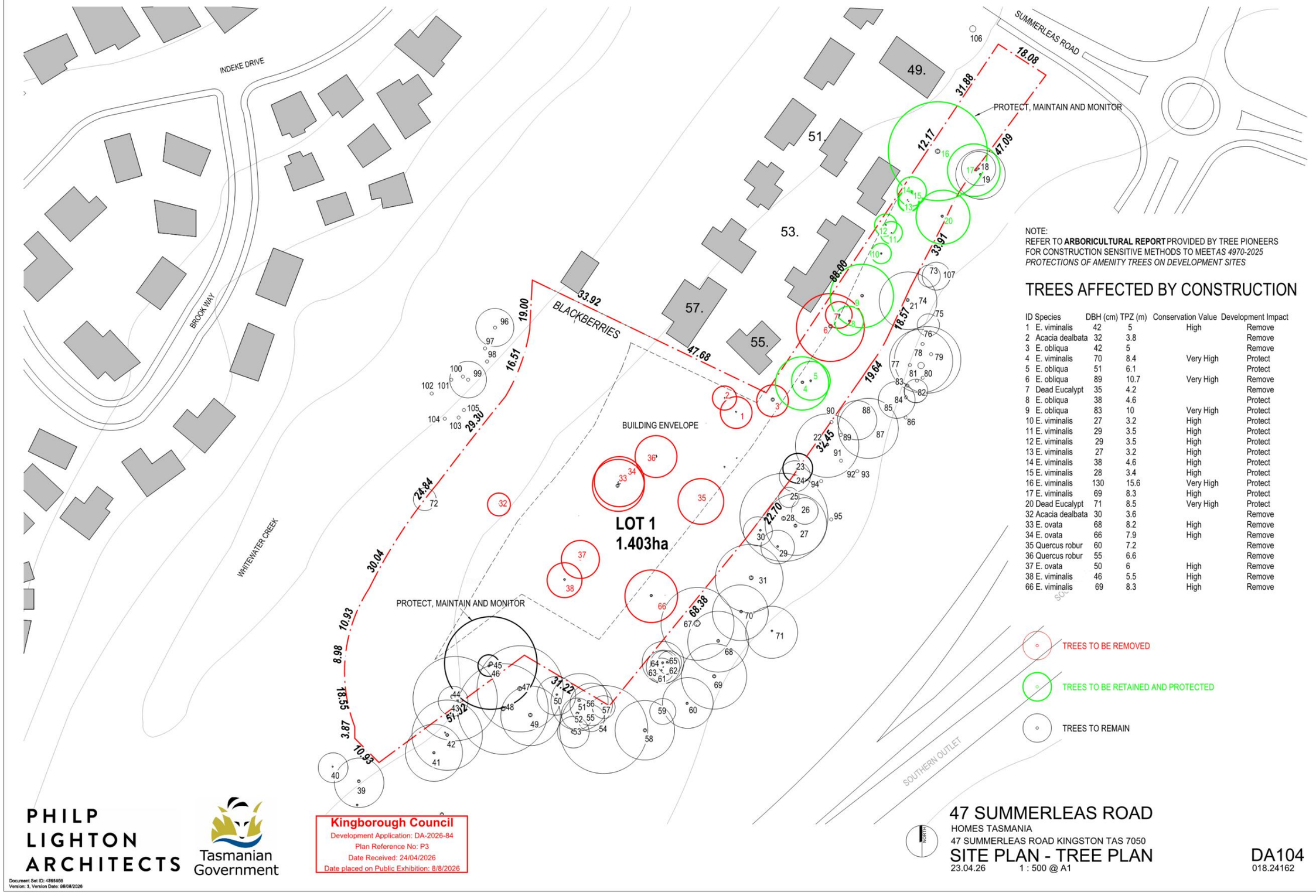
SITE PLAN - PROPOSED

23.04.26 1 : 500 @ A1

DA101
018.24162


47 SUMMERLEAS RD KINGSTON
CT 181193/1
1.403ha
BOUNDARY
EXISTING RESERVE PATH
RED GRAVEL PATH ON COUNCIL LAND TO LINK UP WITH EXISTING RESERVE PATH. TBC
GRAVEL PATH ON COUNCIL LAND TO LINK UP WITH EXISTING RESERVE PATH. TBC
WATER MAINS EASMENT
WATER SHUT OFF VALVE EXISTING
419 MSCL
GRAVEL PATH
BOLARD LIGHT
SEWER ACCESS HOLE
150 PVC-U SEWER
EXISTING SEWER SITE CONNECTION
WATER SITE CONNECTION
CONCRETE PATH
BUILDING FOOTPRINT
PROPOSED ROAD
REMOVE TREE
REMOVE TREES
SOUTHERN OUTLET NOISE IMPACT SETBACK
PROPOSED 5m POLE MOUNTED LUMINARIES FOR ENTRY ROAD
RIGHT OF WAY
CONC PATH
26 TOWN HOUSE 96m2
25 TOWN HOUSE 96m2
24 TOWN HOUSE 96m2
23 TOWN HOUSE 96m2
22 TOWN HOUSE 96m2
21 TOWN HOUSE 96m2
20 TOWN HOUSE 96m2
19 TOWN HOUSE 96m2
18 TOWN HOUSE 96m2
17 TOWN HOUSE 96m2
16 TOWN HOUSE 96m2
15 TOWN HOUSE 96m2
14 TOWN HOUSE 96m2
13 TOWN HOUSE 96m2
12 TOWN HOUSE 96m2
11 TOWN HOUSE 96m2
10 TOWN HOUSE 96m2
9 TOWN HOUSE 96m2
8 TOWN HOUSE 96m2
7 TOWN HOUSE 96m2
6 TOWN HOUSE 96m2
5 TOWN HOUSE 96m2
4 TOWN HOUSE 96m2
3 TOWN HOUSE 96m2
2 TOWN HOUSE 96m2
1 TOWN HOUSE 96m2
TOWN HOUSE 26 TOTAL AREA 130m2
TOWN HOUSE 25 TOTAL AREA 130m2
TOWN HOUSE 24 TOTAL AREA 130m2
TOWN HOUSE 23 TOTAL AREA 130m2
TOWN HOUSE 22 TOTAL AREA 130m2
TOWN HOUSE 21 TOTAL AREA 130m2
TOWN HOUSE 20 TOTAL AREA 130m2
TOWN HOUSE 19 TOTAL AREA 130m2
TOWN HOUSE 18 TOTAL AREA 130m2
TOWN HOUSE 17 TOTAL AREA 130m2
TOWN HOUSE 16 TOTAL AREA 130m2
TOWN HOUSE 15 TOTAL AREA 130m2
TOWN HOUSE 14 TOTAL AREA 130m2
TOWN HOUSE 13 TOTAL AREA 130m2
TOWN HOUSE 12 TOTAL AREA 130m2
TOWN HOUSE 11 TOTAL AREA 130m2
TOWN HOUSE 10 TOTAL AREA 130m2
TOWN HOUSE 9 TOTAL AREA 130m2
TOWN HOUSE 8 TOTAL AREA 130m2
TOWN HOUSE 7 TOTAL AREA 130m2
TOWN HOUSE 6 TOTAL AREA 130m2
TOWN HOUSE 5 TOTAL AREA 130m2
TOWN HOUSE 4 TOTAL AREA 130m2
TOWN HOUSE 3 TOTAL AREA 130m2
TOWN HOUSE 2 TOTAL AREA 160m2
TOWN HOUSE 1 TOTAL AREA 160m2
P.O.S 50m2
P.O.S 10m2
FFL 37.275
FFL 37.125
FFL 36.925
FFL 36.825
FFL 36.500
FFL 36.250
FFL 36.200
FFL 36.050
30040
10930
8980
24840
29300
19000
16510
18550
10030
28110
17150
31220
15830
16180
6260
15780
22700
32450
68380
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PHILP LIGHTON ARCHITECTS
Tasmanian Government
47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SITE PLAN - DETAIL
23.04.26
1 : 200 @ A1
DA102
018.24162
Document Set ID: 4865468
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RESERVE
ROAD ACCESS TO 53, 55, 57
BOUNDARY
57.
51.
ROAD ACCESS TO 51
53.
49.
55.
REMOVE TREE.
88000
BOUNDARY
12170
31880
EXG CONCRETE PATH
SUMMERLEAS ROAD
VISITOR PARKING
EXISTING POWER POLE TO BE DEMOLISHED
ROAD ACCESS TO 47.
NEW CROSSOVER WORKS ON COUNCIL LAND
6m WIDE HOTMIX DRIVEWAY
EXISTING CONCRETE CROSSOVER
CONCRETE PEDESTRIAN PATH
33910
47090
SITE LIGHTING
19640
18570
BOUNDARY
APPROX LOCATION OF EXISTING TASNETWORKS KIOSK
EXISTING SW PIT
PHILP LIGHTON ARCHITECTS
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47 SUMMERLEAS ROAD
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SITE PLAN DRIVEWAY - DETAIL
23.04.26
1 : 200 @ A1
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NOTE:
REFER TO **ARBORICULTURAL REPORT** PROVIDED BY TREE PIONEERS FOR CONSTRUCTION SENSITIVE METHODS TO MEET *AS 4970-2025 PROTECTIONS OF AMENITY TREES ON DEVELOPMENT SITES*

TREES AFFECTED BY CONSTRUCTION

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact
1	E. viminalis	42	5	High	Remove
2	Acacia dealbata	32	3.8		Remove
3	E. obliqua	42	5		Remove
4	E. viminalis	70	8.4	Very High	Protect
5	E. obliqua	51	6.1		Protect
6	E. obliqua	89	10.7	Very High	Remove
7	Dead Eucalypt	35	4.2		Remove
8	E. obliqua	38	4.6		Protect
9	E. obliqua	83	10	Very High	Protect
10	E. viminalis	27	3.2	High	Protect
11	E. viminalis	29	3.5	High	Protect
12	E. viminalis	29	3.5	High	Protect
13	E. viminalis	27	3.2	High	Protect
14	E. viminalis	38	4.6	High	Protect
15	E. viminalis	28	3.4	High	Protect
16	E. viminalis	130	15.6	Very High	Protect
17	E. viminalis	69	8.3	High	Protect
20	Dead Eucalypt	71	8.5	Very High	Protect
32	Acacia dealbata	30	3.6		Remove
33	E. ovata	68	8.2	High	Remove
34	E. ovata	66	7.9	High	Remove
35	Quercus robur	60	7.2		Remove
36	Quercus robur	55	6.6		Remove
37	E. ovata	50	6	High	Remove
38	E. viminalis	46	5.5	High	Remove
66	E. viminalis	69	8.3	High	Remove

PHILP LIGHTON ARCHITECTS

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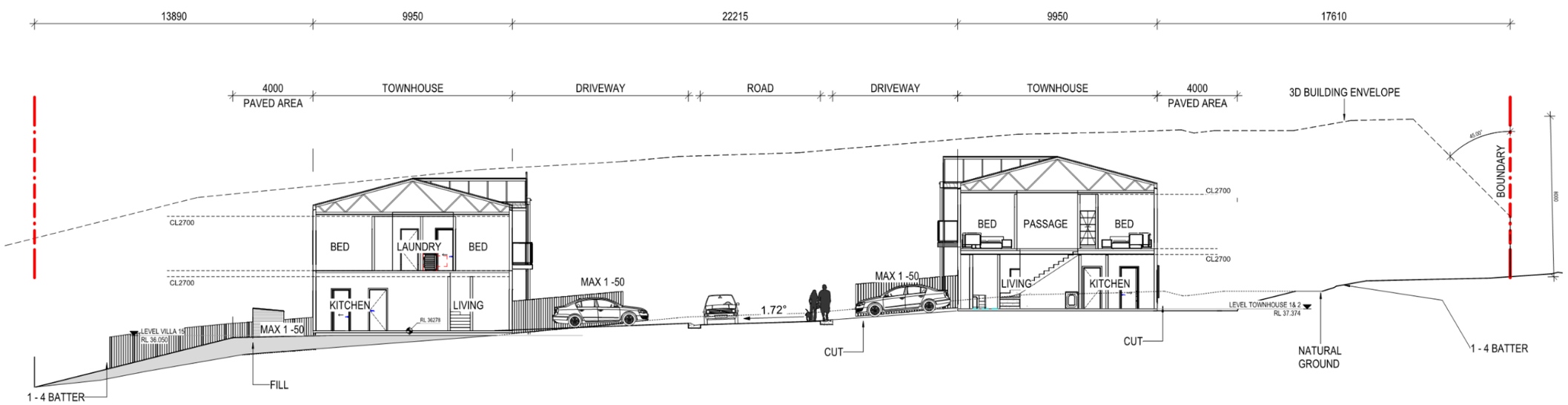
47 SUMMERLEAS ROAD

HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

SITE PLAN - TREE PLAN

23.04.26 1 : 500 @ A1

DA104
018.24162



1 INDICATIVE SITE SECTION 1
1 : 100

PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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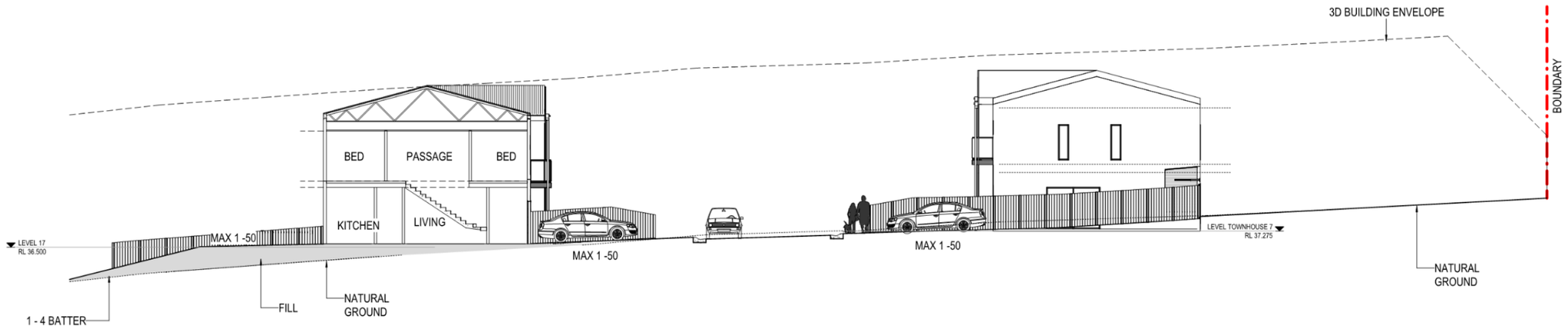
47 SUMMERLEAS ROAD

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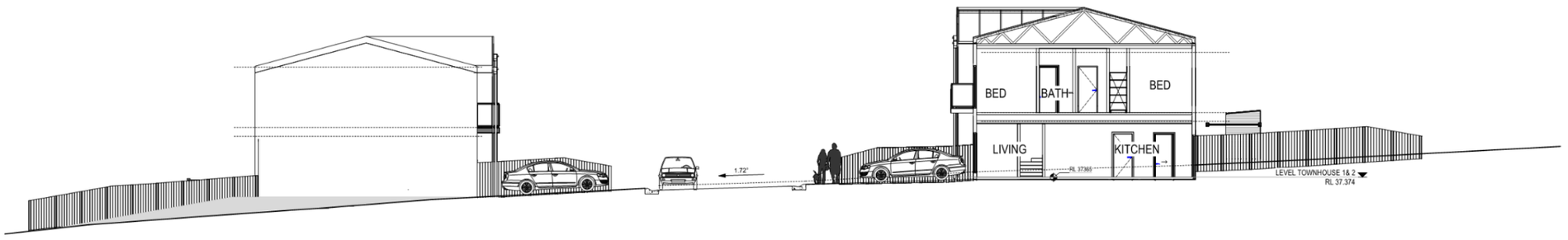
SITE SECTION 1

23.04.26 1 : 100 @ A1

DA800
018.24162



1 INDICATIVE SITE SECTION 2
1 : 100



2 FENCING SECTION
1 : 100

PHILP LIGHTON ARCHITECTS

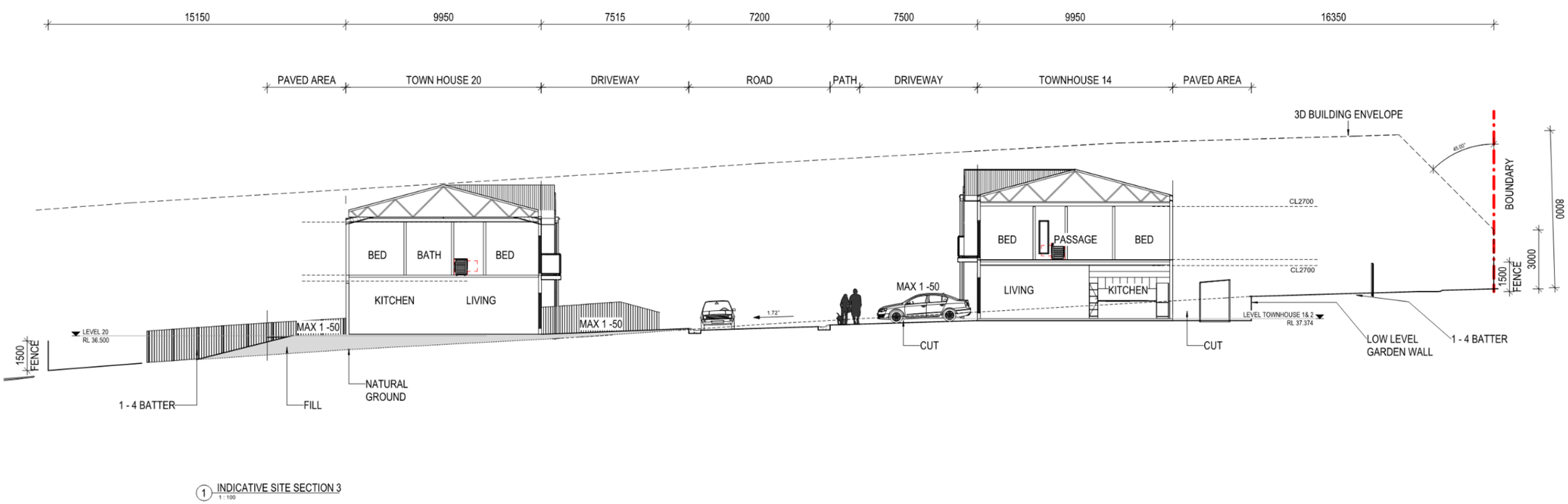
Tasmanian Government

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Kingborough Council
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47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SITE SECTION 2
23.04.26 1 : 100 @ A1

