

KINGBOROUGH 2026 ELECTION

Aldo Antolli

Candidate for Mayor

October 2026

My Priorities for Kingborough

Mayoral Term 2026 to 2030

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Disciplined leadership. Practical reform.

A Kingborough that works for every family, business, and community.

How I Will Lead

This document sets out the priorities I will pursue as Mayor of Kingborough from October 2026. These are not a wish list. They are the issues I will actively drive from day one, with practical policy implementations where they are needed and achievable within a single mayoral term.

I want to be direct about one thing. A Mayor is not an autocrat. The Mayor leads, advocates, and sets the tone. But every meaningful decision of council requires a majority of councillors behind it.

Under the State Government's recent legislative changes, Kingborough Council will reduce from ten councillors to nine at the October 2026 election. That means only five votes will be needed to carry a motion. Five votes to change direction. Five votes to fix what is broken. Five votes to deliver the reforms our community has been asking for.

I will lead this agenda, but I cannot deliver it alone. I am actively encouraging returning and new candidates who share a constructive, pro development, pro community, pro customer service worldview to stand for council in October 2026. Kingborough needs councillors who see their role as serving residents rather than obstructing them, and who understand that good governance means saying yes to reasonable ideas, not just saying no to everything new.

This is a partnership agenda. It depends on electing a council that wants to get things done.



Speaking at a Kingborough Citizenship Ceremony, August 2025.

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Priority 1. Long Term Financial Planning and Asset Management Reform

Kingborough Council has an annual budget of approximately \$54 million. Around 60 per cent of that is spent managing, upgrading, building, and repairing our assets. That is ratepayer money. It deserves to be spent wisely, planned carefully, and accounted for honestly.

The record is not good enough. Council has run operating deficits in 19 of the past 22 years. Rates have been raised at more than double the rate of inflation in the past two years. Two major infrastructure projects were delivered over budget and behind schedule. This is not a funding problem. It is a discipline problem.

Under the Local Government Act, Council is required to maintain both a Long Term Financial Plan and a Strategic Asset Management Plan. In Kingborough, the link between these two documents has been tenuous. The result is poor forward planning, inadequate intelligence on what our assets need and when, and a council that continues to run deficits, not because we lack the income, but because we have lacked the discipline, the processes, and the professional rigour to manage what we already have.

Every small business owner understands the basics. On time, on budget, clear decision making. Those principles must apply to how council manages ratepayer money. We have the income. What has been missing is the leadership to deploy it wisely.

A line in the sand: the June 2026 budget vote

I want us to manage our budgets, stay in surplus, and stop raising rates beyond inflation. Wouldn't it be amazing if one year we actually stayed in surplus and didn't raise rates at all, a zero per cent rate rise? Why is that not possible, given that we have an expenditure problem rather than an income problem?

On 15 June 2026 I voted against Kingborough Council's budget: a \$2.6 million deficit paired with a 6 per cent rate rise, when inflation sits at just 5.1 per cent. I was flooded with messages of support while I was speaking, afterwards, and again the next morning. What I had to say resonated with the beleaguered ratepayers of Kingborough. That same night, Clarence Council delivered a budget with a rate rise under inflation. We did not.

I told the chamber this will be our 19th deficit in 22 years. That is not bad luck. It is a failure of leadership. We keep asking the community to fund our failures. I balanced my criticism by acknowledging some great initiatives in the budget, and I want to deliver great initiatives with budgets that are not in deficit. We have been lulled into accepting mediocrity for the past 22 years, and enough is enough.

I have committed to putting forward a motion next year requiring Council to deliver a positive P&L budget. No more record-breaking deficits propped up by rate rises above inflation. Other councils facing the same demographic and financial pressures are consistently delivering surpluses. The difference is discipline and leadership. This will be one of the defining issues of the October election, and I am the only mayoral candidate who has actually run a business. In fact, I have run several. I made that point in the chamber that night.

A wholesale review of Kingborough Council's engineering services function has already begun, and early gains are being made in how we manage projects, the discipline we apply to capital delivery, and the quality of data we hold on our assets and their remaining life span. This is exactly the right direction. But starting is not the same as finishing. We need to maximise this work. We need to profit from it operationally. We need to benefit from it financially. And we need ratepayers to see

the results in the confidence that their money is being looked after properly. As Mayor, I will actively support this reform and lead council in providing the oversight it needs to succeed, including:

