

The First 100 Days

Eleven commitments I will start or finish before mid February 2027



Aldo Antolli | Candidate for Mayor | October 2026

Why a 100 day plan

Trust in Kingborough Council is not rebuilt with speeches. It is rebuilt by doing what you said you would do, quickly and visibly. [My Priorities for Kingborough](#) sets out the full agenda for the 2026 to 2030 term. This document is narrower and harder edged. It lists the eleven things I commit to start or finish in my first 100 days as Mayor, so that by mid February 2027 you can mark my work against a list I published before you voted.

I have kept the list short on purpose. A 100 day plan with forty items is a press release. A plan with eleven is a work programme. Every item here is either within the Mayor's own gift or needs nothing more than a majority of councillors and a properly run meeting to begin. None of it waits on a budget cycle, a consultant, or permission from the State Government.

Back to basics: rates, roads and rubbish

Before anything grander, a council has to get the basics right. Residents call them rates, roads and rubbish, and they are the three legs of the stool this plan stands on. Each one is bigger than its name.

Rates means the whole cost of council, not just the annual bill. It includes the fees and charges council layers on top, especially in the planning system, where application fees, permit fees and required reports can turn a small project into an expensive one. Commitment 10 pulls all of it apart.

Roads means everything that gets you safely from your own front door: sealed and unsealed roads, potholes, footpaths, kerbs, drainage and safe crossings. Commitment 9 deals with them, item by item.

Rubbish means more than emptying the bins. It is kerbside collection, recycling, green waste, the Barretta resource recovery centre and waste services for Bruny Island, delivered to a published standard and priced fairly.

Get those three right and the community will trust us with the rest. That is what setting the foundation straight means.

The clock starts the day the new council is declared, in early November 2026. Day 100 falls in mid February 2027. That window sits across the peak of the bushfire season, which is exactly why bushfire readiness is first on the list. Where an item says commence, I mean commence properly: terms of reference agreed, dates published, work under way. I will not claim credit for finishing things that can only honestly be started.

1. Bushfire readiness, starting immediately

More than 90 per cent of Kingborough is mapped as bushfire prone, and we carry the highest bushfire building exposure of any council in Greater Hobart. A new council declared in November takes office in the middle of the fire season, so this cannot wait for a strategy document. In the first weeks I will bring council's bushfire readiness position to the chamber and to residents in plain English.

- Publish a fire season readiness statement covering council land, road reserves and community facilities, so residents can see what council is doing with its own fuel loads while asking them to manage theirs
- Extend green waste disposal support for landholders preparing their properties, in place while it still matters this season
- Commission the assessment of council owned and council managed land for the bushfire risk it transfers onto neighbouring private property, the first step towards the published works programme I have committed to
- Publicise Kingborough's role in the bushfire preparedness pilot with the City of Hobart, RACT and the University of Tasmania Fire Centre, which most residents do not know we are part of

By day 100: the readiness statement is published, green waste support has been in place across the season, the council land risk assessment is commissioned, and the pilot is public knowledge.

2. Part 5 Agreements: a review and a way forward

Landowners at Allens Rivulet, Kaoota and Gordon, and others right down the Channel, from Taroon and Leslie Vale to Snug and across to Bruny Island, have told me the same story. Gordon in particular keeps coming up. Part 5 agreements under the Land Use Planning and Approvals Act 1993 are registered on the title, bind every future owner, and were meant to be freely negotiated and proportionate. Instead, some landowners allege they were used as leverage to get a decision across the line. Those allegations deserve to be tested properly, not waved away.

- Establish a select committee of councillors in the first 100 days, with published terms of reference
- Work with community organisations, including the Kingborough Land Users Body, and invite affected landowners to bring their agreements forward
- Examine how council has applied Part 5 agreements, separate fact from fiction, and identify the legal avenues available where something has genuinely gone wrong

By day 100: the committee is established, submissions are open, the first sessions with landowners have been held, and a public reporting date is fixed.

3. The Biodiversity Offset Policy: a review and a way forward

Council's own published planning advice, in the agenda of 3 August 2026, states that the Kingborough Biodiversity Offset Policy in its current form cannot be easily integrated with the Tasmanian Planning Scheme, and that its place in our planning framework remains

unresolved. A policy that takes money and land commitments from landowners while its own legal footing is an open question needs a proper review, not another quiet year.

There is an anomaly inside it too. The policy is written for applications and applicants, and nothing in it requires Council to pay offsets for the vegetation it clears on its own land. Ratepayers pay. Council does not. A rule that binds the public but not the body that wrote it is not a principle, it is a charge.

- Commission a formal review of the policy: its legal status under the incoming planning scheme, what has been collected under it in offsets and monetary contributions, and what those funds have delivered
- Test whether Council should be bound by its own offset policy for works on its own land. If the policy survives review in any form, it should bind Council's own works the same way it binds a family's block, and we would soon see how workable the policy really is
- Set out the way forward openly: reform it, replace it, or retire it, with the evidence for whichever course is recommended
- Publish the findings in full and in plain English, as I have promised for every review in my platform

By day 100: the review is commissioned with published terms of reference and a public reporting date.