DA801
018.24162



1 INDICATIVE SITE SECTION 3
1 : 100

PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
Development Application: DA-2026-84
Plan Reference No: P3
Date Received: 24/04/2026
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Document Set ID: 4865450
Version: 3, Version Date: 08/04/2026

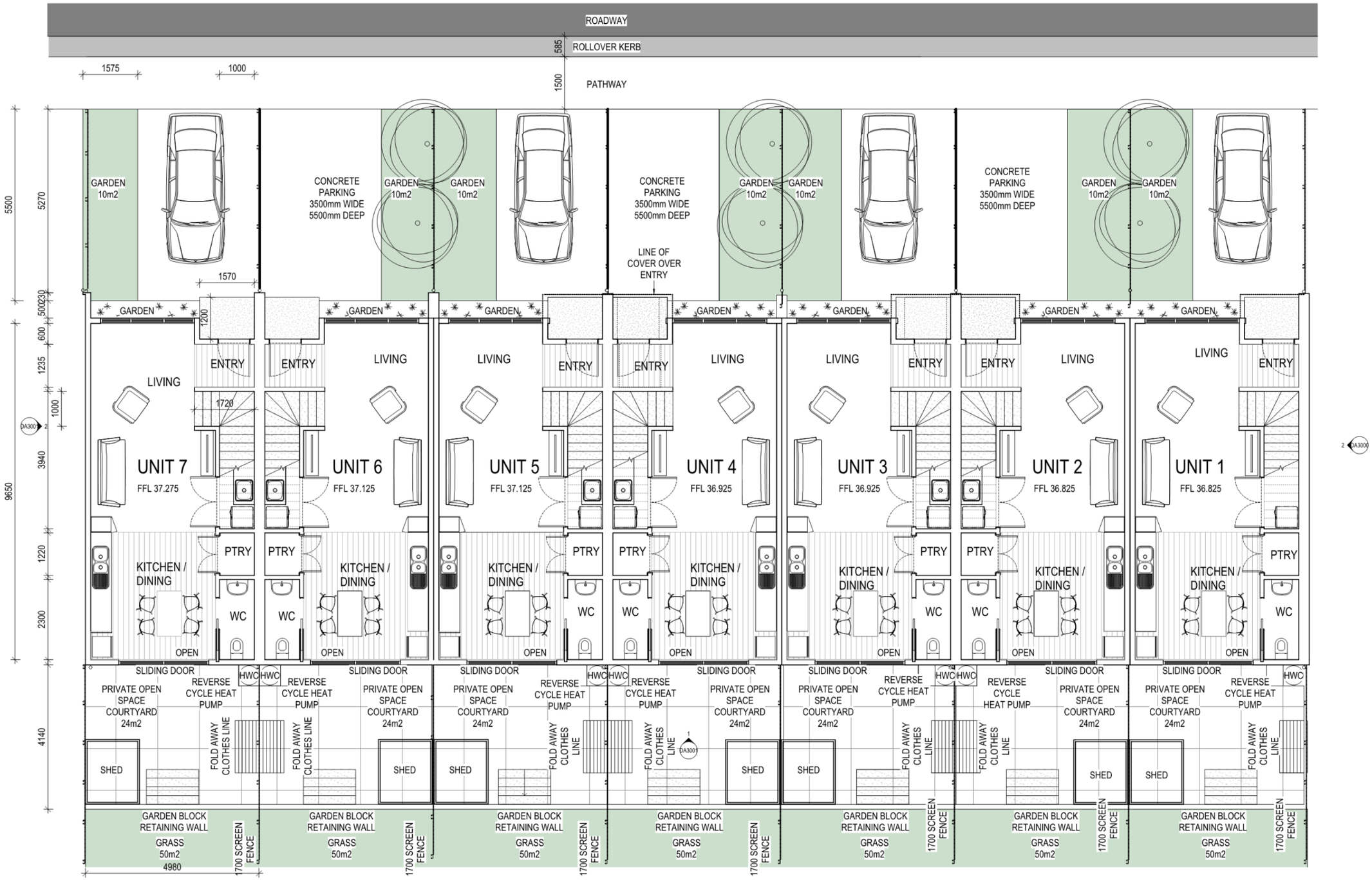
47 SUMMERLEAS ROAD

HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

SITE SECTION 3

23.04.26 1 : 100 @ A1

DA802
018.24162



GROUND FLOOR TYPICAL PLAN

PHILP LIGHTON ARCHITECTS

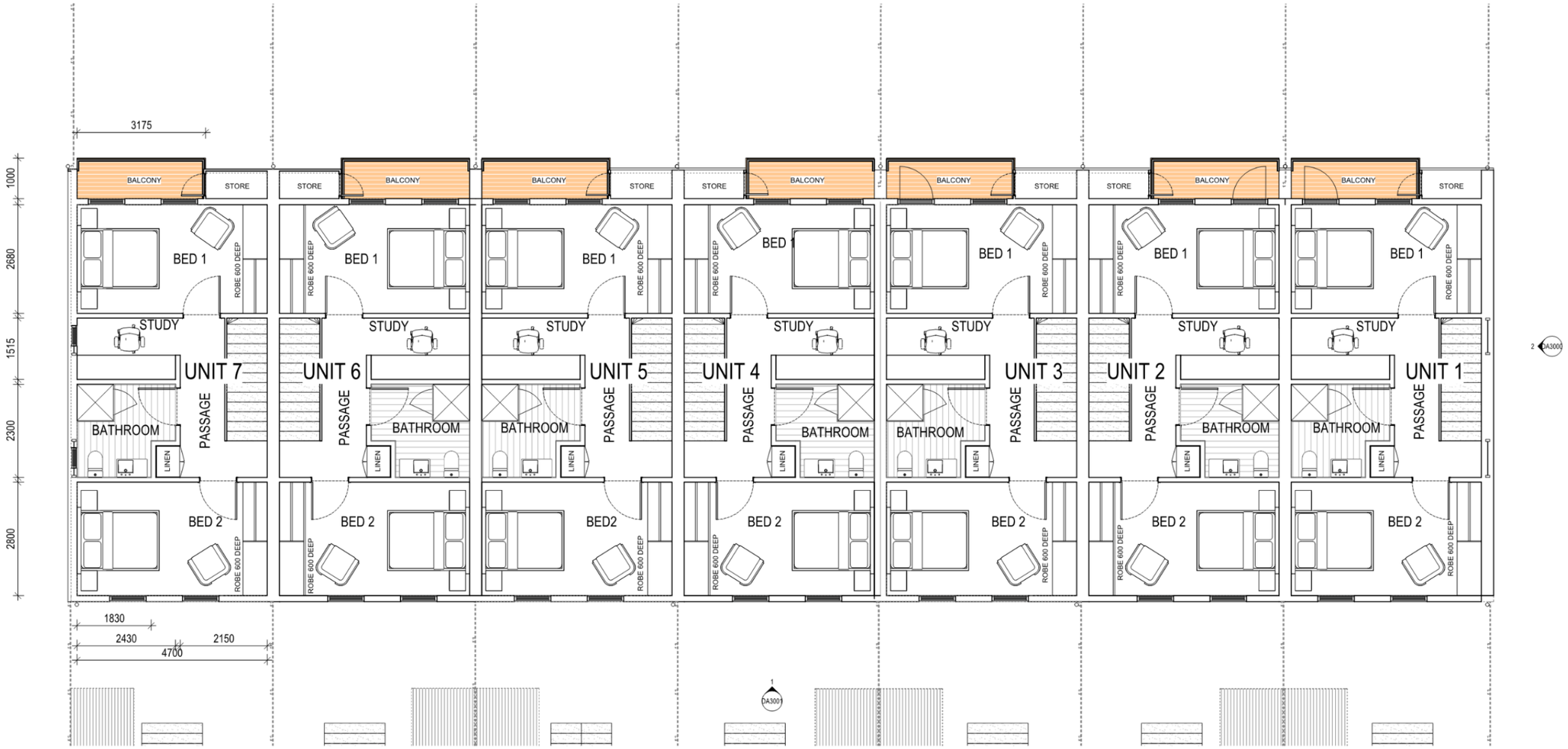
Tasmanian Government

Kingborough Council
Development Application: DA-2026-84
Plan Reference No: P3
Date Received: 24/04/2026
Date placed on Public Exhibition: 8/8/2026

Document Set ID: 4865468
Version: 3, Version Date: 08/08/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
PLAN - TOWNHOUSE GROUND
23.04.26 1 : 50 @ A1

DA1000
018.24162



LEVEL 1 TYPICAL PLAN

PHILP LIGHTON ARCHITECTS

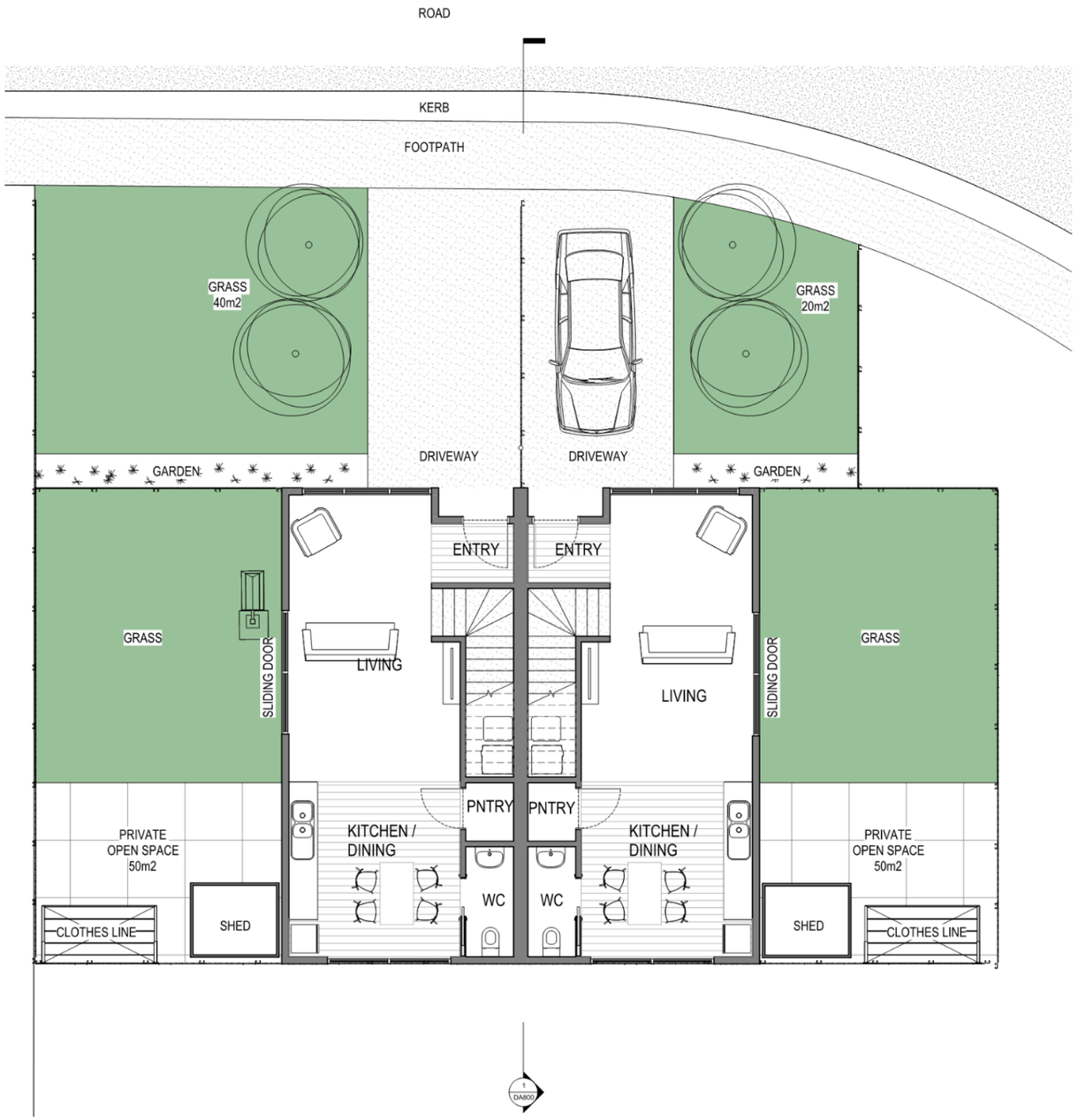
Tasmanian Government

Document Set ID: 4865456
Version: 3, Version Date: 08/04/2026

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47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
PLAN - TOWNHOUSE LEVEL 1
23.04.26 1 : 50 @ A1

DA1001
018.24162



PHILP LIGHTON ARCHITECTS

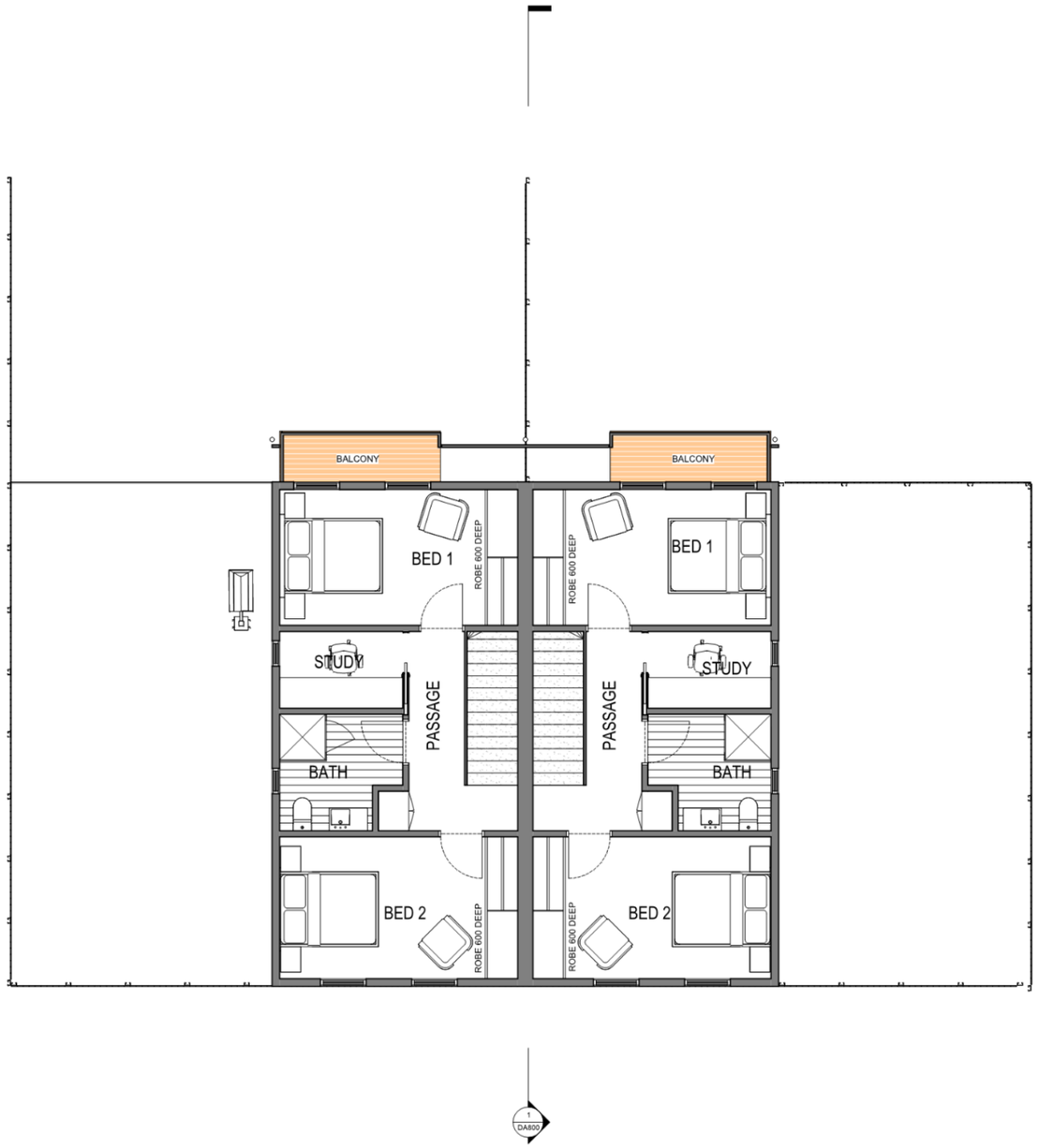
Tasmanian Government

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Document Set ID: 4865468
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47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
PLAN - 1 & 2 GROUND
23.04.26 1 : 50 @ A1