- Bring forward a motion requiring Council to adopt and deliver a positive P&L budget, ending record-breaking deficits propped up by rate rises above inflation
- Ensure the Long Term Financial Plan and the Strategic Asset Management Plan are developed and maintained in genuine alignment, as the Act requires
- Engage the right expertise to manage this process professionally and continuously
- Ensure our Audit Panel has the intelligence it needs to provide effective oversight
- Ensure the annual budget process is informed by accurate, forward looking asset data, not guesswork
- Avoid large or sudden rate increases caused by poor planning. Council must live within its means
- Address long term deficits through better planning and smarter spending, not by reaching deeper into ratepayers' pockets

Priority 2. Planning Reform That Actually Works

Kingborough's planning system is failing residents. Our Local Provisions Schedule rollout generated more negative representations than any other Tasmanian council. Over 1,500 properties face zoning uncertainty, with landowners unable to secure finance or insurance and development applications blowing out to years of delay. The Landscape Conservation Zone has been applied too broadly, without adequate community input, and in many cases without justification under State Rules.

We all know how infamous Kingborough has become among architects, designers, builders, and tradespeople. Many of them now refuse to take on work here, refuse to build new homes in our municipality, because our council is too difficult to deal with. I am tired of hearing these stories. They are not made up. They are real. And this must change.

There was a time, around 20 years ago, when Kingborough was considered one of the easiest councils in Tasmania to deal with. What changed?

As Mayor, I will work with leadership of Council to ensure the planning system serves our community rather than obstructs it.

- LCZ should not be applied unless no other option exists under State Rules, or the landowner has expressly requested it. This is in line with community demand
- Ensure the Rural Living Zone and Rural Zone are properly considered as alternatives in every applicable case
- Fast track straightforward residential and commercial applications and slash unnecessary delays
- Ensure all future planning decisions are transparent, evidence based, community informed, and account for real world harms to landowners
- Publish target timeframes for each application type, and report publicly against performance every quarter so residents can see whether the system is improving
- Create a faster path for ancillary dwellings and minor works, so a small project is not run through the same process as a major development

Once the TPC finalises the LPS, the work does not stop. Under LUPAA, Kingborough Council can initiate its own amendments to the Local Provisions Schedule. That means we can identify localities where the LCZ outcome is disproportionate and pursue rezoning amendments, for example to Rural Living Zone, where landscape values can be managed appropriately without the full restrictions the LCZ imposes. Each amendment must be certified by council, placed on public exhibition, and reported to the TPC for determination. It is a process that requires evidence and takes time, but it is the proper democratic pathway. My commitment is to pursue it, locality by locality, for as long as it takes, to reduce the scale of LCZ application and reverse outcomes that were poorly calibrated from the outset.

Priority 3. Review of Council Department Functions and Community Interactions

I hear too many reports of residents, families, small business owners, and developers coming to council for help and leaving frustrated, intimidated, or worse. A pattern of complaints across multiple departments points to a deeper operational and cultural issue that needs to be addressed honestly.

As Mayor, I will work with the CEO to commission a structured review of how our key operational departments function, how they interact with each other and the community, and whether they are delivering value to ratepayers. This will be a single coordinated priority covering compliance, environmental services, and planning operations.

Compliance functions

Council receives a high and growing number of complaints from residents about the perceived aggressiveness and heavy handedness of compliance activity. The community sentiment is consistent. People see our compliance posture as punitive rather than redemptive, and as focused on chasing revenue rather than supporting people to do the right thing. That perception may or may not be fair in every case, but it is widespread and it is damaging the trust relationship between council and residents. A review is warranted.

Environmental services

Environmental regulation in Kingborough is too often experienced by landowners as obstruction rather than partnership. The same review should examine whether our environmental services function is fit for purpose, properly scoped, and delivering outcomes that justify the cost, delay, and frustration it currently imposes.

One of the most consistent sources of complaint from landowners relates to requests to remove trees that pose a genuine risk to life, property, or livelihood. These requests are infamously difficult to get across the line in Kingborough and have generated some of the highest levels of landowner frustration in the municipality. The perception, fair or foul, is that council values trees more highly than people and their safety. There is a fair and reasonable middle ground, and that is what I will work for.

Planning operations

The planning department has been central to the LPS failures and is the subject of widespread dissatisfaction. Its operational practices must be part of any serious review of how council serves its community. This complements the substantive planning reforms in Priority 2.

A structured review of the planning function has already commenced, as of March 2026. While the findings are not yet known, the impact of the review is expected to be far reaching. Done well, this review will become the bedrock of dramatic improvement. It is the opportunity to move Kingborough from being a council that is castigated for its planning performance to one that is celebrated for it. I will publish the findings of that review.