4. Reignite the committees that keep council accountable

The CEO Performance and Review Committee is required to meet annually. It has not met for more than a year. That is not a paperwork lapse. The review of the CEO's performance belongs to the elected council. The councillors around the table are the CEO's employer, and reviewing the performance of council's only direct employee is one of the most important governance duties they hold. It has simply not been done. Other committees have drifted the same way.

The stocktake will also look at what is missing, not just what has lapsed. A Community Safety Committee is one example. Residents handed me a list of hooning and anti-social behaviour hotspots unprompted, from Algona Road to the Tinderbox Track carpark, and the work that follows, a CCTV coverage audit, formal footage protocols with Tasmania Police and a stronger Crime Stoppers partnership, needs a home in council's committee structure rather than a home in a drawer. There may well be other committees we need to establish to improve the accountability and performance of Council. Some will be select committees, doing a defined job for a short period. Others should be standing committees, there for the long haul.

- Publish a meeting calendar for every active committee so the annual cycle can never quietly lapse again

By day 100: the CEO Performance and Review Committee has met, the case for a Community Safety Committee has been put to council, and every committee has a published calendar for 2027.

5. Tour every council facility with the newly elected councillors

When the current council was elected four years ago, councillors were promised a tour of council's facilities. Despite multiple reminders, it never happened. This time it will be delivered in the first 100 days, not promised again for four years.

Councillors are, in effect, the directors of a 200+ employee organisation, yet many have never stood in the depots, halls and facilities their votes affect. A director who has never walked the floor cannot properly weigh the decisions that govern it. This tour is an educational and decision-making exercise: knowing what we own, how it fits together, where our people work, and appreciating the very organisation we are elected to govern.

- Schedule the full facilities tour in the first weeks and complete it within the 100 days, covering depots, community facilities and major sites across the municipality

By day 100: every councillor has been offered the full tour and the programme is complete.

6. A council that knows its own organisation

Alongside the facilities tour, the new council will be properly introduced to the organisation it governs: meeting staff across departments, understanding how the administration actually operates day to day, and knowing where council's properties are and what condition they are in. Councillors who understand the organisation make better decisions and ask better questions, and staff deserve elected members who know who they are and what they do.

By day 100: the induction programme has run, and every councillor has met the teams behind the services they vote on.

7. Every councillor trained and current

Good governance is a skill, not an instinct. The Office of Local Government runs a training pathway for candidates and sitting councillors, and there is no excuse for any elected member being behind on it.

- Review the education pathway of every councillor, including my own, against the Office of Local Government training programme
- Ensure every councillor is up to date, with completion reported to council

By day 100: every councillor's training status has been reviewed and any gaps have a booked completion date.

8. A community listening tour, advertised in advance

Before council asks the community to accept its decisions, councillors should sit in front of the community and listen. In the first few months of the new term, every councillor will be asked to take part in a listening tour across the municipality, with a deliberate focus on the regional areas that have long felt they have missed out and not been heard. Every session will be advertised in advance, and what we hear will be published and fed into council's planning, including the 10 year infrastructure plan.

- Sessions across the municipality, from Kingston and Blackmans Bay through Margate, Snug, the rural localities, the Channel and Bruny Island
- Bruny Island included as a full session on the island, not an afterthought
- All sessions pre advertised, all feedback published

By day 100: the tour is complete, including Bruny Island, and a public report on what we heard has been released.

9. Roads, potholes and footpaths: an answer for every item raised

Nothing wears down community trust faster than roads, potholes, footpaths and drainage that never seem to get fixed. When I published my infrastructure priority, residents supplied their own list, unprompted: Summerleas Road, Tyndall Road, Bundalla Road, Van Morey Road, Impara Drive at Oyster Cove, potholes on Allens Rivulet Road, Lighthouse Road on Bruny Island, a safe crossing for Margate Primary, and more. That register deserves an answer, not a filing cabinet. By my calculations, and from conversations with council's engineering team, the infrastructure component of council's budget needs to rise by around \$5 million per year to keep pace with growth, and an increase of that size must come with proper budget oversight, which is exactly what the next commitment delivers.

- Table the residents' infrastructure register at council and have every item formally entered for assessment on merit, cost and safety
- Publish the assessment timetable, so every person who raised an item can see when they will get an answer
- Publish council's service standards for waste and rubbish collection and report performance against them, because the basics are the first test of a council that works
- Commence the 10 year infrastructure plan aligned to population growth, which the listening tour will feed directly

By day 100: the register is tabled, every item has a published assessment date, and the 10 year infrastructure plan is commissioned.