DA1002
018.24162



PHILP LIGHTON ARCHITECTS

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Kingborough Council
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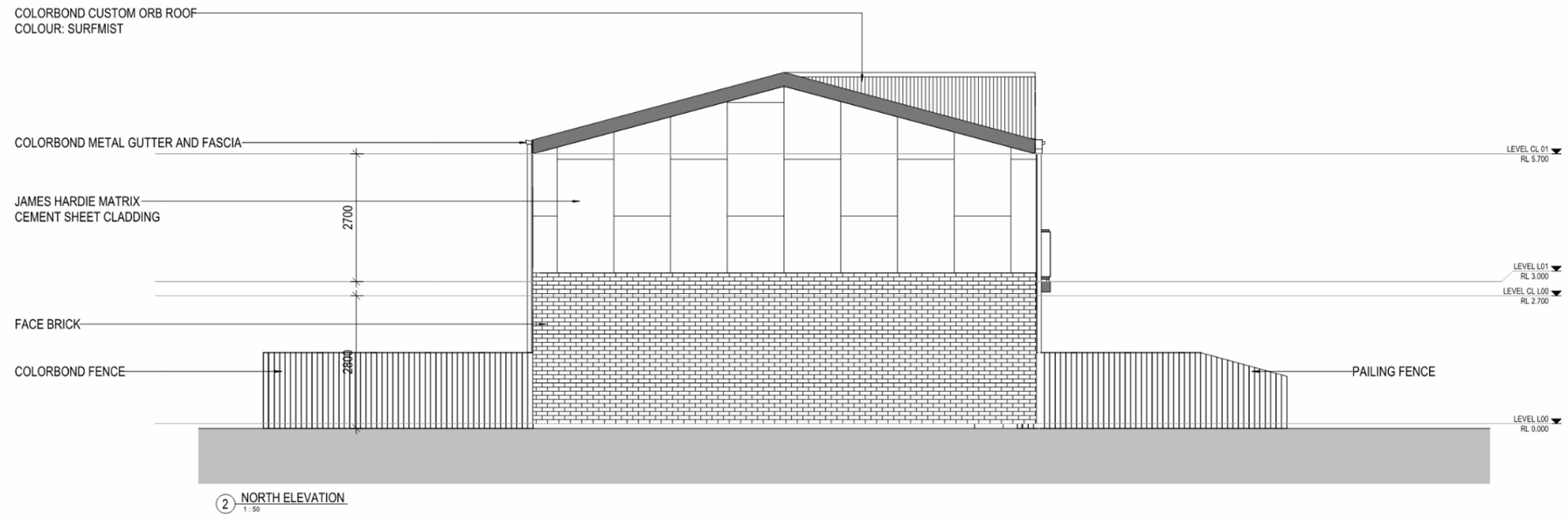
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Version: 3, Version Date: 08/08/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
PLAN - 1 & 2 UPPER
23.04.26 1 : 50 @ A1

DA1003
018.24162



1 STREET ELEVATION TOWNHOUSES
1 : 50



2 NORTH ELEVATION
1 : 50

PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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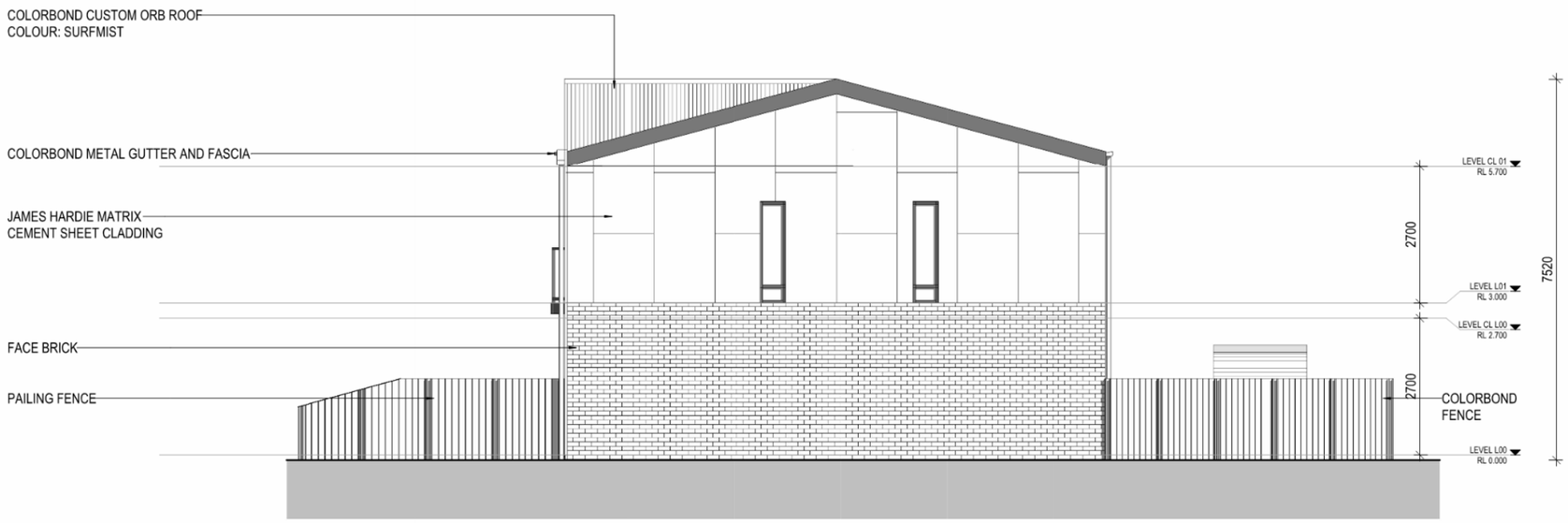
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47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
ELEVATION TOWNHOUSE
23.04.26 1 : 50 @ A1

DA3000
018.24162



1 EAST ELEVATION
1 : 50



2 SOUTH ELEVATION
1 : 50

PHILP LIGHTON ARCHITECTS

Tasmanian Government

Document Set ID: 4865458
Version: 3, Version Date: 08/08/2026

Kingborough Council
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Plan Reference No: P3
Date Received: 24/04/2026
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47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
ELEVATION TOWNHOUSE
23.04.26 1 : 50 @ A1

DA3001
018.24162



1 EASTERN STREET ELEVATION
1 : 100



2 WESTERN STREET ELEVATION
1 : 100

PHILP LIGHTON ARCHITECTS

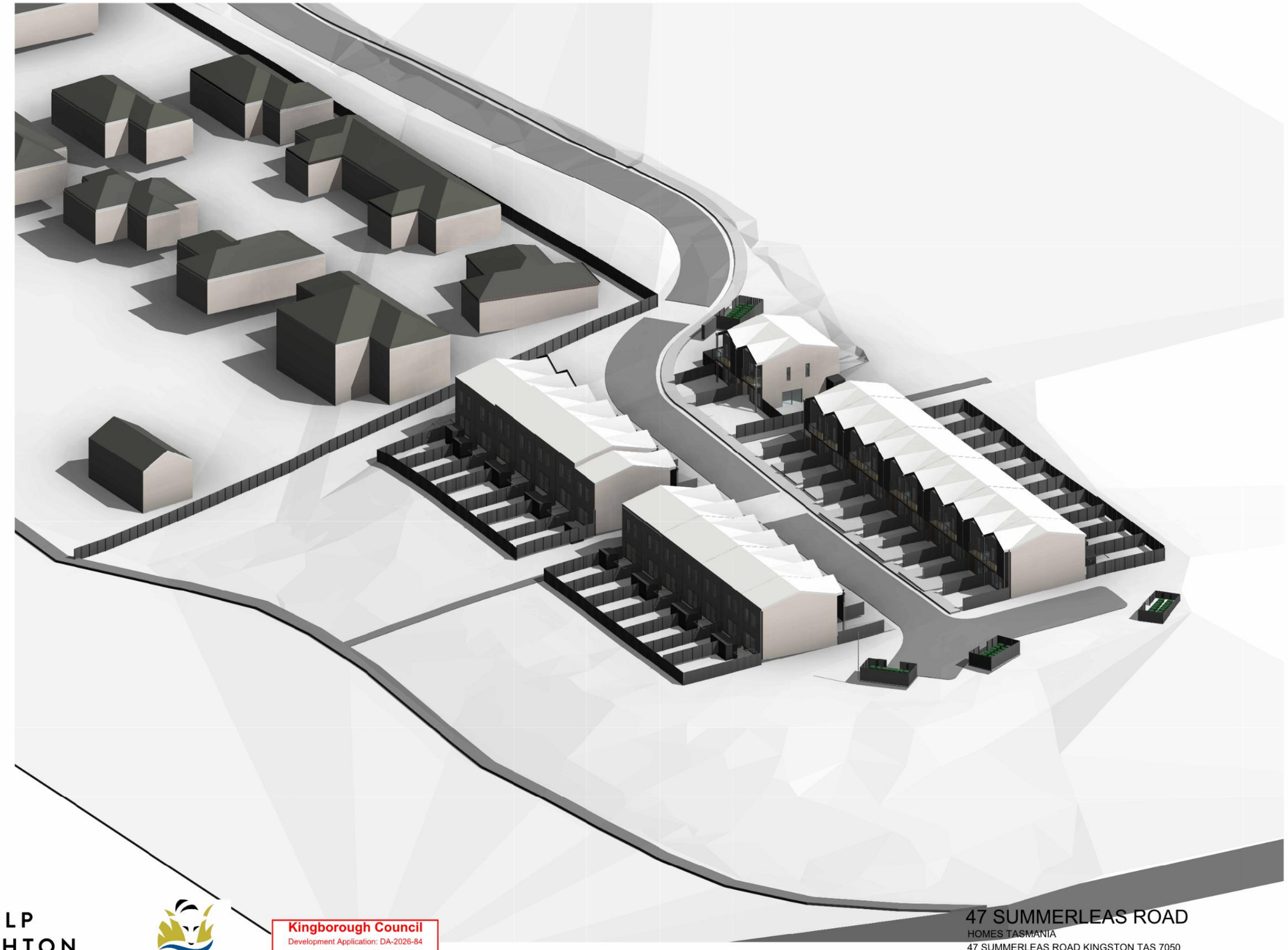
Tasmanian Government

Kingborough Council
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Date Received: 24/04/2026
Date placed on Public Exhibition: 8/8/2026

Document Set ID: 4865458
Version: 3, Version Date: 08/08/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
STREET ELEVATION
23.04.26 1 : 100 @ A1

DA3002
018.24162



PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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Plan Reference No: P3
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Document Set ID: 4865458
Version: 3, Version Date: 08/08/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
3D MASSING
23.04.26 @ A1

DA9000
018.24162



PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
Development Application: DA-2026-84
Plan Reference No: P3
Date Received: 24/04/2026
Date placed on Public Exhibition: 8/8/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
STREET VIEW OF TOWNHOUSES DA9001
23.04.26 @ A1 018.24162

Document Set ID: 4265458
Version: 3, Version Date: 08/08/2026

ON-SITE PHOTOS



Australian Bush Colour Pallet:
Grey-Green Monochromatic with
Ochre-Red highlights. Earthy

RGB:

#ede0c6	(237, 224, 198)
#cabfa4	(202, 191, 164)
#6d6253	(109, 98, 83)
#ba6d53	(186, 109, 83)
#7c846c	(124, 132, 108)







PHILP
LIGHTON
ARCHITECTS

TOWN HOUSE A

BRACKEN FERN TOWN HOUSE

CORRUGATED IRON SHEETING
Colorbond Shale Grey
CD-01

HARDIE OBLIQUE:
Dulux Stone Bread (S15E2)
CS-01





AUSTRAL BRICK:
San Selmo Classico Limewash
Flush Motar - White
BR-01

TOWN HOUSE B

OCHRE TOWN HOUSE

HARDIE OBLIQUE
Dulux Base Camp (S20B6)
CS-01



AUSTRAL BRICK:
San Selmo Classico Aged Red
Flush Motar - Grey
BR-02

CORRUGATED IRON SHEETING
Colorbond Shale Grey
CD-01

Dulux Discretion
(S06D7)





PHILP
LIGHTON
ARCHITECTS

Tasmanian Government

Document Set ID: 4855458
Version: 1, Version Date: 08/08/2026

Kingborough Council
Development Application: DA-2026-84
Plan Reference No: P3
Date Received: 24/04/2026
Date placed on Public Exhibition: 8/8/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

MOOD BOARD 1
23.04.26 @ A1

DA9005
018.24162



PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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Document Set ID: 4865456
Version: 3, Version Date: 08/04/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
LANDSCAPING PLAN
23.04.26 1 : 200 @ A1
DA9007
018.24162

IMAGE	NAME	CODE	POT SIZE	QUANTITY
	ficinia nodosa	Fn	Tube	28
	lomandra longifolia	Ll	Tube	36
	goodenia ovata prostrate	Go	75ml	46
	dietes grandiflora	Dg	75ml	40
	orthrosanthus multiflorus	Om	75ml	19
	scleranthus biflorus	Sb	75ml	14
	lomandra shara	Ls	140ml	63
	acacia cognata limelight	Ac	140ml	14
	dianella little jess	Dl	140ml	22
	lomandra tanika	Lt	140ml	180
	callistemon icy burst	cal. i	200ml	52
	agonis burgundy	ago. b	200ml	2
	callistemon citrinus	cal. c	200ml	8
	eucalyptus elata dry white	euc. e	200ml	2
	syzygium straight and narrow	syz	35L	4
	banksia integrifolia	ban. i	35L	3
	eucalyptus morrisbyi	euc. m	35L	5
	Fruit trees		35L	11

PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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Date Received: 24/04/2026
Date placed on Public Exhibition: 8/8/2026

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
LANDSCAPING SCHEDULE
23.04.26 @ A1

DA9008
018.24162

Document Set ID: 4865456
Version: 3, Version Date: 08/08/2026



1 LANDSCAPING PLAN - HAMMER HEAD
1 : 100

PHILP LIGHTON ARCHITECTS

Tasmanian Government

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Version: 3, Version Date: 08/08/2026

Kingborough Council
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Plan Reference No: P3
Date Received: 24/04/2026
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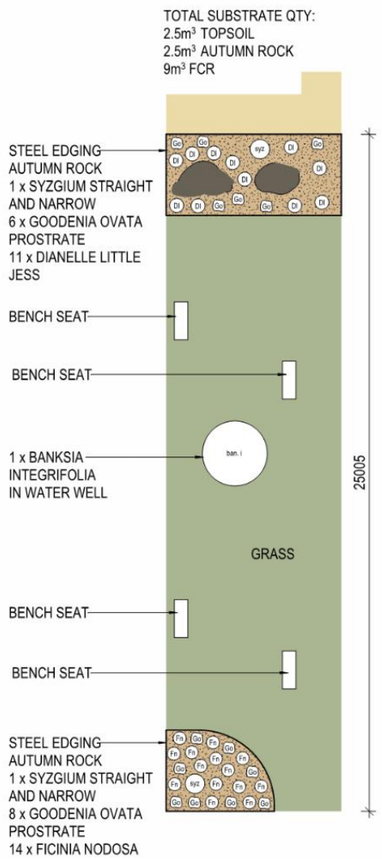
47 SUMMERLEAS ROAD

HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

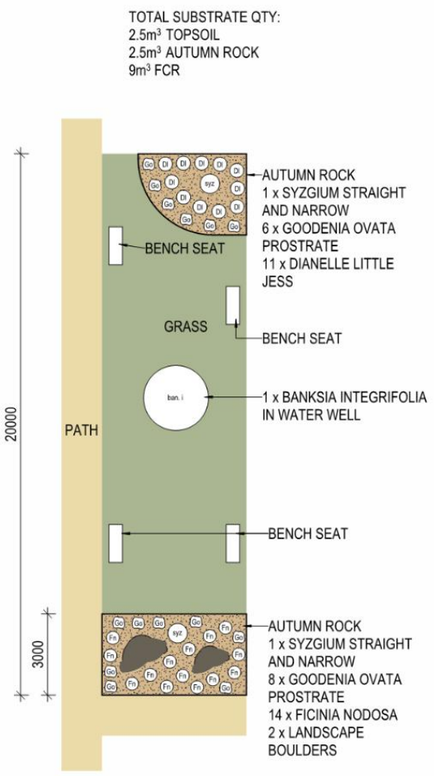
LANDSCAPING PLANS 01

23.04.26 1 : 100 @ A1

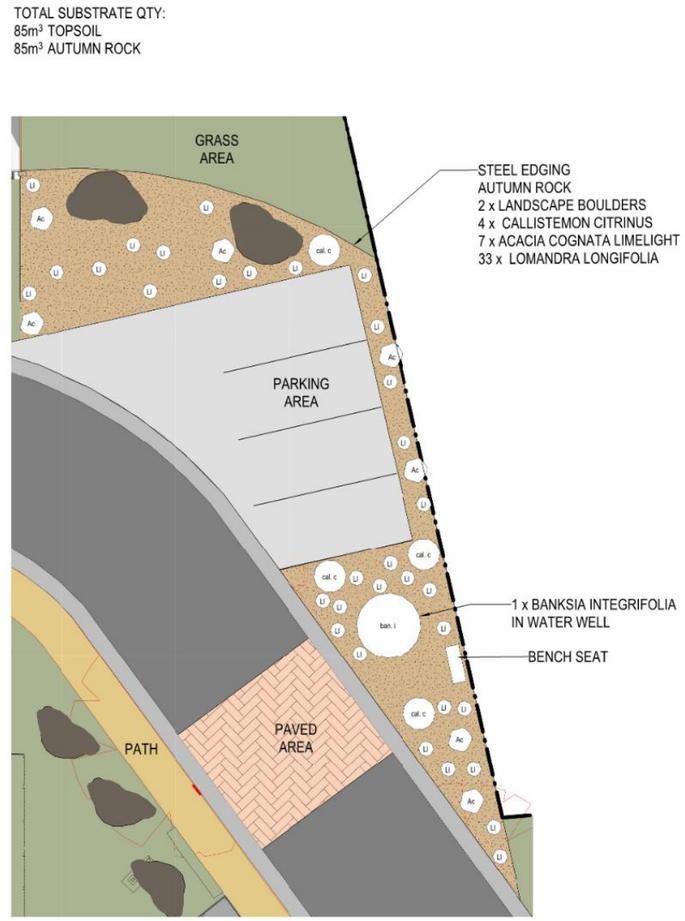
DA9009
018.24162



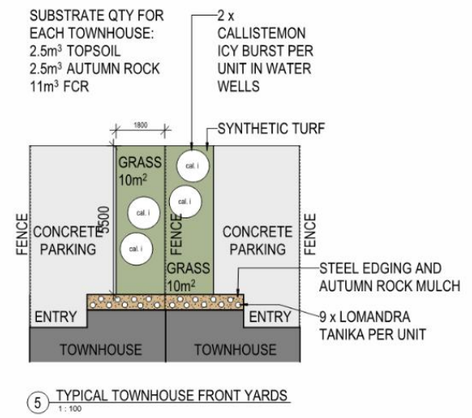
2 COMMON GARDEN AREA A
1 : 100



3 COMMON GARDEN AREA B
1 : 100

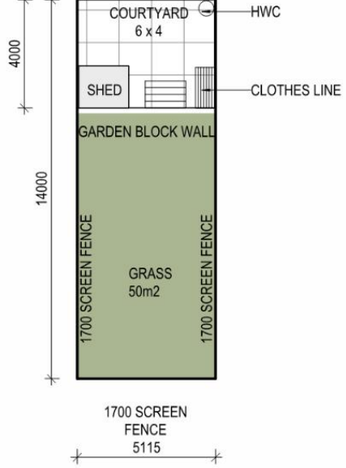


4 LANDSCAPING PLAN - COMMON PARKING AREA
1 : 100



5 TYPICAL TOWNHOUSE FRONT YARDS
1 : 100

NOTE:
TYPICAL LAYOUT FOR SIDE BY SIDE MIRRORED FRONT YARDS



6 TYPICAL TOWNHOUSE BACK YARDS
1 : 100

NOTE:
LAYOUT IS MIRRORED ON TOWNHOUSE UNITS 2, 4, 6, 8, 10, 12, AND 14

PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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47 SUMMERLEAS ROAD

HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

LANDSCAPING PLANS 02

23.04.26 1 : 100 @ A1

DA9010
018.24162





KEY:

TYPICAL PRIVATE OPEN SPACE 24m2

Max 1:10 fall

4000

5000





PHILP LIGHTON ARCHITECTS

Tasmanian Government

Kingborough Council
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Plan Reference No: P3
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NORTH

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SHADOW DIAGRAMS
23.04.26 As indicated @ A1

DA9011
018.24162

Document Set ID: 4865468
Version: 3, Version Date: 08/08/2026





KEY:

TYPICAL PRIVATE OPEN SPACE
24m2

Max 1:10 fall

4000

5000



PHILP LIGHTON ARCHITECTS

Tasmanian Government

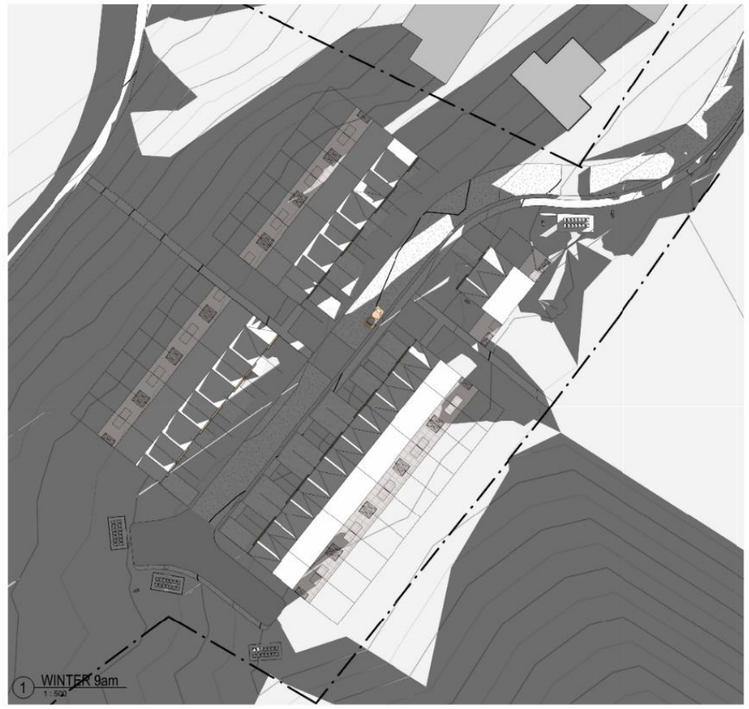
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NORTH

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SHADOW DIAGRAMS
23.04.26 As indicated @ A1

DA9012
018.24162





KEY:

TYPICAL PRIVATE OPEN SPACE
24m2

Max 1:10 fall

4000

5000





PHILP LIGHTON ARCHITECTS

Tasmanian Government

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NORTH

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SHADOW DIAGRAMS
23.04.26 As indicated @ A1

DA9013
018.24162





KEY:

TYPICAL PRIVATE OPEN SPACE 24m2

Max 1:10 fall

4000

5000



PHILP LIGHTON ARCHITECTS

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NORTH

47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SHADOW DIAGRAMS
23.04.26 As indicated @ A1

DA9014
018.24162



FENCING LEGEND:



FEXG01 - EXISTING TIMBER PAILING FENCE 1800 HIGH



F01 - COLORBOND FENCING 1800 HIGH



F02 - TIMBER PAILING FENCE 1800 HIGH



F03 - BLACK CHAIN MESH FENCE 1500 HIGH



F04 - SLAT SCREENING 1500 HIGH

PHILP LIGHTON ARCHITECTS

Tasmanian Government

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47 SUMMERLEAS ROAD

HOMES TASMANIA

47 SUMMERLEAS ROAD KINGSTON TAS 7050

FENCING PLAN

23.04.26 1 : 500 @ A1

DA9015
018.24162

GENERAL

1. TENDERER SHALL MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND AUSTROADS STANDARDS FOR ALL CIVIL WORKS. TENDERERS SHALL MAKE ALL NECESSARY ALLOWANCES FOR WORKS TO BE CARRIED OUT IN ACCORDANCE WITH STANDARDS WITHIN THE TENDER PRICE.

2. THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS ON SITE FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS. THE SUPERINTENDENT SHALL BE NOTIFIED OF ANY SERVICES THAT ARE NOT SHOWN IN THE DOCUMENTATION. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTORS EXPENSE.

3. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR COUNCIL APPROVAL AND TENDERING PURPOSES ONLY THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET WILL BE ISSUED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING; THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES, FOR ALL COMMON TRENCHING:
HORIZONTAL:
- 300mm ALONG A LENGTH GREATER THAN 2m
- 500mm MINIMUM FROM ANY MAIN GREATER THAN Ø200mm
-150mm MINIMUM ALONG LENGTH LESS THAN 2m

VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN Ø200mm

ELECTRICAL CABLES SHALL BE MINIMUM DISTANCE OF 400mm OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. LOCAL ENERGY SUPPLIER TRENCHING; THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING FOR ALL INSTALLATION OF LOCAL ENERGY SUPPLIER CABLES. WHERE REQUIRED CONTRACTOR IS TO LIAISE WITH ENERGY SUPPLIER FOR THE EXTENT OF CABLE TRENCHING.

6. TELECOMMUNICATION TRENCHING; THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING FOR ALL INSTALLATION OF LOCAL TELECOMMUNICATION SUPPLIER CABLES. WHERE REQUIRED CONTRACTOR IS TO LIAISE WITH LOCAL TELECOMMUNICATION SUPPLIER FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES ARE TO BE LOCATED PRIOR TO COMMENCING DEMOLITION OR SITE WORKS. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE AND LOCATION FOR ALL UNDERGROUND SERVICES INCLUDING LOCAL TELECOMMUNICATION, ENERGY, WATER AUTHORITY AND COUNCIL SERVICES (i.e. STORMWATER) IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORK ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.

8. COUNCIL AND AUTHORITIES APPROVALS; ALL WORKS ARE TO BE IN ACCORDANCE WITH APPROVAL FROM WATER AUTHORITY (CERTIFICATE OF CONSENT) AND LOCAL COUNCIL (DEVELOPMENT APPLICATION).

9. THE CONTRACTOR IS TO ALLOW FOR TEMPORARY WORKS SUCH AS DIVERSION MAINS OF EQUAL CAPACITY TO EXISTING AND PUMPED SYSTEMS AS REQUIRED TO ALLOW NEW WORKS OR MODIFICATION TO EXISTING BE CARRIED OUT WITH MINIMAL INTERRUPTION TO SITE WATER RETICULATION AND DRAINAGE SERVICES.

10. WHERE EXISTING SERVICES ARE LOCATED WITHIN 600mm OF NEW BUILDING WORKS THEY SHALL BE DIVERTED AND RELAID TO ENGINEERS SITE DIRECTION.

11. DISRUPTION TO EXISTING SERVICES; THE CONTRACTOR SHALL ORGANISE SEQUENCE OF WORKS TO ENSURE MINIMUM DISRUPTION TO EXISTING ACTIVE SERVICES. ANY INTERRUPTIONS ARE TO BE APPROVED BY THE PRINCIPAL.

PAVEMENT SPECIFICATION

THE PAVEMENT WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
SECTION 204 - EARTHWORKS - AUG 2016
SECTION 304 - UNBOUND FLEXIBLE PAVEMENT CONSTRUCTION - AUG 2016
SECTION 304 - PREPARATION OF GRANULAR PAVEMENTS FOR BITUMINOUS SURFACING - AUG 2016
SECTION 407 - DENSE GRADED ASPHALT - FEB 2022
SECTION 408 - SPRAYED BITUMINOUS SURFACINGS - DEC 2020
ALL THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS REFERENCED IN THESE SECTIONS.

CONCRETE FINISHES

CONCRETE SHALL BE FINISHED IN ACCORDANCE WITH THE FOLLOWING UNLESS OTHERWISE NOTED:
GENERAL CONCRETE
- FORMED SURFACES THAT WILL BE VISIBLE ONCE THE WORKS ARE COMPLETE - CLASS 3 TO AS3610.1-2018 TABLE 3.2.3.
- FORMED SURFACES THAT WILL BE BURIED AND WILL NOT BE VISIBLE ONCE THE WORKS ARE COMPLETE - CLASS 4 TO AS3610.1-2018 TABLE 3.2.3.
- UNFORMED SURFACES THAT WILL BE VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE.
- UNFORMED SURFACES THAT WILL BE BURIED AND WILL NOT VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE.
- UNFORMED SURFACES THAT WILL BE TRAFFICABLE AND VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE THEN BROOMED TO FORM A NON-SLIP FINISH.
- UNFORMED SURFACES FOR KERBS AND VEE DRAINS - STEEL TROWEL TO LGAT STANDARDS.

EARTHWORKS

1. GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THESE DRAWINGS AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN. A COPY OF AS3798 SHALL BE RETAINED ON SITE AT ALL TIMES.

2. THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 3 TESTING OF ALL EARTHWORKS TO AS3798, INCLUDING:
- SUBGRADE
- FILLS
- PAVEMENTS
- BACKFILLING OF SERVICE TRENCHES

CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PROGRESSIVELY AND PRIOR TO PRACTICAL COMPLETION.

3. AREAS OF FILL; REMOVE TOPSOIL AND ORGANIC MATERIAL, PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE.

ROADWORKS/PAVEMENT/FOOTPATHS/TURF

1. ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND AUSTROADS STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES PRIOR APPROVAL OF SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH SUPERINTENDENT. MINIMUM 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO INSPECTION.
- SUBGRADE PREPARATION.
- SUB-BASE FOR ROADS, CARPARKS AND KERBS.
- BASE COURSE.
- FINAL TRIM PRIOR TO PLACING KERBS.
- FINAL TRIM PRIOR TO SEALING.

3. TESTING; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.I.E.R. SPEC G4 COMPACTION ASSESSMENT.

4. HOTMIX; ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.I.E.R. N55-DENSE GRADED ASPHALT.

5. KERBS; ALL KERBS ARE TO BE AS SHOWN ON DRAWINGS AND BE IN ACCORDANCE WITH LGAT STANDARDS.

6. ROAD RESERVE WORKS; ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTORS REGISTERED WITH THE LOCAL COUNCIL (REGISTERED CONTRACTOR)

STORMWATER

1. ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.I.E.R. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES PRIOR APPROVAL OF SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORMWATER PLUMBING AND DRAINAGE IS TO COMPLY WITH AS3500.3-2003.

2. TESTING; ALL DRAINAGE WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.

3. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS.

4. SIDE ENTRY PITS;
- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED.
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV. BAR
- INSTALL STEP RUNG IF REQUIRED BY DEPTH.

5. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS WHEN PRICING.

6. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

WATER RETICULATION

1. ALL WATER RETICULATION WORKS TO COMPLY WITH WSA 02-2011-3.1 MRWA EDITION VERSION 2 AND WATER SERVICES ASSOCIATION OF AUSTRALIA STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR (NRM) APPROVAL OF THE SUPERINTENDENT AND LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING; ALL WATER RETICULATION WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.

3. FIRE HYDRANTS ARE TO BE AS SHOWN ON DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. TRENCHES AND BACKFILLING; ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH DRAWINGS AND LOCAL WATER AUTHORITY STANDARDS.

5. THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WIT THE LOCAL WATER AUTHORITY STANDARDS.

6. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

7. PIPE CLEANING; THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY LOCAL AUTHORITY.

8. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL WATER AUTHORITY. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS IN THEIR PRICING.

9. WATER CONNECTIONS; UNLESS OTHERWISE STATED WATER CONNECTIONS ARE TO BE 20mm AND INSTALLED AS PER THE LOCAL WATER AUTHORITY REQUIREMENTS AND AS3500.1-2003 STANDARDS.

SOIL AND WATER MANAGEMENT

1. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES, CONTRACTORS TO ALLOW TO:
-LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATION WHEREVER POSSIBLE.
-DIVERT UPSLOPE WATER WHERE PRACTICAL
-INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORMWATER SYSTEM.
-WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN INTO STORM WATER SYSTEM.
-PLACE ON-SITE STOCK PILES AWAY FROM ON-SITE DRAINAGE AND UP SLOPE FROM SEDIMENT FENCES.
-LEAVE & MAINTAIN VEGETATED FOOT PATH.
-STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY AND WASHED INTO STORMWATER SYSTEM.
-RESTRICT VEHICLE MOVEMENT TO STABALISED ACCESS.

3.CONTRACTORS ARE TO COMPLETE ALL WORK IS IN ACCORDANCE WITH NRM SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITE USING THE FOLLOWING FACT SHEETS:
-FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES.
-FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES.
-FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS.
-FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION.
-FACT SHEET 5: MINIMISE SOIL DISTURBANCE.
-FACT SHEET 6: PRESERVE VEGETATION.
-FACT SHEET 7: DIVERT UP-SLOPE WATER,
-FACT SHEET 8: EROSION CONTROL MATS & BLANKETS.
-FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCK PILES.
-FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION.
-FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS.
-FACT SHEET 12: STABILISED SITE ACCESS.
-FACT SHEET 13: WHEEL WASH.
-FACT SHEET 14: SEDIMENT FENCES AND FIBRE ROLLS.
-FACT SHEET 15: PROTECTION OF STORM WATER PITS.
-FACT SHEET 16: MANAGE CONCRETE BRICK & TILE CUTTING.
-FACT SHEET 17: SEDIMENT BASINS
-FACT SHEET 18: DUST CONTROL.
-FACT SHEET 19: SITE RE-VEGETATION.

CONSTRUCTION SPECIFIC WORKS - PLUMBING

1. DUE TO THE AGE REQUIREMENTS OF BUILDING AND REQUIREMENTS OF NEW BUILDING WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODES OF AUSTRALIA, LOCAL AUTHORITY (COUNCIL AND WATER / SEWER) AND STATE FIRE SERVICE REQUIREMENTS. CONTRACTORS TO COMPLETE ALL NECESSARY CHECKS AND ASSESSMENTS LISTED BELOW TO ENSURE THE BUILDING WORKS ARE READY FOR CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF COMPLETION.

2. ON SITE TESTING IS TO BE CARRIED OUT DURING ESTABLISHMENT AND PRIOR TO COMMENCEMENT OF NEW WORKS. PROVIDE LATENT CONDITIONS REPORT TO ENGINEER FOR PRICING. THIS REPORT IS TO IDENTIFY INFRASTRUCTURE UPGRADED WORKS AT FRONT END OF THE PROJECT.

3. NO VARIATION WILL BE PAID FOR LATENT PLUMBING CONDITIONS THAT HAVE NOT BEEN IDENTIFIED DURING ON SITE TESTING AND LATENT CONDITIONS REPORT.

4. THESE WORKS ARE TO BE INCLUDED IN CONTRACTORS TENDER AS AGREED WITH SUPERINTENDENT.

5. LOCATE EXISTING SERVICES WITH CABLE LOCATORS, POT HOLING, SUCTION TRUCK, DIGGING AND UNDERGROUND CCTV CAMERA INSPECTION.