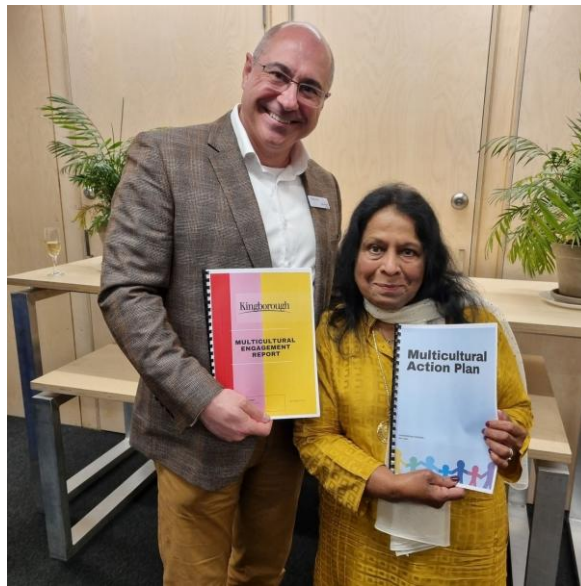
Scope of the review

- Are the objectives of each function clearly defined and understood by staff and the community?
- Is there strategic and functional alignment between related departments, and are the interconnections efficient and effective?

- Are the tools used, including infringements, notices, conditions, and penalties, proportionate, consistent, and appropriate to the circumstances?
- Is the interaction with residents being conducted in a way that builds trust rather than erodes it?
- Are staff being supported with the training, leadership, and cultural framework to do their jobs well?
- Are the outcomes being achieved the outcomes the community actually wants?

One distinction matters, and I want it on the record. Residents who deal with our front counter praise the staff there, repeatedly and by name, and so do I. The criticism I hear is of departments, processes and culture, not of the people who serve residents across the counter. This review is aimed at the system those staff work inside, not at the staff themselves.

This is not a witch hunt. It is a necessary check up that any well run organisation should be willing to undergo, and it is long overdue in Kingborough.



Launching the Kingborough Multicultural Action Plan.

Priority 4. Housing Supply and Affordability

Families are being priced out of Kingborough. Young people cannot find a home. Developers willing to invest are being buried in red tape.

Housing supply in Kingborough is directly tied to improving the planning function. The March 2026 review of planning operations referenced in Priority 3 is the mechanism by which most of the improvements below must be delivered. Without planning reform, the housing agenda does not move. That is why these two priorities must be pursued together.

- Set ambitious housing approval targets and publicly report against them
- Publish target assessment timeframes for residential applications and report performance against them publicly each quarter
- Streamline subdivision and development approvals
- Work with the state government to unlock land supply in growth corridors
- Cut the cost and time burden on homeowners doing extensions and renovations
- Support innovative housing models including social and key worker housing
- Advocate for state level planning provisions that support housing affordability in Kingborough



Inspecting transportation needs to support Spring Farm with Senator Eric Abetz and colleague Cr David Bain.

Priority 5. Growing the Business Rate Base

A live music venue in Kingborough was recently required to spend \$5,000 on a noise consultant. Not on soundproofing. Not on a single measure that made the venue quieter for anybody. Five thousand dollars on a report. For a small hospitality business running on thin margins, that is a month of wages, or the difference between putting a local band on and not bothering.

That is what red tape actually costs, and it is the reason Kingborough's small business rate base is too small for a municipality of our size. Compared to councils like Clarence City, where a strong commercial sector shares the load with residential ratepayers, Kingborough relies too heavily on households to fund the services and infrastructure our growing community needs. Every business that decides Kingborough is too hard pushes more of that load back onto households. That has to change.

I hear a consistent message from business owners. They would love to operate in Kingborough, particularly those who already live here, but our development approval and planning processes are prohibitive. They find it easier, faster, and cheaper to set up in neighbouring LGAs. That is a loss to our ratepayers, our employment base, and our sense of community. Many of these people want to work near where they live, and we should be making that possible.

The test I will apply is simple. Before council imposes a cost on a business, someone should be able to say what problem the requirement solves, what it will cost the business, and whether a cheaper way of solving the same problem exists. In too many cases today, nobody is asked to answer that.

As Mayor, I will pursue a deliberate strategy to grow the commercial and industrial rate base so council can invest in infrastructure more wisely without continually pushing the cost onto households.

- Make Kingborough genuinely open for business by removing unnecessary planning and approval barriers for commercial and industrial development
- Court businesses considering Kingborough, with a clear pathway and a named point of contact inside council
- Develop a Kingborough Economic Development Strategy in partnership with local business and industry, working much more closely with Business South, formerly known as KHBEC, the Kingborough and Huon Business Enterprise Centre, which is jointly funded by Kingborough Council and Huon Valley Council to support small business growth across our region. I propose lifting Business South's funding and effectiveness so it can do significantly more for our local small business community
- Identify and plan for commercial and light industrial land supply to match demand
- Support the local trades and construction sector through faster approvals
- Apply a proportionality test to conditions, reports and studies imposed on small business, so the cost of a requirement is weighed against the problem it is meant to solve
- Leverage Kingborough's natural assets for sustainable tourism growth
- Use major projects such as Spring Farm Village, the Tasmania Devils AFL High Performance Centre, and the Jack Jumpers training presence as a platform for local job creation and economic benefit

A stronger business rate base means a more resilient council, lower pressure on household rates, and more jobs held by people who live here. This is fundamental.