10. A select committee to pull the budget apart

Kingborough has delivered 19 deficits in 22 years. Within the first 100 days I will move to establish a select committee of councillors to review Kingborough Council's budget from first principles, working with the Audit Panel. Its job is to pull the budget apart and answer the questions ratepayers keep asking: why do our costs rise so sharply every year, what are the major expenditures hitting us, and how much of that is genuinely outside our control? Cost escalation across the industry is real, and some of the increases councils are copping are extraordinary. But that makes the question sharper, not softer: how can this budget be sustained without hitting the community with rate rises above inflation while still delivering deficits?

- Establish the select committee with published terms of reference and a reporting date
- Work with the Audit Panel to trace the drivers of the annual cost increases, line by line
- Include every fee and charge council levies in the review, especially planning and building fees, because rates are not the only bill residents pay

- Separate genuine, unavoidable cost escalation from discipline council has failed to apply
- Report the findings publicly, in time to shape the 2027-28 budget

By day 100: the committee is established, the first working sessions with the Audit Panel have been held, and a public reporting date is fixed ahead of the 2027-28 budget round.

11. A weekly update from your Mayor, from week one

Residents should not need to watch a two hour livestream to know what their council is doing. From my first week as Mayor I will record a short weekly video update: what council decided, what is coming up, and what it means for you, in plain language, published through all official council channels. It is the simplest accountability tool there is. If the Mayor has to explain the week's work to camera every week, the work has to stand up.

By day 100: at least 13 weekly updates have been published, without a missed week.

The pool: a decision gate, not another dead end

An indoor heated pool is a live topic in Kingborough, and a large group of the community wants one. It does not have to be a big facility. But wanting one and affording one are different questions, and the second has beaten us so far. The 2021 feasibility study found what every council discovers: indoor pools almost invariably run at an operating loss. Council's Aquatic Facility Steering Committee worked on this for a year, its 2025 federal grant application was unsuccessful, and the committee now sits paused with no funding pathway found. Under current settings the cost falls entirely on council, and this document has already told you the state of council's budget.

Circumstances change, though, and the next test is coming. The Greater Hobart Sport and Recreation Strategy, being finalised across the region's councils, is expected to deal directly with where aquatic facilities belong in Greater Hobart. So here is the concrete commitment. Within the first 100 days I will:

- Press for the release of the Greater Hobart Sport and Recreation Strategy and bring it to council within one meeting cycle of its release
- Reactivate the paused Aquatic Facility Steering Committee with one defined task and a deadline: test the strategy's findings against a published affordability gateway
- Scope in parallel what partners could bring to the table: the Devils, the Jack Jumpers, the sporting precinct, local clubs and corporate sponsorship, so the test is run against real options rather than council-only funding
- Publish the outcome either way. If a modest indoor heated pool can clear the affordability gateway, we plan it properly. If it cannot, I will say so plainly and set the conditions under which it is looked at again

No capital committed before the budget review in commitment 10 reports. A decision process with a deadline, in place of a discussion that never ends.

The 100 days at a glance

First 30 days	Days 31 to 60	Days 61 to 100
Weekly updates begin, week	Part 5 select committee	Listening tour completed,

First 30 days	Days 31 to 60	Days 61 to 100
one • Fire season readiness statement and green waste support • Residents' infrastructure register tabled • Facilities tour scheduled, first visits done • Committee stocktake begins • CEO Performance and Review Committee convened • Budget select committee moved • Training review under way • Listening tour dates advertised	established, submissions open • Biodiversity Offset Policy review commissioned • Council land bushfire risk assessment commissioned • Infrastructure assessment timetable published • Budget review under way with the Audit Panel • Community Safety Committee put to council • Aquatic committee reactivated with its one task • Listening tour under way • Facilities tour and induction continue	including Bruny Island • What we heard report published • 10 year infrastructure plan commissioned • First Part 5 sessions with landowners held • Budget review reporting date fixed for the 2027-28 round • Pool position published against the affordability gateway • All committee calendars for 2027 published • Day 100 report card published, in writing and on video

How you will hold me to it

This plan only means something if it is checked. On day 100 I will publish a report card against every commitment in this document: done, under way, or not done, with the reason. In writing, and on video, through the same channels as the weekly updates. No item will quietly disappear.

And a word about why this document exists at all. Look around this election and count the candidates who have put a plan like this in front of you before asking for your vote. A vibe is not a plan. A feeling is not a plan. Motherhood statements that everyone agrees with commit nobody to anything. What you have here is dates, numbers, named reviews and a report card you will be able to mark. That is the standard Kingborough should demand of anyone who asks to lead it.

One honest caveat, the same one that runs through my whole platform. A Mayor is not an autocrat, and several of these commitments need a majority of councillors to vote for them. What I control completely is whether each one is brought to the chamber early, argued for openly, and reported on honestly. That part I guarantee.

Vote 1 Aldo Antolli · Councillor & Mayor, Kingborough 2026

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