6. COMPLIANCE WORKS; CONTRACTORS ARE TO COMPLETE THE FOLLOWING WORKS:
- FLOW TEST ALL INTERNAL AND EXTERNAL FIRE HYDRANTS FOR COMPLIANCE WITH AS2419.1-2005. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
- FLOW TEST ALL FIRE HOSE REEL FOR COMPLIANCE WITH AS1851.9-2005. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
- UPGRADE FIRE HOSE REEL AND HYDRANTS TO ACHIEVE COMPLIANCE WITH THESE DRAWINGS, OCCUPANCY AND COMPLETION.
- PRESSURE TEST AND DIE TEST EXISTING SEWER SYSTEM PRIOR TO COMMENCING WORKS AND CHECK FOR LEAKS OR DEFECTS. MAKE GOOD DEFECTIVE AREAS AND PROVIDE CERTIFIED RESULTS TO ENGINEER FOR APPROVAL AS PART OF LATENT CONDITIONS REPORT PREPARED AT FRONT END OF PROJECT. RE-TEST AFTER COMPLETION OF WORKS AND PROVIDE RESULTS PRIOR TO HAND OVER.

CIVIL DRAWINGS

DRAWING NUMBER	DRAWING NAME
246110-C000-DA3	CIVIL NOTES
246110-C100-DA3	OVERALL SITE EXISTING SURVEY AND DEMOLITION PLAN
246110-C200-DA3	CIVIL PAVEMENT PLAN
246110-C201-DA3	CIVIL WORKS PLAN
246110-C300-DA3	SITE HYDRAULIC SERVICES PLAN
246110-C301-DA3	STORMWATER LONG SECTION
246110-C400-DA3	CIVIL DETAILS
246110-C500-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 1
246110-C501-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 2
246110-C502-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 3
246110-C503-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 4

REV	Description	Date	By
DA4	ISSUED FOR DEVELOPMENT APPLICATION	16/04/2026	BJ
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for: PHILIP LIGHTON ARCHITECTS

PHILP LIGHTON ARCHITECTS

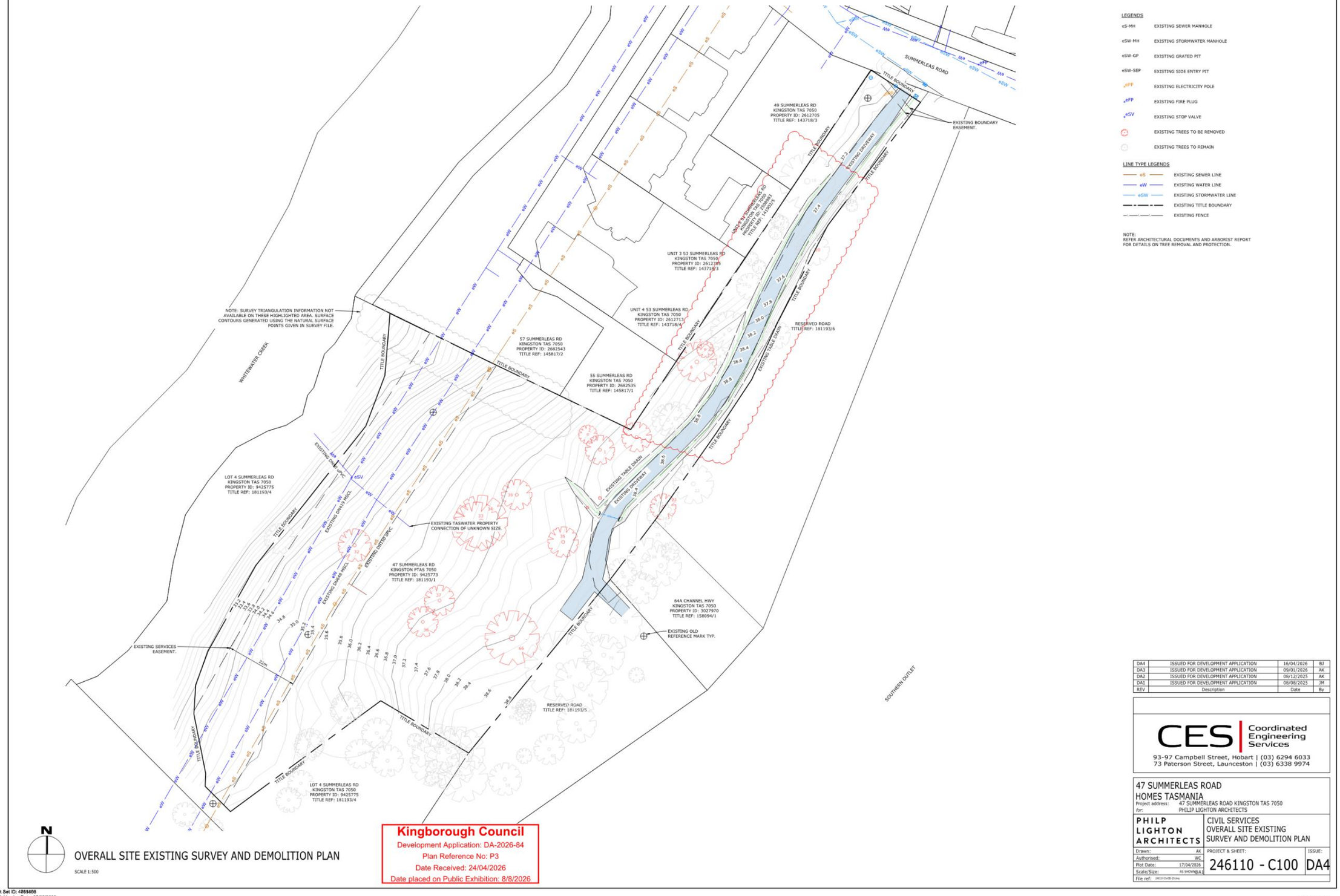
CIVIL SERVICES
CIVIL NOTES

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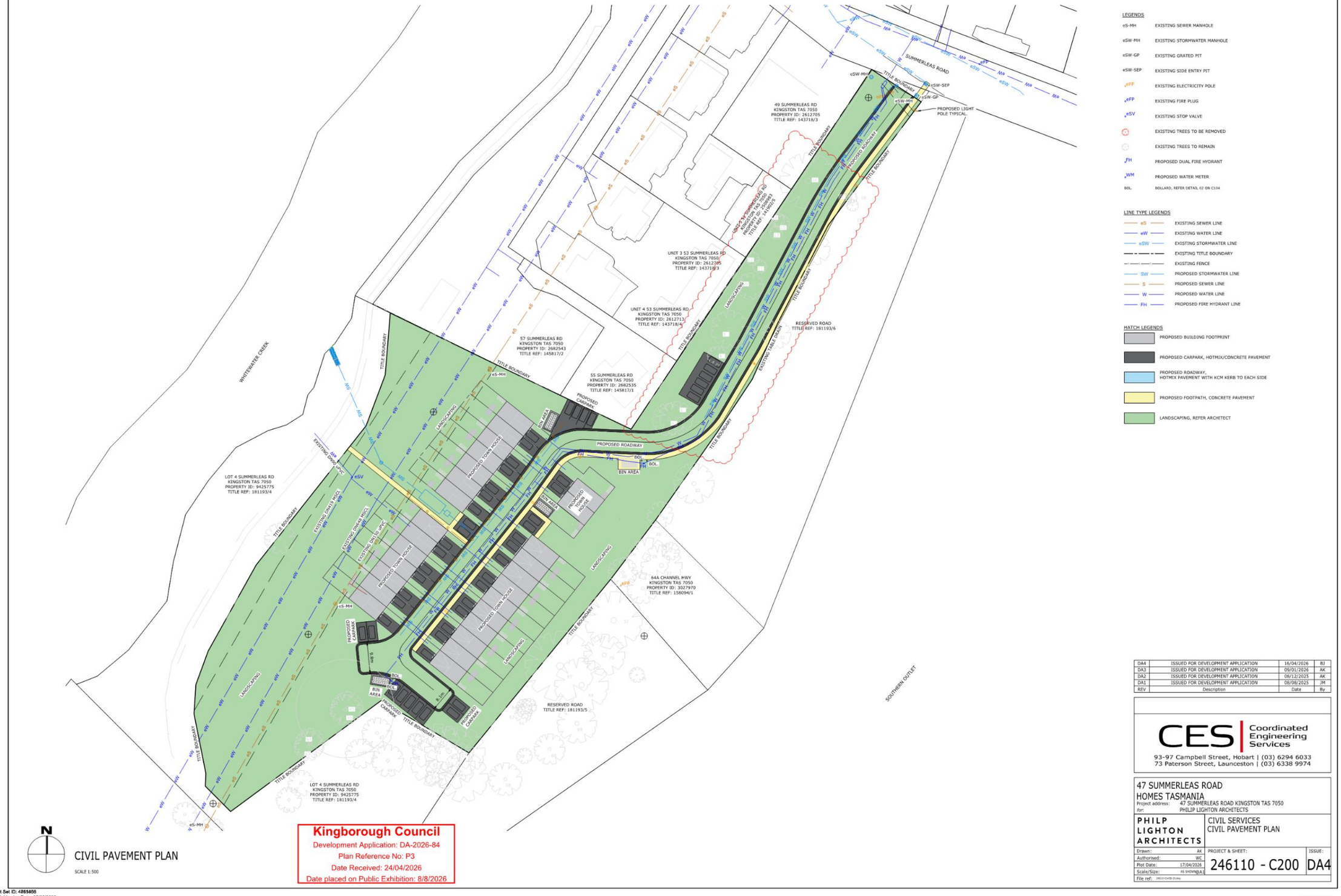
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Development Application: DA-2026-84
Plan Reference No: P3
Date Received: 24/04/2026
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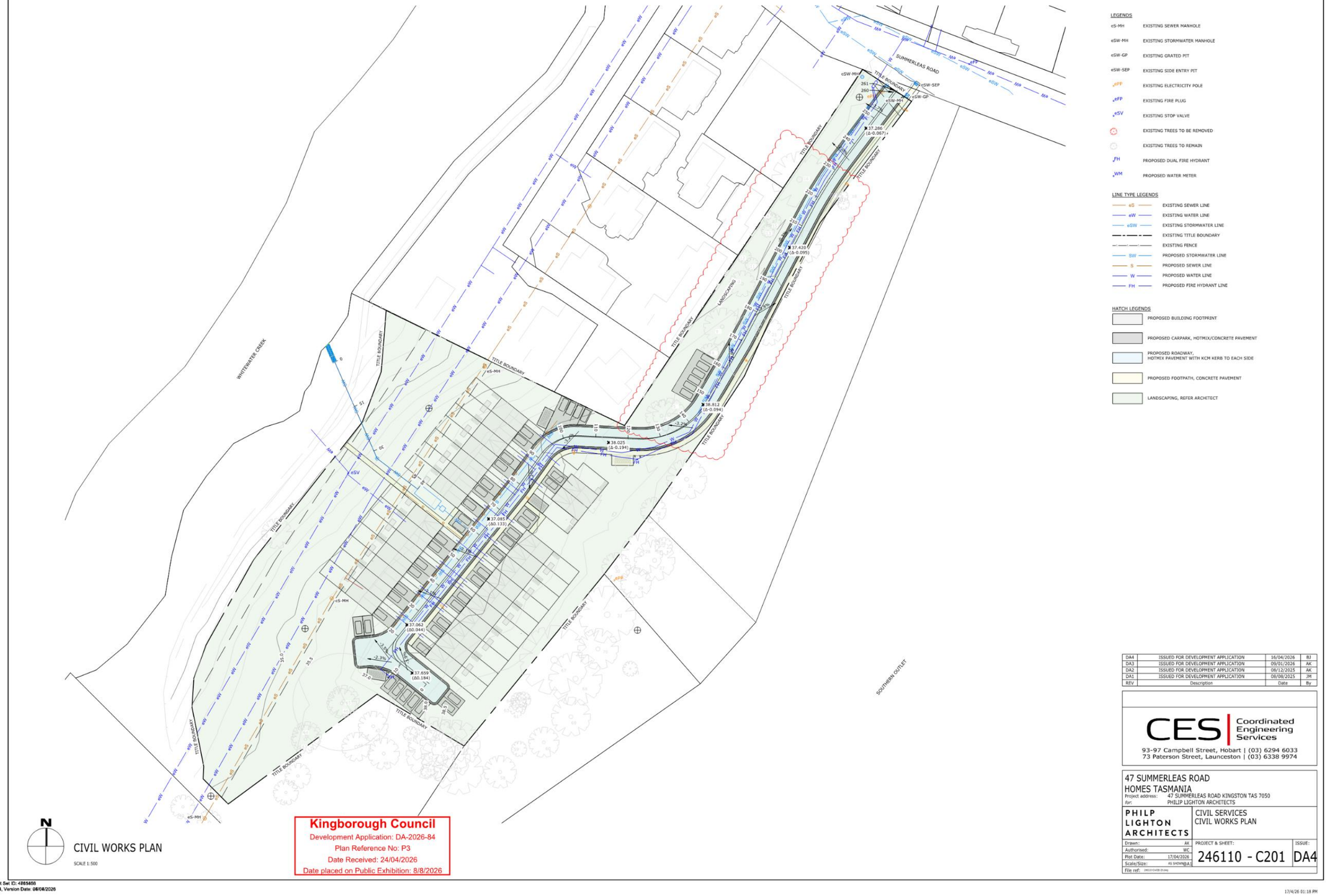
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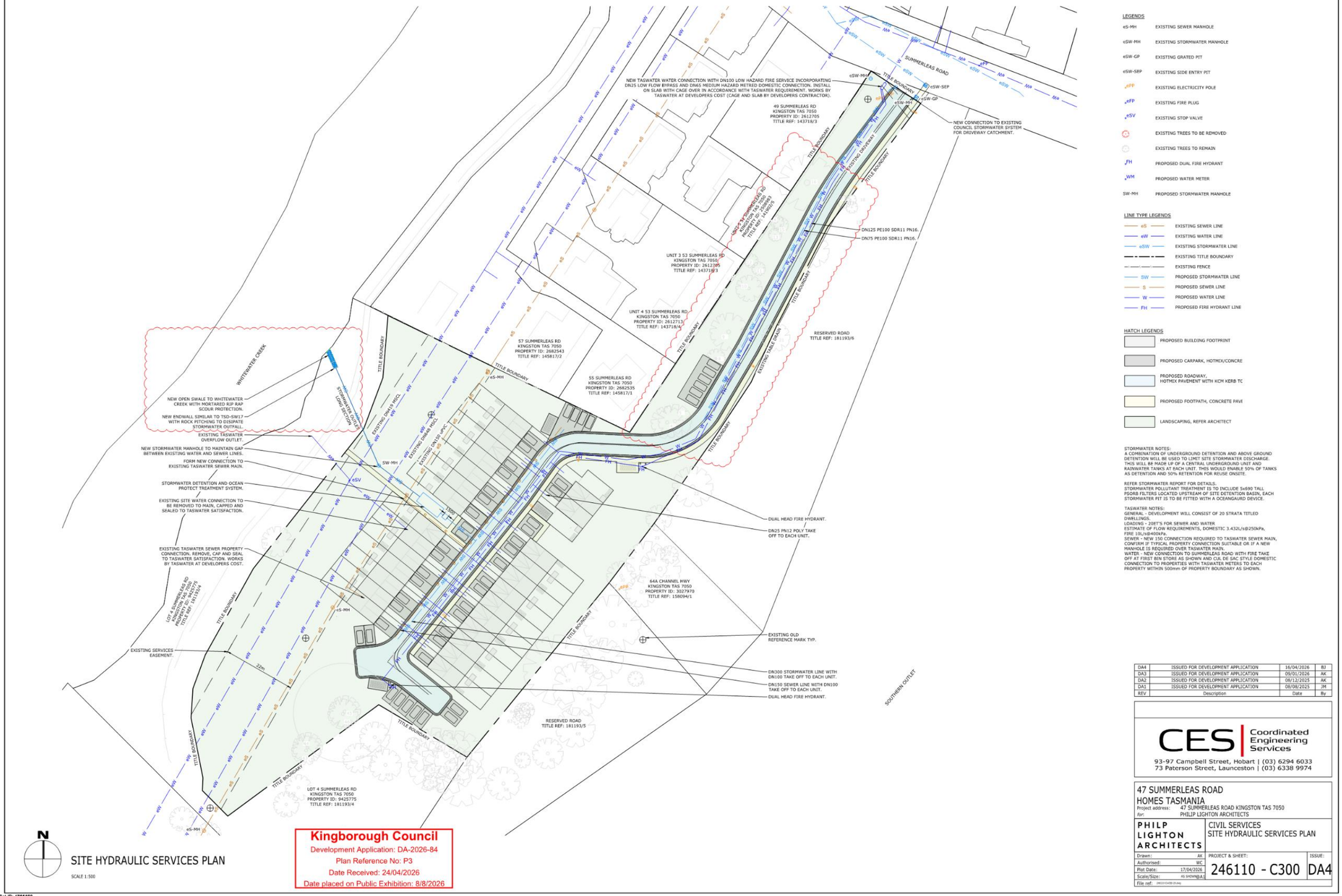
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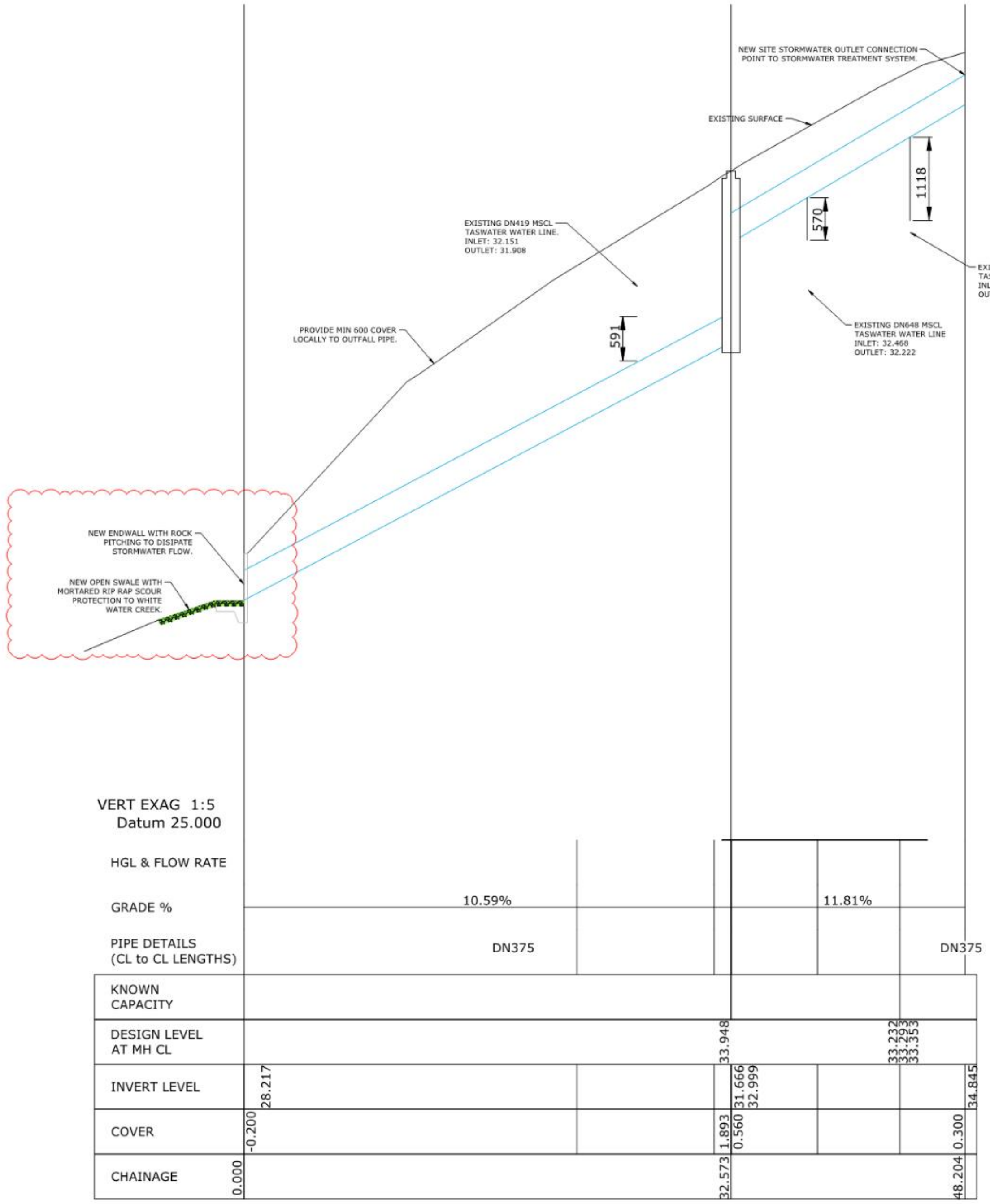
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STORMWATER SITE OUTLET LONG SECTION