A stronger partnership with Business South is what is needed into the future.

Priority 6. Partnering with the CEO on Customer Service Transformation

Customer service at Kingborough Council needs dramatic improvement. That is widely acknowledged, including by the CEO himself, who has publicly stated his desire to lift our customer service responses. I want to partner with him and the senior leadership team to make that ambition real.

My role as Mayor will not be to sit in judgement from outside the tent. It will be to lead the push for council to properly support the CEO and senior staff in delivering the customer service culture our community deserves. That means backing them with the governance, resourcing, and political will to drive change, and holding ourselves accountable as elected members for creating the conditions in which that change can happen.

I want to be precise about where the problem sits. Residents consistently praise our front-counter staff, often by name, and so do I. What residents describe as failing is not the people at the counter. It is the departments, the processes and the culture behind them. Customer service reform is about fixing that system, so that the staff who already do the right thing are backed by one that works.

- Work with the CEO to establish measurable customer service standards with public reporting
- Back the CEO and senior team with the council level support they need to drive cultural change
- Create a dedicated concierge function for planning and development enquiries
- Set response time guarantees for all resident enquiries
- Build a staff culture that guides ratepayers and developers on the most efficient way to achieve their goals, not merely assess what is placed in front of them
- Deliver simpler, clearer, and fairer processes across planning, approvals, and service delivery. Residents should not need a consultant or a lawyer to understand what council expects of them
- Publish complaints and query data promptly. Data that takes six to nine months to surface is history, not management information
- Collect a satisfaction score after every interaction and report it publicly
- Fix the Questions on Notice process, where answers are too often minimal, deferred, or never followed up

Customer service transformation is also about realising the benefits of council's Digital Strategy Plan. That strategy sets out how innovative technology and AI reforms will be embedded into council operations to support our staff to work more effectively and efficiently, with quicker approvals and speedier responses. Delivering on the strategy's goals will make council more agile and save ratepayer money, while directly supporting the customer service agenda set out in this priority.



Taking time for a cuppa and a chat with grandparents at the Kingston Primary.

Priority 7. Rural Stewardship and Environmental Common Sense

Kingborough is a long, narrow municipality stretching from the southern fringes of Hobart down the Channel to Bruny Island and the approaches to the Huon. The bulk of our population lives in the north. But much of our land, and much of our natural environment, lies in the rural communities that run along the length of the LGA.

Those rural communities are the best stewards of their own land. They are farmers, smallholders, families, and small business owners who have invested their life savings into properties they know intimately and care for personally. They are on the ground every day, nursing their land through drought, fire, storm, and regrowth.

Environmental rules that apply to rural Kingborough land are most credible when shaped by the people who live on that land day to day. Lived local experience should carry real weight in how policy is designed and applied. Rural landowners who have nurtured their properties through every season, every fire risk, and every regrowth cycle bring insights that no policy document can replicate.

As Mayor, I will lead a review of council generated environmental rules to determine whether they are helpful guidance for good stewardship or punitive green tape that acts as a handbrake on the aspirations of our rural families and small businesses throughout the rural parts of our LGA.

This substantive review of environmental policy will be conducted as part of the broader Environmental Services review set out in Priority 3. That review will determine which instruments are fit for purpose, which need reform, and which should be retired. I am not going to pre-empt the findings of a review that has yet to be conducted. What I will commit to is that the review will be honest, thorough, transparent, community informed, and prepared to make hard calls where the evidence supports them.

The principle is simple. The people best placed to nurture and care for the local environment are the locals who live in it. Council's job is to support rural families and landowners in the stewardship they are already doing.

Bushfire risk and fuel load management

The greatest single threat to Kingborough's biodiversity is a catastrophic bushfire. For at least 15 to 20 years, council's environmental regulations are alleged to have actively discouraged landholders from reducing fuel loads on their properties. The same policies intended to protect the environment may instead be creating the conditions for its destruction.

The rural community that lives on and manages this land is Kingborough's best asset in fire prevention. Council must stop working against them and start working with them.