SCALE 1:200

REV	Description	Date	By
DA4	ISSUED FOR DEVELOPMENT APPLICATION	16/04/2026	BJ
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PHILP LIGHTON ARCHITECTS

CIVIL SERVICES
STORMWATER LONG SECTION

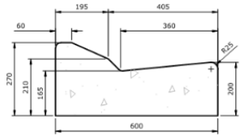
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ISSUE: DA4

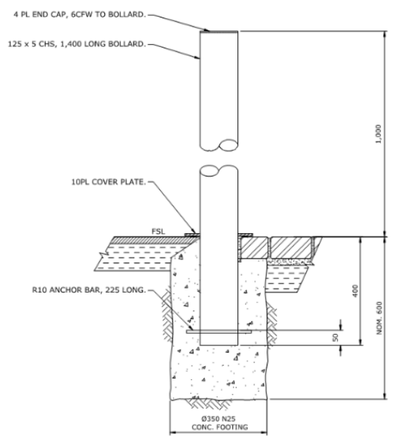
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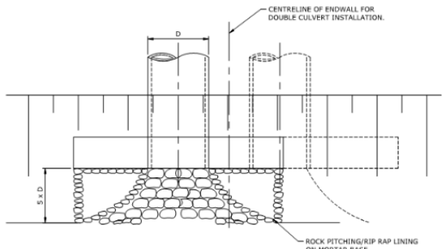
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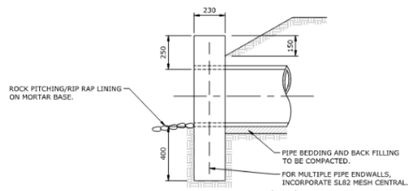
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SCALE 1:10



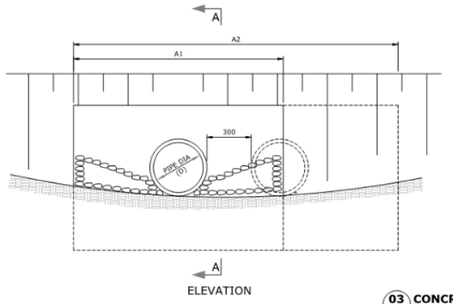
02 BOLLARD DETAIL (1m HIGH)
SCALE 1:10



PLAN



SECTION A-A



ELEVATION

TABLE 1

NOMINAL PIPE DIAMETER (D)	HEADWALL DIMENSIONS (mm)	
	A1	A2
300	1150	1850
375	1350	2100
450	1550	2400
525	1750	2650

NOTES
1. CHAMFER (10 x 10) ALL EXPOSED SURFACES.
2. CONCRETE GRADE – N25.
3. COVER TO ALL REINFORCING 50mm UNLESS NOTED.
4. EQUIVALENT PRE-CAST COMPONENTRY MAY BE SUBSTITUTED.
5. LAP REINFORCEMENT 300 MIN.
6. ALL DIMENSIONS IN MILLIMETRES (mm).

03 CONCRETE ENDWALL DETAIL
SCALE 1:20

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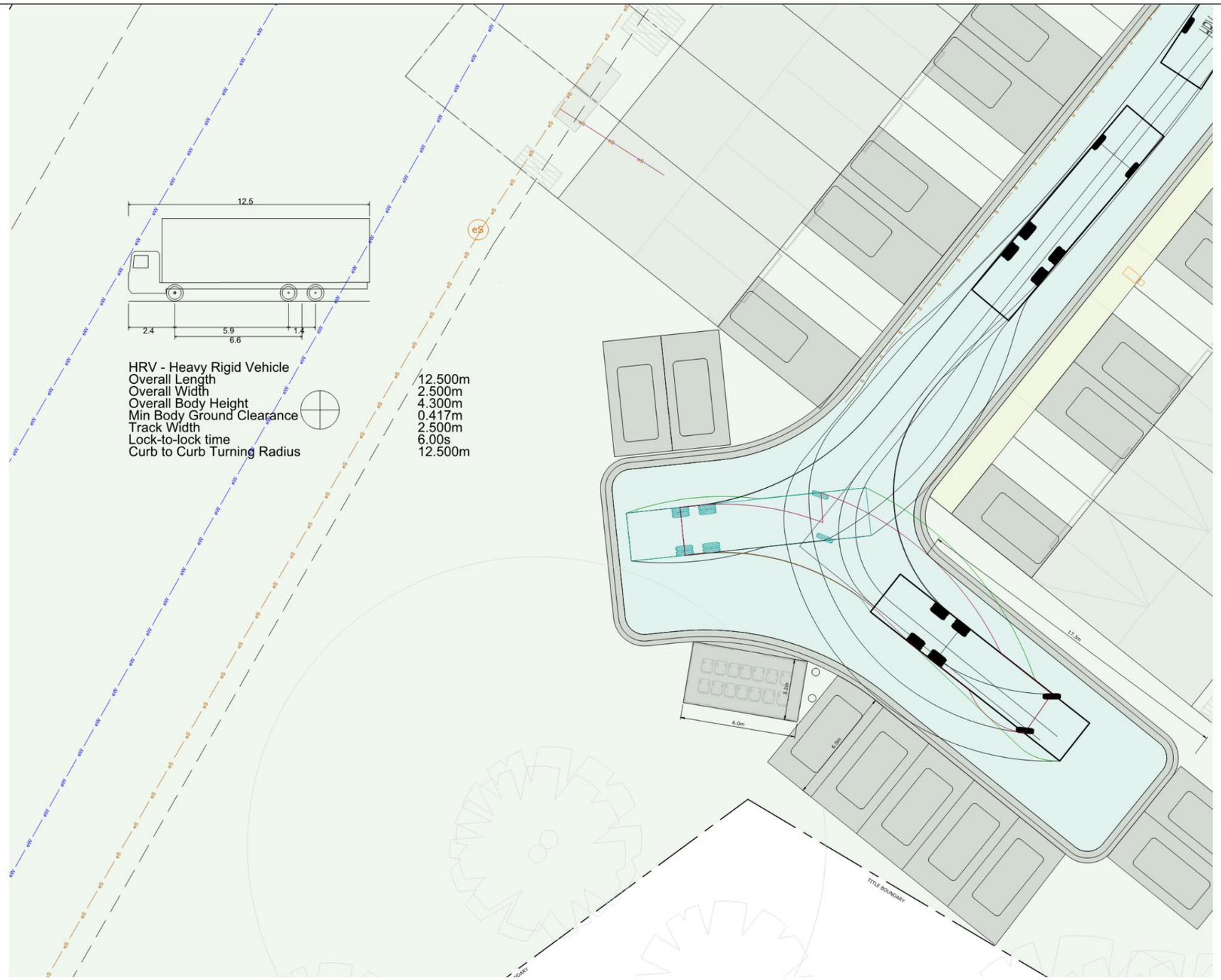
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CIVIL SERVICES
CIVIL DETAILS

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Drawn:	AK	246110 - C400	DA4
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VEHICLE TURNING ANALYSIS PLAN

SCALE 1:100

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CIVIL SERVICES
VEHICLE TURNING PATH
ANALYSIS PLAN 1

Drawn:	AK	PROJECT & SHEET:	ISSUE:
Authorised:	WC	246110 - C500	DA4
Plot Date:	17/04/2026		
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B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

N

VEHICLE TURNING PATH ANALYSIS PLAN

SCALE 1:100

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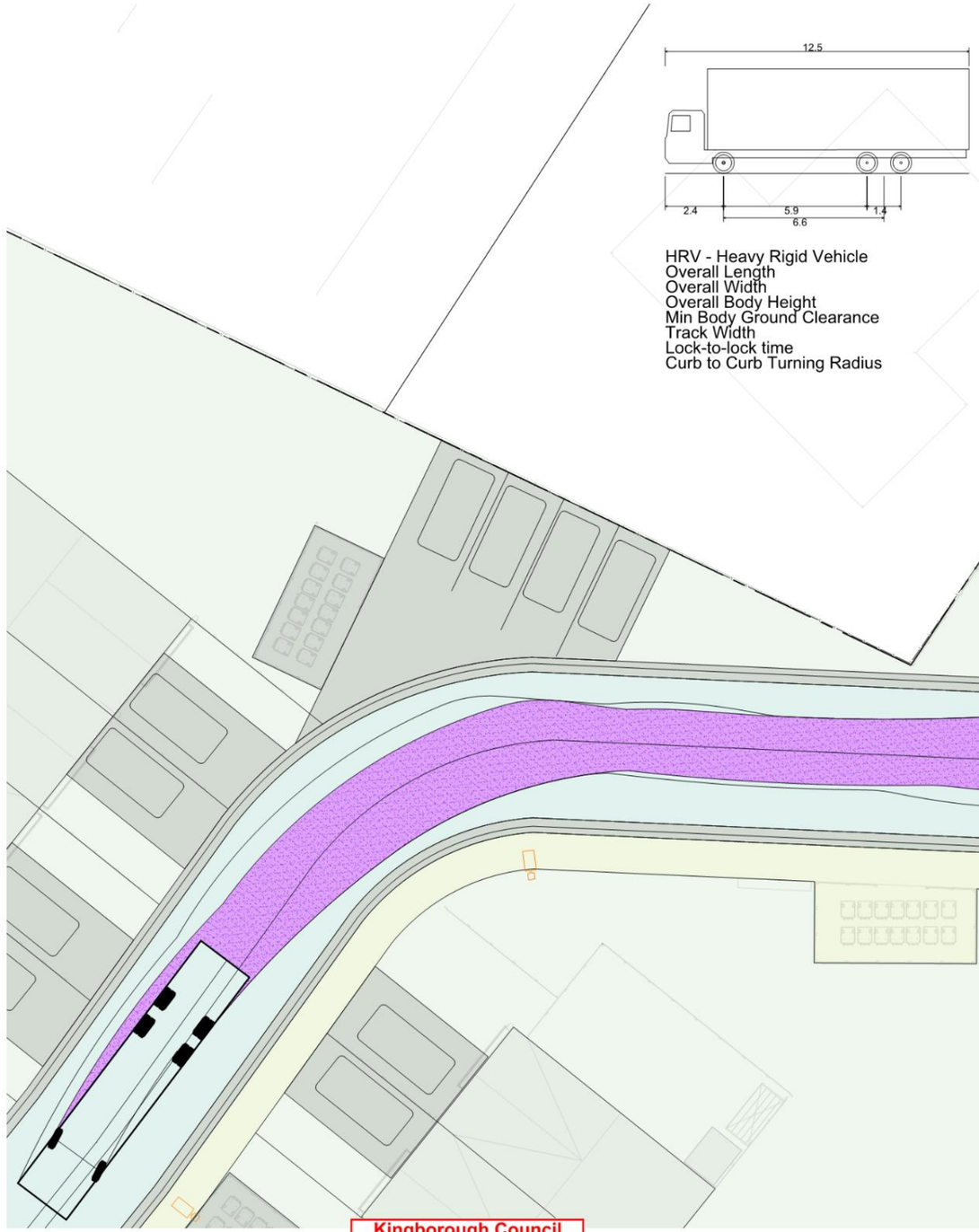
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CIVIL SERVICES
VEHICLE TURNING PATH
ANALYSIS PLAN 2

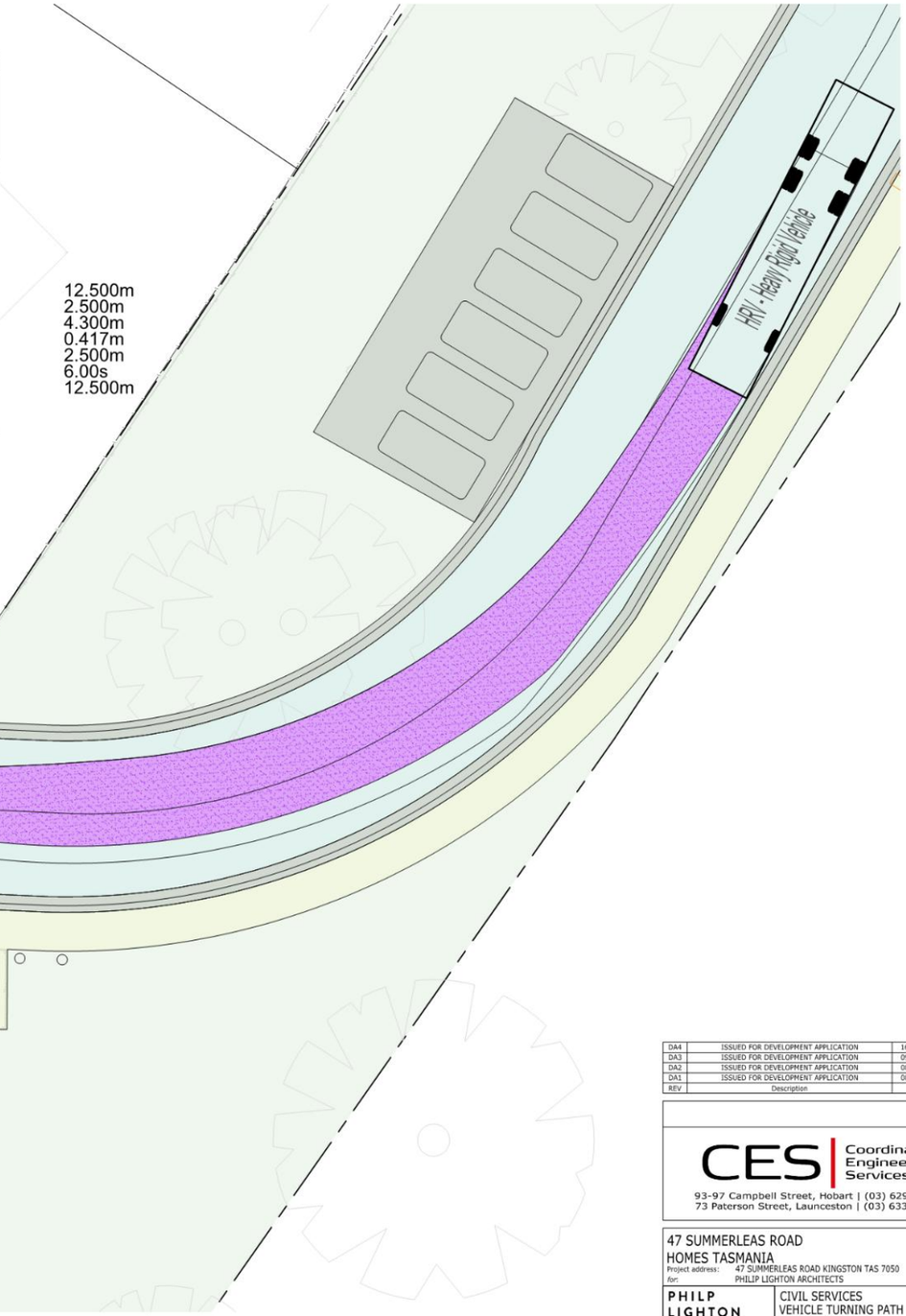
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HRV - Heavy Rigid Vehicle	
Overall Length	12.500m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.417m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m