A council I lead will:

- Review all environmental regulations for their impact on fuel load management and fire risk
- Work directly with rural landholders on practical fuel reduction strategies
- Extend green waste collection arrangements in the lead up to fire season to assist landholders in preparing their properties
- Hold Council land and road reserves to the same fuel management standard Council expects of ratepayers
- Allow burn registration flexibility for multiple or larger piles, rather than one pile at a time, where it is safe to do so
- Support biochar and other alternatives for landholders who cannot safely burn

- Ensure environmental policy explicitly accounts for bushfire risk as a primary threat to biodiversity
- Advocate to state and federal government for funding and support for community based fuel load management

Priority 8. Infrastructure for a Growing Community

Kingborough is one of Tasmania's fastest growing municipalities. Roads, community facilities, and open spaces must keep pace with population growth. Council must plan ahead, not react after the fact.

Infrastructure investment will naturally be weighted toward urban areas where the majority of the population lives. That is responsible financial planning. But population size does not excuse neglect. Every part of Kingborough, from Kingston to Snug, Margate, Woodbridge, and Bruny Island, deserves infrastructure maintained to a safe and functional standard appropriate to its community's needs. Elderly residents, mobility impaired residents, and vulnerable communities in regional areas should not be left with unsafe footpaths, deteriorating roads, or unmet basic infrastructure needs simply because they live outside the urban core. The principle is not equal spending. It is that no community should be left behind.

As Mayor I will:

- Develop a 10 year infrastructure plan aligned to population growth projections
- Prioritise road safety and traffic management in high growth areas
- Advocate strongly to state and federal government for Kingborough's fair share of infrastructure funding
- Deliver community facilities that reflect current and future community need
- Introduce mandatory independent delivery oversight for all capital works projects above a defined threshold, with public reporting milestones
- Ensure council project management failures such as the Kingston bus interchange and Summerleas Road underpass are never repeated. Systemic issues identified in independent reviews must be acted upon

The register residents built

Residents supplied their own infrastructure list, unprompted, when I published this priority. It is the starting input to the 10 year plan consultation rather than a substitute for it, and every item will be assessed on merit, cost and safety. Publishing it here is the proof that community feedback leads somewhere.

- Seal Summerleas Road, and a footpath through to the fire station
- Seal Tyndall Road through to the dog beach
- Finish Bundalla Road
- Impara Drive at Oyster Cove, listed for bitumen in the 1980s and still a dirt track
- Potholes on Allens Rivulet Road
- A pedestrian crossing at Margate, and a safe crossing for Margate Primary
- The Sandfly Road turn onto the Channel Highway at peak hour
- Bus shelters on Redwood Road and through the Channel
- The Spring Farm to Kingston View Drive connector
- Overtaking lanes on the bypass
- Drainage on the Alonnah footpath



Kingston Primary School.

Priority 9. Bruny Island: Infrastructure and Funding Reform

Bruny Island is a unique and valued part of the Kingborough community. Its residents deserve the same standard of infrastructure and road safety as the mainland municipality. Current funding arrangements have left Bruny Island underserved for too long.

As Mayor, I will investigate a dedicated increase in infrastructure and capital works funding for Bruny Island, with state roads funded by the Tasmanian State Government and Kingborough Council contributing the remainder.

A matter of state significance

Bruny Island is the number one tourist destination in the south of Tasmania. Yet the cost of managing and maintaining the island's infrastructure is disproportionate to its small ratepayer base, and council cannot keep pace with the expense on its own. When visitors travel to the island and struggle with a lack of facilities, the damage is not confined to Kingborough. It puts Brand Tasmania at risk. That makes Bruny Island's infrastructure a matter of state significance, not just a council responsibility.

That is why I am proposing a joint venture between Kingborough Council and the Tasmanian Government, through the Premier's office, to develop a funding solution together. Whether the answer is a levy or another mechanism, it must be a joint solution. Council cannot fix this alone, and the State Government cannot ignore it. I have already begun discussions to bring this about, and the momentum is advancing.

A tourist levy on ferry crossings for non-residents

The core of my proposal is to investigate the economics and the feasibility of a tourist levy on ferry crossings for non-resident visitors to Bruny Island. This option can only be achieved in conjunction with the State Government, which is why the joint venture comes first. The revenue collected would be quarantined and used exclusively by Kingborough Council to lift infrastructure and capital works investment in the Bruny Island community. Internal council processes would be developed to ensure that every dollar collected through the levy can only be spent on council work that directly benefits Bruny Island. It cannot be absorbed into general revenue, and it cannot be diverted to mainland projects. Full transparency, full public reporting.

I have already begun socialising this idea with Bruny Island community leaders. The response has been overwhelmingly in favour. Islanders understand better than anyone the pressure that visitor numbers place on local infrastructure, and they recognise that a modest visitor contribution, fairly applied, would directly strengthen their community.

Community members on the island who have done their own research indicate there are approximately 200,000 passenger movements to Bruny Island each year, and passenger movements are increasing exponentially. The number of bus movements on the island has grown dramatically, especially with visitors offshoring from cruise liners. I intend to investigate and verify these figures, and once confirmed, use them as the basis for modelling what a modest, fair levy could realistically generate for island infrastructure. Even at a conservative levy rate, 200,000 movements represents a meaningful and dedicated revenue stream that could transform what Kingborough is able to invest in the Bruny Island community year on year.

A levy of this kind only works if the exemptions are right, and islanders have been clear about who must not pay. The levy would fall on tourists and day trippers only. The following would not pay:

- Bruny residents, both owner-occupiers and renters
- Non-resident property owners. Shack owners pay rates too

- Tradespeople, contractors and delivery services working on the island
- Nurses, teachers, aged care staff, allied health and other essential workers
- Family visiting residents, through a nominated plate registration

Registration would be built on the ferry operator's existing customer categories, which are Resident (Owner), Resident (Rental) and Landowner, and which are recorded by name and vehicle. No new class of pass or code needs to be invented to make this work.

The Kettering ferry queue backing onto the Channel Highway is a safety problem in its own right. Vehicles queue onto a state highway, and that is a crash waiting to happen. It will be dealt with alongside any levy, not after it.

Non-resident and shack owners will be consulted directly, not through resident groups alone. They pay rates, they hold a direct interest in the outcome, and they are entitled to be asked in their own right.

Essential workers and ferry cost equity

My understanding is that essential workers who commute to Bruny Island currently receive no compensation for their ferry travel costs, and that needs to change. Islanders have also made the point that the cost does not fall only on people travelling to the island. Many tradespeople and support workers are based on Bruny and bear heavy weekly ferry costs moving vehicles and equipment on and off the island. Nobody should bear a cost that effectively functions as a tax on employment, whichever direction they are travelling. I intend to work with the state government to address this. Any solution will need to factor in fair compensation to the ferry operator, and with Journey Beyond taking over the service from 1 July, I would hope they come to the table as a genuine community partner. If goodwill is not enough, this is the kind of matter that can be addressed through legislative means. The fact that some movement on this appears imminent is encouraging.

As Mayor I will:

- Progress the joint venture I have already begun advancing between Kingborough Council and the Tasmanian Government, through the Premier's office, to develop a funding solution for Bruny Island infrastructure, recognising its state significance to Brand Tasmania as the number one tourist destination in the south of Tasmania
- Investigate the economics and feasibility of a tourist levy on ferry crossings for non-resident visitors to Bruny Island, in conjunction with the State Government
- Develop internal council processes that ensure levy revenue can only be spent on council work directly benefiting Bruny Island, with full transparency and public reporting
- Progress a formal cost sharing funding framework with the State Government for state roads
- Engage Journey Beyond, the new ferry operator, to plan for integrating tourist levy collection into Bruny Island ferry ticketing. If not possible, promptly identify alternative methods that maintain smooth service and access
- Guarantee exemptions from any levy for Bruny residents, both owner-occupiers and renters, non-resident property owners, tradespeople, contractors and delivery services, essential workers including nurses, teachers, aged care staff and allied health, and family visiting residents through a nominated plate registration, so that the levy falls on tourists and day trippers only
- Fix the Kettering ferry queue backing onto the Channel Highway as a safety problem in its own right, alongside any levy rather than after it

- Consult non-resident property owners and shack owners directly rather than through resident groups alone
- Work with the State Government to address ferry costs for essential workers who commute to Bruny Island, and for tradespeople and support workers based on the island who bear weekly ferry costs moving vehicles and equipment, including advocating for any legislative change required



Celebrating a local achievement on Bruny Island.

Priority 10. Direct Communication and Zoning Transparency

Residents should never discover that their property rights have changed through a third party, a social media post, or after the fact. The LCZ debacle exposed a systemic failure in how council communicates with affected landowners. That must never happen again.

- Mandatory written notification to every affected household before any proposed zoning change is progressed
- Plain English explanation of what a proposed change means for the specific property
- Genuine opportunity for the owner to respond before any decision is made
- Council to maintain a public register of all proposed zoning changes and notification records
- Advocate for this standard to be embedded in state planning legislation



Community volunteers running a fundraising raffle at Mitre 10.

Priority 11. Restoring Democratic Accountability and the Schedule 1 Test

Kingborough's departments have too often reversed the proper order of governance. Departments are designing policy and councillors are following it. That is not democracy. It is bureaucracy unchecked. Elected councillors are the representatives of the community. Staff are the servants of that community. The CEO and senior staff are employed to deliver the community's wishes through due process, not to determine what those wishes should be.