N

VEHICLE TURNING PATH ANALYSIS PLAN

SCALE 1:100

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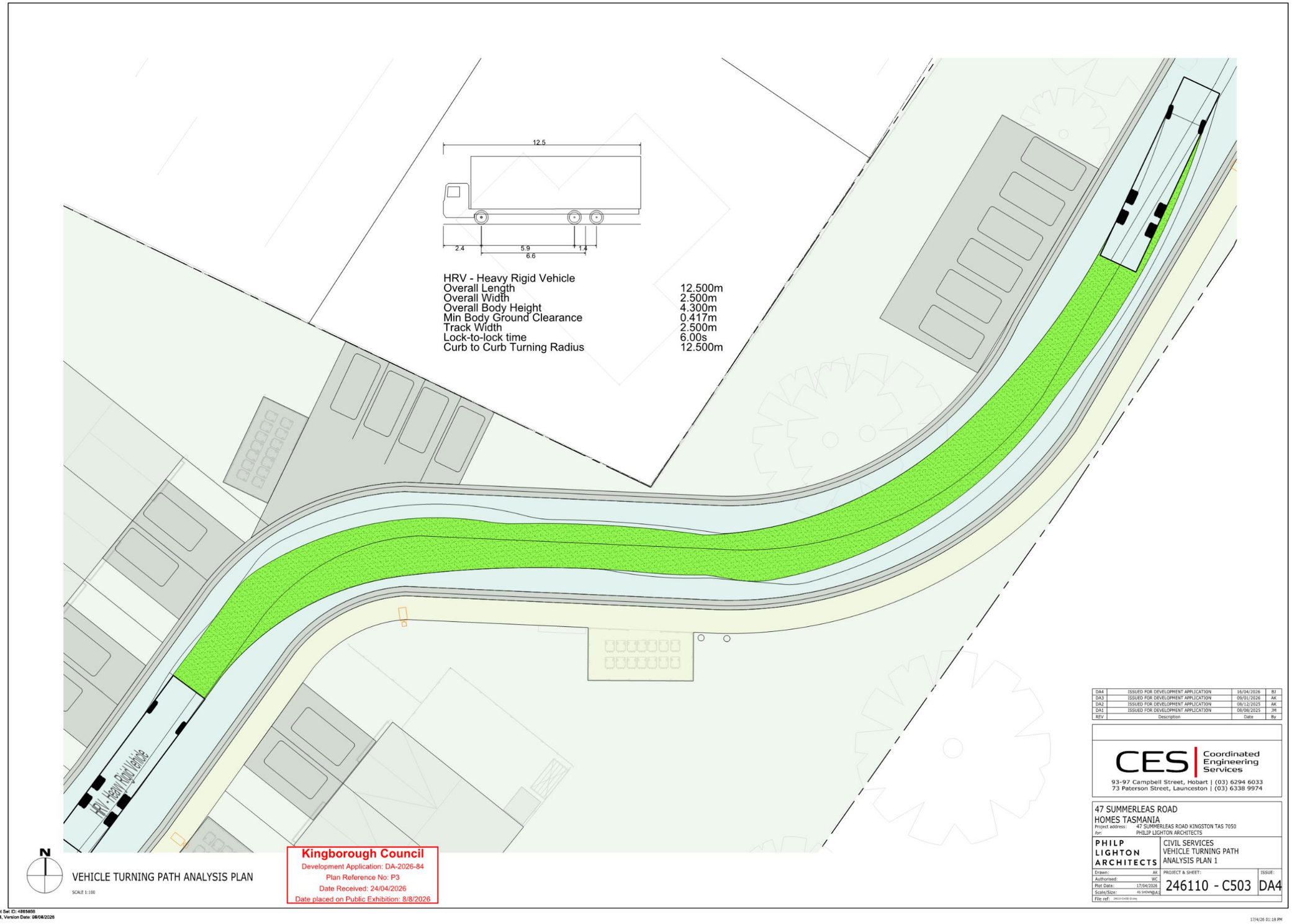
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CIVIL SERVICES
VEHICLE TURNING PATH
ANALYSIS PLAN 3

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PLANNING AUTHORITY SESSION ADJOURNS

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

14 PETITIONS RECEIVED IN LAST PERIOD

14.1 Sealing of Van Morey Road, Margate

A petition containing **354** signatures has been received by Council as follows:

We, the undersigned residents, ratepayers and road users respectfully request that Kingborough Council include within its Capital Works Program the sealing of Van Morey Road from the current end of the existing bitumen through to the intersection with Valley View Road, noting it is the main access to the Snug Tiers Recreation Reserve.

The unsealed section of road creates ongoing concerns as per previous correspondence regarding road maintenance provided to Cr Antall', including:

- Road safety
- Dust affecting nearby homes and properties
- Poor road conditions during wet weather
- Increased maintenance costs
- Vehicle damage

Difficult access for emergency services and heavy vehicles.

1. Commence planning and detailed design for the project.
2. Allocate funding within future Capital Works Budgets.
3. Pursue available State and Federal grant funding.
4. Complete the sealing of this section of Van Morey Road at the earliest practical opportunity.

RECOMMENDATION

That the petition containing **354** signatures be received and referred to the appropriate Department for a report to Council.

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15 OFFICERS REPORTS TO COUNCIL

15.1 AGM NOTICE OF MOTION - POTHOLES REPAIRS

File Number: **23.177**

Author: **Craig Mackey, Director Engineering Services**

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

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 respond to the Annual General Meeting (AGM) Notice of Motion from 2 December 2025 relating to pothole repairs.

2. BACKGROUND

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

'Council enact a more effective method for pothole repairs in Kingborough.'

3. STATUTORY REQUIREMENTS

3.1 Section 72B of the *Local Government Act 1993* requires that a motion passed at an Annual General Meeting be considered at the next meeting of Council.

3.2 At the 19 January 2026 Council meeting, a report was provided that presented all motions received and detailing timeframes for more detailed investigation and reporting.

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4. DISCUSSION

4.1 Council acknowledges that there are recurring locations across the road network where potholes and pavement defects reappear.

4.2 This indicates that in some areas, reactive repairs and current grading practices are not fully addressing the underlying causes of road deterioration, including drainage, pavement condition, material performance and road formation.

4.3 While reactive repairs remain necessary to manage immediate safety and serviceability issues, repeat problem areas require a more targeted and durable repairs.

4.4 In response, Council is progressing an initiative to improve road grading and maintenance practices.

4.5 This work will consider drainage, road formation, material selection and compaction, repair techniques, service standards, resourcing and staff training, with the aim of reducing repeat defects and improving the durability of road repairs over time.

5. FINANCE

5.1 There are likely to be minor financial implications associated with the implementation of the road maintenance improvement program, particularly where more durable repair treatments, drainage improvements or targeted pavement works are required to reduce the recurrence of potholes and related defects.

5.2 These costs will be managed through Council's normal operational budget and maintenance programming.

5.3 Any material budget implications arising from the implementation of the road maintenance improvement program will be considered through Council's normal budget and reporting processes.

5.4 Where existing budgets are insufficient to deliver proposed improvements, including more durable repair treatments, drainage works or targeted pavement improvements, a further report will be brought back to Council for consideration.

5.5 While more durable treatments may increase the cost of individual repairs, they have the potential to reduce repeat maintenance, lifecycle costs and improve long-term service outcomes where the underlying cause of the defect is addressed.

6. ENVIRONMENT

6.1 There are no environmental implications associated with the recommendation in this report.

7. COMMUNICATION AND CONSULTATION

7.1 Council will continue to provide information to the community about road maintenance activities through existing communication channels where appropriate.

7.2 Any changes arising from the road maintenance improvement program, including updates to service standards, maintenance scheduling or reporting processes, will be communicated as required through Council's normal operational and community engagement processes.

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8. RISK

8.1 There are no significant risks associated with the recommendation in this report.

9. CONCLUSION

9.1 Council's objective is to improve the effectiveness and durability of pothole repairs in Kingborough through a more structured approach to inspection, triage, treatment selection and renewal planning.

9.2 While reactive patching will remain necessary to address immediate safety and serviceability issues, Council will seek to better identify recurring defects and locations where underlying drainage or pavement failures require a more durable and integrated response.

9.3 The planned review of road grading and maintenance practices provides an appropriate mechanism to consider these improvements and identify any further actions through Council's operational and budget processes.

10. RECOMMENDATION

10.1 That in response to the Annual General Meeting Notice of Motion relating to pothole repairs, Council notes that a review of road grading and maintenance practices will be undertaken that will include consideration of improved pothole inspection, triage, repair standards, drainage interface, treatment selection, repeat-defect recording and community communication.

ATTACHMENTS

Nil

15.2 DISPOSAL OF PUBLIC LAND - 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 public land in the Kingborough Sports Precinct to the State Government

2. BACKGROUND

2.1 At its meeting of 3 November 2025, Council resolved to advertise its intent to dispose of public land within the Kingborough Sports Precinct by means of a long-term lease to the Tasmanian Devils Football Club (TDFC) for the purpose of constructing a High Performance Training Centre (HPTC).

2.2 Having been through the prescribed advertising and public notification process and receiving no objections to the proposal, Council at its meeting of 16 February 2026, authorised the CEO to negotiate long term lease agreements with the TDFC over the footprint of the land required for the construction of their HPTC.

2.3 The terms of the proposed lease agreement included provision for a reversionary lease to the State Government if the lease with the TDFC was terminated.

2.4 Legal advice indicated that Council was also required to go through the prescribed process for the disposal of public land for the proposed reversionary lease with the State Government for the site of the HPTC.

2.5 At its meeting of 6 July 2026, Council resolved as follows:

Pursuant to section 178(1) of the Local Government Act 1993, resolves of its intention to dispose of public land at 10 Kingston View Drive, Kingston, Certificate of Title reference 164078/2, PID 3202222 by means of a lease to the State Government and directs the Chief Executive Officer to undertake the public notice requirements pursuant to section 178(4) of the Act.

3. STATUTORY REQUIREMENTS

3.1 The Kingborough Sports Precinct is classified as Public Land, and it is therefore necessary that consideration of the disposal of any land contained therein 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.

4. DISCUSSION

4.1 No objections to the proposed lease were received during the statutory advertising period.

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4.2 The lease will only come into effect in the event that the Tasmanian Devils terminate their lease with Council over the land in question.

4.3 There is no reason for Council not to enter into the reversionary lease agreement with the State Government and good reason to do some from a financial risk perspective.

5. FINANCE

5.1 The revisionary lease to the State Government provides important protection for Council from the potential to take on responsibility for a $100m asset should the Devils terminate their lease.

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 has advertised its intent to dispose of public land required for the Tasmanian Devil's High Performance Training Centre by means of a reversionary lease to the State Government.

9.2 No objections were received during the prescribed advertising process, and it is therefore recommended that the Council formally resolves to proceed to enter into the lease agreement.

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10. RECOMMENDATION

That:

a) Pursuant to section 178(1) of the *Local Government Act 1993*, Council by absolute majority resolves to dispose of public land at 10 Kingston View Drive, Kingston, Certificate of Title reference 164078/2, PID 3202222 by means of a lease to the State Government and authorises the Chief Executive Officer to sign the lease agreement and any associated documentation;

b) Council notes that the lease to the State Government is a reversionary lease only and will not become operative unless and until the lease between Council and the Tasmanian Football Club is terminated, surrendered, voided or otherwise ceases to have effect during its lease term.

ATTACHMENTS

Nil

15.3 APPENDICES

RECOMMENDATION

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

16 NOTICES OF MOTION

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

17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

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

Confirmation of Minutes

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

Applications for Leave of Absence

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

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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	

CLOSURE

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APPENDICES

A Chief Executive Officer's Activities 29 June 2026 to 31 August 2026

B Kingborough Bicycle Advisory Committee Minutes 7 Aug 26

C Kingborough Audit Panel Minutes - 22 May 2026

D Kingborough Audit Panel Minutes - 7 July 2026

Public Copy

A CHIEF EXECUTIVE OFFICER'S ACTIVITIES 29 JUNE 2026 TO 31 AUGUST 2026

Date	Description
29 June	Attended the Tasmanian Government, Kingborough Community Function
30 June	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Alongside Kingborough Councillors met with the Premier and members of Cabinet
1 July	Met with representatives of Business South
	Attended the GHSP CEO Meeting
2 July	Attended meeting with the CEO of TasWater re: Dru Point land
	Attended Southern Waste Solutions Organics Project update meeting
3 July	Attended meeting with representatives of the JackJumpers and Department of State Growth re: community access agreement
	Attended a stakeholder celebration for the opening of the JackJumpers and Jewels High Performance Centre
6 July	Attended meeting with representatives of the JackJumpers re: community access operational details
	Attended Council meeting
7 July	Attended online Metropolitan Council GM's/CEO's weekly meeting
	In company with the Acting Mayor, attended Post-Regional Cabinet meeting with Mr Nic Street
	Attended Special Audit Panel meeting
8 July	Met with The Honourable Clare Glade-Wright MLC for a quarterly catch up meeting
	Met with representative of the Tasmanian Planning Commission to discuss LPS hearings
9 July	Met with representative of Building Tasmania to discuss Council funding schedule
	Attended the AFL HPC Oval 3 Project Steering Committee meeting
	Attended fortnightly AFL HPC Kingborough Steering Committee meeting
13 July	Attended Councillor workshop
14 July	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Met with the JackJumpers CEO
16 July	In company with the Acting Mayor, attended the beach watch media event
17 July	Met with Council candidate, Ms Teisha Archer
	Met with representatives of the Tasmanian Planning Commission
	Attended STCN Meeting
20 July	Attended Copping Refuse Disposal Site Joint Authority (CRDSJA) Meeting
	Attended Council meeting

Public Copy

Date	Description
21 July	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Met with representatives of Deloitte re Council internal audit
22 July	Attended AFL HPC Oval 3 Project Steering Committee meeting
	Attended Citizenship Ceremony
	Hosted Candidate Information Session
23 July	Met with Mr Roger Curtis of Abetz Curtis Lawyers
	Attended fortnightly AFL HPC Kingborough Steering Committee meeting
26 July	Attended the Kingborough Lions playing in the Australia Cup
27 July	Attended Councillor workshop
28 July	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Met with representative of Tourism Southern Tasmania
29 July	Attended Southern Waste Solutions Board meeting
30 July	In company with the Acting Mayor, attended the official opening of the JackJumpers High Performance Centre
3 August	Attended Council meeting
5 August	Attended the GHSP CEO Meeting
	Met with the new CEO of Metro Tasmania
6 August	Attended RDA Tas site visit
7 August	Attended Southern Waste Solutions Joint Authority membership CEO meeting
	Attended fortnightly AFL HPC Kingborough Steering Committee meeting
	Met with representative of Building Tasmania re: Kingborough Sports Precinct
	Met with representative of RemPlan re: Kingston Park
10 August	Attended Councillor workshop
11 August	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Attended quarterly River Derwent Ferry Expansion Project Steering Committee meeting
12 August	In company with the Acting Mayor, attended the GHSP Mayors Forum
13 August	Alongside the CEO of TasWater visited a water treatment facility to observe a technology trial
	Attended SETN Board meeting
	Attended Stakeholder Briefing by the Department of Premier & Cabinet re: H5 Bird Flu
14 August	Attended Audit Panel meeting
	Met with David O'Byrne MP
17 August	Attended Council meeting
18 August	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Met with representatives of the Kingborough Tigers re: Oval 3 proposed future arrangements

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Date	Description
19 – 21 August	Attended LGAT AGM and annual conference
24 August	Attended meeting with Hon Kerry Vincent MLC on the Southern Tasmania Regional Land Use Strategy
	Attended Councillor workshop
25 August	Attended Kingborough Flood Scenario discussion exercise with representatives from various stakeholder groups
	Attended AFL HPC & Oval 3 Steering Committee monthly meeting
26 August	Attended the Greater Hobart CEO's meeting
	Attended stakeholder H5 Bird Flu briefing
	Met with representative of Telstra
27 August	Attended the 2026 Hobart State of the City report breakfast briefing
	In company with the Acting Mayor and Mr Nic Street, met with Senator Dowling
31 August	In company with the Acting Mayor, attended the AFL HPC media briefing announcing the appointed contractor
	Attended Councillor workshop

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B KINGBOROUGH BICYCLE ADVISORY COMMITTEE MINUTES 7 AUG 26

Minutes

Kingborough Bicycle Advisory Committee

Meeting No. 2026-4

Friday 7 August 2026

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Kingborough

Minutes for the Meeting of the Kingborough Bicycle Advisory Committee held at the Kingborough Council Project Meeting Room, Kingston, on Friday 7 August 2026 at 9:00am.

PRESENT

		PRESENT	APOLOGY
Chairperson	Cr Amanda Midgley	✓	
Deputy Chairperson	Cr David Bain		X
Members:	David Bonny	✓	
	Karen Camino		X
	Damian Devlin		X
	Mark Donnellon	✓	
	Michael Holloway	✓	
	Eddie Jager		X
	Kelvin Lewis	✓	
	Rob Sheers	✓	
Cycling South	Mary McParland	✓	
Bicycle Network	Alison Hetherington	✓	
Council Officers In Attendance:			
Executive Officer	Anthony Verdouw	✓	
Recreation Officer	Su Sprott	✓	
Director Engineering Services	Craig Mackey		X
Other Attendees:			

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ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

The Chairperson acknowledged and paid respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of the land on which we meet and acknowledged elders past and present.

LEAVE OF ABSENCE

Mary McParland – 2 October 26

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

MOVED: Mark Donnellon
SECONDED: Rob Sheers

That the Minutes of the Committee meeting held on Friday 5 June 2026, as circulated be confirmed.