As Mayor, I will work with councillors and the CEO to restore the correct relationship between elected representatives, staff, and the community.

- Partner with the CEO on a measurable cultural reform framework with community engagement milestones, fostering a genuine 'can do' culture across all departments
- Require all departments, particularly planning and engineering, to assist ratepayers through regulation, not obstruct them
- Require staff to proactively advise ratepayers and developers on the most efficient path to their goals
- Ensure councillors set direction and departments follow it, not the reverse
- Expert advice must account for the full range of community impacts and must not substitute for elected decision making
- Ensure consultant briefs require assessment of all relevant community impacts, not just environmental or technical metrics

The Schedule 1 test

Council must push back on reports, recommendations, or consultant advice that fail to address the Schedule 1 objectives of the Land Use Planning and Approvals Act 1993, known as LUPAA.

What is Schedule 1 of LUPAA, and why does it matter?

Schedule 1 sets out the statutory objectives of the Tasmanian Resource Management and Planning System. These objectives are not optional. They are the legal foundation against which all planning decisions in this state must be measured. Schedule 1 requires planning decisions to promote the sustainable development of natural and physical resources, maintain ecological processes, encourage public involvement, and share responsibility for resource management between the various spheres of government, industry, and the community.

Critically, Schedule 1 also requires planning decisions to consider the social and economic wellbeing of the community, not just environmental protection. It explicitly obliges decision makers to balance environmental, social, and economic factors. It is not a tick box for one at the expense of the others.

The problem in Kingborough is that too many reports placed before council deal with only one or two of the Schedule 1 objectives, usually the environmental ones, while ignoring the economic and social wellbeing objectives entirely. That runs counter to the spirit of the Act. It produces lopsided decisions. And it has contributed directly to the planning failures this community has lived through.

Under my leadership, council will insist that every planning report addresses all of the Schedule 1 objectives, including real world impacts such as loss of finance access, unaffordable insurance, land devaluation, economic stagnation, and social harm.

Opposing federal overreach on biodiversity and private property rights

The federal Nature Repair Market, established under the Nature Repair Act 2023, creates a national biodiversity certification and trading framework. Recent amendments now allow biodiversity certificates to be used as environmental offsets under state and territory planning schemes. This has direct implications for Kingborough landowners.

Landholders who participate can be required to commit to 50 to 100 year land management agreements, with significant ongoing costs and restrictions on land use, value, and financing. If this framework flows unchecked into Tasmania's planning system, it will further erode private property rights in Kingborough.

Tasmania already has an instrument of the same kind. Part 5 agreements under the Land Use Planning and Approvals Act 1993 are registered on title, bind successors in title, and can outlast the owner who signed them. Rural landowners raised them with me directly during this campaign, and they deserve the same scrutiny I am applying to the federal framework.

Council under my leadership will:

- Monitor and actively oppose any attempt to use federal biodiversity market mechanisms to impose additional offset obligations on Kingborough landowners
- Advocate through the Local Government Association of Tasmania for councils to have a formal voice in how federal and state biodiversity frameworks are applied locally
- Ensure Kingborough does not enforce gold plated federal obligations or adopt them beyond the minimum required by law
- Commission an assessment of how the Nature Repair Act and associated state frameworks could affect Kingborough landowners, and report findings publicly
- Review Part 5 agreements under the Land Use Planning and Approvals Act 1993 as an existing local instrument of the same kind as the federal Nature Repair Market, so landowners can see plainly what they are committing to and for how long
- Publish that assessment in full and in plain English, as already promised, rather than reporting it in summary



Australia Day community celebrations.

Priority 12. Community Engagement as a Prerequisite for Policy Making

A direct correlation exists between the absence of meaningful community engagement in Kingborough's land use policies over the past two decades and the volume of perverse outcomes those policies have produced. The Biodiversity Offset Policy, the LCZ nomination, and the Trees on Private Land Bylaw were all developed without genuine consultation with the communities most affected.

No land use policy, strategy, or bylaw will be adopted without direct, meaningful community consultation. Expert input is necessary, but it is not sufficient.

I have peers on council whom I respect who believe Kingborough over consults, and that as elected officials we should trust our own judgement, act swiftly, and get on with the job. I understand the argument, and in some cases I have sympathy with it. But my own experience points in the other direction. The greatest damage to the relationship between council and community over the past decade has come from moments when we failed to consult or failed to communicate, not from moments when we consulted too much.

Ask yourself a simple question. Do councils get into more trouble for over communicating with their community, or for under communicating? The answer to that question tells you exactly where the solution lies.