GENERAL BUSINESS

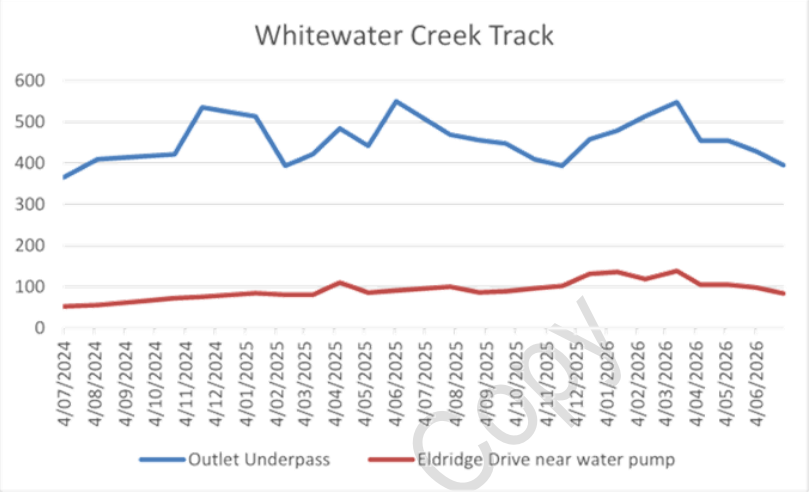
1. Cycling Strategy – Strategic and Advocacy Actions

Review and discussion of Strategic and Advocacy Actions.

Action 3 – Track counters:

- Permanent counters installed on Whitewater Track and now Margate to Snug Shared path. The others will be moved around to various tracks regularly.

Whitewater Creek Track – Average count per day:



Margate to Snug Shared Path:

Location	Start Time	End Time	Average Count per Day
Kellys Snug	1/07/2026	29/07/2026	60
Dickson St South	1/07/2026	29/07/2026	50
Gemalla & Derwent	1/07/2026	29/07/2026	56

**Graph to come as more counts added*

Action 5 & Action 12 – Road safety audits to eliminate hazards for cycling – maintain existing network.

KBAC members are invited to report on specific issues and can use Snap Send Solve or raise service requests out of session.

Action 7 & 8 – Promote safe cycling and places to ride in Kingborough.

Resident request raised regarding speeding cyclists on Whitewater Creek Shared Path. Committee discussed noting it is largely a behavioural issue and education could help.

Two posts about shared path etiquette have been published recently on **Facebook**.

Council's communications team have agreed to schedule two more posts over August / September and a media release.

Action 10 – Wayfinding strategy – signage and mapping.

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2. Cycling Strategy – Infrastructure Actions Review

Review and discussion of Infrastructure Actions.

Department of Building Tasmania Projects:

Staff are liaising with Building Tasmania across these items.

Action 15 – Channel Hwy Sealed Shoulders (Huntingfield to Margate section)

- Noted by the Committee as a high-priority safety issue for commuter and recreational cyclists – continue advocacy.

Action 17 – Channel Trail – Margate to Huntingfield.

- State engaged a consultant to further define alignment and progress concept design.
- Further design work is now funded by State Government for a pedestrian bridge over North West Bay River.

Action 23 – Huntingfield to Kingston CBD – Channel Hwy.

Council Projects:

Action 18 – Algona Road Shared Path

- Feasibility study and route options report complete. Consultant has been engaged to deliver design.
- At 5 June 2026 meeting KBAC reviewed preliminary design.
- Have requested grant extension to progress design work for final section.

Action 20 – Huntingfield Park & Ride Connections

- Sirius Drive to Park and Ride connection – design complete – KBAC reviewed 5 June 26. Reviewing heritage and environment requirements prior to procurement process commencing.
- Hollyhock to Park and Ride path connection – design work complete with some environmental and heritage reports scheduled. Will be a 2.5m wide pathway.

Action 21 – Channel Hwy Taroona - bike Lane upgrades

- Designs are complete. Development Application has been approved. Project manager engaged to deliver project and procurement underway.

Action 24 – Roslyn Ave design

- Concept plans for uphill bike lanes and cost estimate presented to the Committee. Project has site constraints and a high-cost estimate.
- Committee have requested that the project remains on the 5-year plan as it is a high-priority high-use road cycling link.

Action 26 – Channel Trail – Snug to Lower Snug

- Old Station Rd to Davies Rd Shared Path – project nearly complete with fencing to be installed soon.

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- Grant application submitted to construct a Pedestrian Refuge on Channel Hwy to improve crossing safety at Old Station Rd end of path.

Action 28 – Sandfly Road Sealed Shoulders

- Sealed shoulders on Sandfly Road focussing on priority uphill sections, stage 1 complete.

  ACTION: Two white posts down before Allens Rivulet Rd – construction debris remains on the road.

  Noted that Stage 2 of the project for additional sealed shoulders should be kept on the agenda for future funding opportunities. Future SRRP?

3. Cycling South Report

Cycling South update:

- Working on the annual report and 2026 counts report.
- AGM scheduled for after Council elections.
- Followed up with Building Tas on the use of railings on shared paths which are being overused or inappropriately used. Examples of recent BT projects below:





Pu

CORRESPONDENCE

OTHER BUSINESS

4. Update from Recreation Officer – Tracks and Trails

- Council has also had a track counter on the Redwood Rd to Algona Underpass over the past month which showed an average daily user count of 71. Upgrading this gravel section to concrete and widening to 2.5 m will be a future project to improve the network.
- The descendants of the coastal parcel of land at Snug alongside the Channel Highway have been located, and they have indicated that they intend to put the land up for sale to seek the best price they can.
- Snug River Track has just undergone a maintenance refurbishment – wider, compacted gravel and cleared some of the vegetation for line of sight. New signs are also about to be installed with a map showing access points.
- The Parkitect Modular Pump Track is due early September for Kingston Park – this is not a replacement for the asphalt pump track but an option in the meantime for riders whilst the MTB is closed. Once the new park is rebuilt, the modular pump

track can be relocated further down the Channel to help service a different area – etc Dru Point or Snug – TBD.

- New tracks signage gradually being rolled out including maps at trail heads – particularly at the high and moderate used tracks.
- New approved capital works track upgrades gradually being rolled out.

5. Active Transport Fund

Federal active transport grant opportunity which will be an ongoing annual program.

- 2026 applications open 1 August and close 31 September.
- Staff reviewing options for a submission, considering Algona Road Shared Path stage 1.

6. Capital Project Recommendations

Priority projects raised by the Committee for further investigation and consideration in the Capital works plan:

- Westside Circle and Summerleas Road junction crossing and footpath upgrades.
- Redwood Road to Algona Underpass Shared Path – Sealing the short gravel section.

7. Ride to Work Day and Bike Week Events

- Ride to Work Day (14 October 2026) and Bike Week (2027) – Support Council to plan ahead to support events for both occasions.
- Cr Midgley has engaged with community services staff requesting support for the events.
  ACTION: Cr Midgley to arrange a meeting with staff to progress planning for these events.

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MATTERS OF GENERAL INTEREST

NEXT MEETING

2 October 2026 – 9am at Project Meeting Room

CLOSURE

Meeting closed 10.08am

Kingborough Bicycle Advisory Committee

Meeting Dates for 2026

Note meetings are held bi-monthly on Fridays at 9:00am in the Council Chambers, Kingston

6 February 2026
10 April 2026
5 June 2026
7 August 2026
2 October 2026
18 December 2026

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C KINGBOROUGH AUDIT PANEL MINUTES - 22 MAY 2026

Kingborough

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AUDIT PANEL MINUTES

22 May 2026

MINUTES of the Kingborough Council Audit Panel held at the Council Project Office on Friday, 22 May 2026 at 9.00 am.

PRESENT

Audit Panel Members:

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

Other Attendees:

Mr David Stewart	Chief Executive Officer
Mr David Spinks	Director People & Finance
Mr Anthony Lovell	Manager Finance
Ms Laura Eaton	Assistant Manager Finance
Mr Nathan Tenaglia	Manager Digital Experience
Mr Harry Batt	Tasmanian Audit Office
Mr David Bond	Tasmanian Audit Office
Cr Amanda Midgely	Councillor
Ms Sarah Vella	Executive Officer (Secretariat)

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1. APOLOGIES

Cr Aldo Antolli

2. DECLARATIONS OF INTEREST

No new declarations.

3. REPORTS

3.1 Minutes of Audit Panel Meeting – 20 February 2026

- One amendment noted relating to the Landscape Conservation Zone.

Outcome: Minutes confirmed as a true and correct record (as amended).

3.2 Audit Panel Action List

- All items either completed or included within the current agenda.

Outcome: Action list noted.

3.3 Internal Audit Status Report

- Internal audit tender process underway.
- The final audit for the current cycle, Business Continuity Plan (BCP) review, progressing and to be reported at the next meeting.

Outcome: Report noted.

3.4 Panel and Internal Audit Review

Deferred.

3.5 Internal Audit Recommendation Tracker

Overall progress considered satisfactory across most areas.

Comments in the tracker were noted with the following discussion;

- Key updates:
    - BCP review nearing completion (~80%).
    - Climate change actions largely complete with one remaining item progressing well.
    - Emergency management actions on track.
    - Strategic Asset Management Plan (SAMP) progressing (~40%).
    - Privacy work completed in principle, pending implementation across forms.
- Areas of focus:
    - Procurement: Progress limited (~15%) due to resourcing constraints; controls considered generally sound but improvements required.
    - Risk Management: Framework review completed; implementation planning required.

Actions:

- High-level Risk Management implementation plan to be presented to next meeting (August 2026).

Harry Batt and David Bond joined the meeting at 9:27am

3.6 Annual External Audit Outcomes Report 3.7 External Financial Audit and Performance Audit Findings

(both agenda items considered together)

The following was discussed;

- No new audit findings have been identified.
- Previous findings:
    - Two resolved; and
    - Two outstanding (IT Governance and HR policies).

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- IT Governance:
    - Significant progress was acknowledged; and
    - Further work required to mature governance framework.
- Policy reviews nearing completion.
- Cyber/data breach response and BCP policy gaps discussed, noting these are common across Councils.

Outcomes: Report and updates noted.

Action:

- Mr Stewart to reach out to LGAT to identify opportunities for a sector response to IT governance

Mr Batt and Mr Bond left the meeting at 9:42am

3.8 Key Council Matters

Mr Stewart spoke to the following key points:

Strategic Asset Management Plan (SAMP)

- Initial modelling by Modelve completed and considered robust. Positive feedback regarding data quality confirms we can have a reasonable level of confidence in the outputs for Gen 1.
- Further refinement underway, and training pending.
- Councillor workshop scheduled for late June.
- New Manager, Asset Management commencing in early June to take leadership in this space.

AFL High Performance Centre (HPC)

- Additional $25M State funding secured in the State Budget, closing funding gap.
- Governance arrangements strengthening, including a joint oversight committee proposed in the funding agreement documentation.
- Oval lease agreements to be finalised.
- Displaced community groups have been supported in securing alternative locations, with a focus on reduced lead.
- Council exposure to cost overruns will be limited through agreement.
- Project currently resource-intensive for senior staff, but will improve once agreements are reached and signed.

2026/27 Council Budget

- Ongoing work across Council on:
    - Cost containment and reduction opportunities
    - Revenue opportunities (fees, charges, rating approaches)
- Focus shift to improving organisational efficiency rather than increasing staffing levels to meet business needs.

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- Key focus is on finding a balance between identifying savings and improving efficiency, in addressing budget concerns.
- Organisation not in crisis but requires action to achieve long-term financial sustainability.
- Community will benefit from publication of our long term financial plan, backed by sound data, to improve the discussions happening in the public arena around deficit and financial sustainability.

Cyber Incident

- Incident caused by an internal data handling error (not a cyber intrusion).
- Exposure resolved within approximately 40 minutes of notification from an anonymous source.
- Data accessed was low sensitivity and did not include any private contact or financial information.
- Vendor reports only one external IP address pulled down the data, so they can be identified.
- Key learnings:
    - Need for stronger governance around data change management;
    - Importance of formalised incident response frameworks; and
    - Continued implementation of digital strategy.

Panel comment: Incident managed appropriately under the circumstances, could consider adding notification of the Audit Panel Chair to incident response process in the future.

3.9 Risk Management, Business Continuity Update and Insurance

- Taken as read and addressed throughout discussions.

Outcome: Noted.

3.10 Insurance Portfolio Renewal

- 2025/26 renewal achieved below budget (approx. $79K favourable).
- 2026/27 pricing not yet received; expected early June.

Outcome: Report noted.

3.11 Digital Experience Update

Presentation provided by Manager Digital Experience.

Taking the Digital Strategy document as read, Mr Tenaglia noted the following:

Key Progress:

- Significant uplift from low baseline capability.
- Improvements in:
    - Governance structures;
    - Documentation and system visibility; and
    - Policy development across IT, security, and data management.

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- Staff recruited to improve capability, commenced last week.
- Policies expected to be finalised by July 2026.

Future Focus:

- Integration of systems to improve service delivery.
- Offering a digital option for customer interactions (e.g. online services) to improve accessibility.
- Staff training to support new systems.

Panel Discussion:

- Need for clear business cases, including cost-benefit analysis.
- Importance of prioritisation and staging of implementation.
- Suggestion for external assurance or independent review due to scale and risk. Mr Tenaglia noted that in the development of the strategy he had utilised peer networks.

Actions:

- Management to consider external assurance of strategy and implementation.
- Strengthen business case documentation and prioritisation approach.

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Cr Midgely departed at 11:15am

Mr Tenaglia departed at 11:23am

3.12 Performance Evaluation Action List

- Taken as read and discussed.

Outcome: Noted.

3.13 Judgements, Estimates and Assumptions

- No material changes proposed.
- Roads and bridges revaluation underway, to be included in the 2025/26 actuals.

Outcome: Noted.

3.14 Financial Report

- Forecast year-end underlying operating deficit approximately $1.2M.
- Variances driven by:
    - Timing of grant funding;
    - User fees and planning fees; and
    - Project-related expenditure.

Outcome: Report noted.

3.15 Capital Work in Progress

- WIP balance slightly above 30 June balance but trend remains downward.
- Capitalisation performance consistent with targets and almost keeping pace with capex spend.

Outcome: Noted.

3.16 Internal Audit Expression of Interest

- Five submissions received; four shortlisted.
- Interviews ongoing.
- Review Panel seeking guidance of remaining Audit Panel members on preference for focus or approach to guide selection.

Panel guidance:

- Necessary to have the ability to continue focusing on the smaller items, but also to ensure access to specialist advice such as for digital/IT audit capability.

Actions:

- Final recommendation to be presented to Audit Panel for out of session ratification and endorsement.
- Draft Internal Audit Plan to be presented at August meeting.

3.17 Internal Controls Compliance

The Panel reviewed the paper from the Director People and Finance on the controls framework and agreed that the controls are generally effective.

Key issues:

- Risk management not yet fully embedded culturally.
- Risk registers require more frequent review.

Action:

- Management to strengthen risk governance and reporting processes as part of the risk plan being developed.

3.18 AGM Motion

The Panel reviewed the Memo from the Director Environment Development and Community and agreed that:

- Review of delegated powers considered.
- No evidence of governance failure identified.

Outcome: Matter considered resolved within scope of review.

3.19 Annual Work Plan 2025

- Taken as read.

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4. CLOSURE

There being no other business, the meeting closed at **12:01 PM**.

ACTION LIST

Meeting	Item	Responsibility	Due Date
Feb 2025	Financial sustainability internal audit report – strategic asset management update to be provided at each meeting.	Director Engineering Services	Each meeting
May 2025	Digital experience – IT governance recommendation (high risk) – regular updates to the Panel.	Manager Digital Experience	Next update due October 2026.
Aug 2025	AFL High Performance Centre project and risk update.	CEO	Each meeting
May 2026	Prepare a high level Risk Management implementation plan for presentation at the next meeting	Director People and Finance	Next meeting
May 2026	ELT to discuss and consider the engagement of an external independent review of the digital strategy and its implementation	CEO/Executive Team	ASAP
May 2026	Engage with LGAT to explore sector-wide response for IT Governance challenges	CEO	August 2026
May 2026	Present a final internal audit provider recommendation to the Panel out-of-session for ratification and progression to Council.	Director People and Finance	By mid-June
May 2026	Present a draft Internal Audit Plan at the next meeting	Director People and Finance/Internal Audit Provider	August 2026

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CONFIRMATION

Signed as a true and correct record:

.....
Chair, Audit Panel

D KINGBOROUGH AUDIT PANEL MINUTES - 7 JULY 2026

Kingborough

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AUDIT PANEL MINUTES

7 July 2026

MINUTES of the Kingborough Council Audit Panel held by Teams on Tuesday, 7 July 2026 at 4.00 pm.

PRESENT:

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

IN ATTENDANCE (online)

Chief Executive Officer Mr D Stewart
Director People and Finance Mr D Spinks

WELCOME:

The Chair welcomed the Panel.

1.0 APOLOGIES

Nil.

2.0 DECLARATIONS OF INTEREST

Nil.
It was noted that members of the Internal Audit selection panel had declared interests as part of that process.

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3.0 APPOINTMENT OF INTERNAL AUDITORS

The Panel noted the selection process undertaken by the selection panel, and the draft report to Council with the recommended provider. Panel members discussed the merits of the various submissions including value for money.
It was resolved to recommend to Council that Deloitte Touche Tohmatsu be appointed as Council's internal audit provider for a four year period expiring 30 June 2030.

4.0 GENERAL BUSINESS

Nil.

5.0 CLOSURE

There being no further business the Chair declared the meeting closed at 4.35 pm.

Confirmed as a true and correct record:

……
Chair,
Audit Panel