As Mayor I will institute the following:

- Mandatory community consultation before any land use policy, strategy, or bylaw is adopted
- Consultation must directly engage affected landholders, rural residents, and relevant local industries, not just subject matter experts
- All consultation processes to be publicly reported, with responses and outcomes documented
- Council must always remember who it works for. Significant planning and zoning changes must never again be pushed through without adequate community input

Residents are not an afterthought in the governance process. They are the reason for it.



Presenting medals at a Kingborough gymnastics competition.

Priority 13. Sport, Recreation, and a Medical Services Precinct for Kingborough

Kingborough needs community and sporting infrastructure that matches its growth and its ambition. The unanimous council approval of the Tasmania Devils AFL High Performance Centre at Twin Ovals in December 2025, alongside the ongoing Jack Jumpers presence and engagement with our municipality, is a strong example of what is possible when leadership is constructive and forward looking.

Our sporting precinct is one of the distinctives of our area. Not every resident is sports mad, but a well planned, well supported sporting precinct delivers enormous benefit to our young people, our families, and the majority of the community who engage with sport at some level. It is also a magnet for investment, visitors, and community pride. The planning decisions made years ago that set the groundwork for what we are now seeing delivered are paying substantial dividends today. That is what foresight in local government looks like, and it is a reminder of the good that this council can do when it gets its decisions right.

But these are more than just sporting facilities. They are anchor tenants that create a genuine opportunity to attract associated businesses and services to Kingborough, particularly in sports medicine, orthopaedic care, physiotherapy, rehabilitation, imaging, and allied health. Elite sport requires elite medical support, and that support creates jobs, rate revenue, and services that benefit the whole community.

A medical services precinct for the south

As Mayor, I will pursue a specific initiative to attract medical, orthopaedic, and allied health businesses to Kingborough on the back of the Devils and Jack Jumpers presence.

I will:

- Investigate a dedicated area plan, in a suitable location, to make it easier for medical and allied health providers to establish here than is currently the case
- Identify where that precinct should be located, and how council's planning framework can support rather than obstruct its development
- Look at how we can expand medical services generally in Kingborough so residents do not have to travel into Hobart for routine and specialist care
- Ensure the Channel and Huon Valley communities benefit, since they currently travel through or past Kingborough to reach hospital and specialist services in the city

Done well, this is a genuine win for the whole region. It brings health services closer to where people live. It draws industry and revenue into our local area. It supports our small businesses. And it positions Kingborough as the natural service centre for the south.



With players and coaches at a Kingborough cricket club.

Broader sport and recreation

- Ensure the Devils High Performance Centre delivers local jobs, trades, and economic benefit during construction and operation
- Protect ratepayer interests throughout delivery of the project
- Use this project as a model for attracting further state and national investment in community and sporting infrastructure
- Develop a Sport and Recreation Infrastructure Plan that maps current gaps and future needs across the municipality
- Prioritise accessible and affordable facilities for all age groups, including young people and the ageing population
- Publish a replacement timeline for the mountain bike park, with a site and a date rather than an intention
- Publish the same for the dog park, with a site and a date
- Consult before a decision is taken, rather than announce it afterwards
- Publish the High Performance Centre community access arrangements in plain English, so ratepayers can see what they get to use and when

A pool for Kingborough

A Kingborough pool is the facility residents raise with me more than any other, and it comes up in almost every conversation about sport and recreation. Council is expected to state a position in the coming weeks. I will not pre-empt that process, but I will not duck it either. When Council reports, I will publish a full response with real numbers: what it would cost to build, what it would cost to run each year, and what it would mean for rates. Residents are entitled to that arithmetic before anyone asks for their vote. What residents have described to me is not a grand aquatic centre. It is a modest, practical facility. That is the option I want costed properly.

Priority 14. Community Safety and Anti-Social Behaviour

Graffiti, hooning, and burnouts are not high-volume crime in Kingborough, but they are criminal offences rather than simple nuisance, and they are persistent. They degrade community amenity, damage property, and undermine residents' sense of safety and pride in their neighbourhood. The Twin Ovals precinct and surrounding public streets have been recurring sites of this behaviour, predominantly by visitors to the area.

Council currently operates CCTV infrastructure, but cameras are monitored by Tasmania Police reactively following incidents rather than proactively. Neighbourhood Watch and Crime Stoppers are under-utilised partners. These are solvable problems. They require better coordination, clearer obligations, and more efficient use of existing tools.

Graffiti reduction

Graffiti is an offence under section 15CA of the Police Offences Act 1935 (Tas). Marking graffiti without a lawful excuse carries a maximum penalty of 20 penalty units. Possession of graffiti equipment in a public place without lawful excuse is also an offence, and police may search and detain without a warrant. Destruction or injury to property under section 37 carries fines up to \$3,460.

Council already has a rapid removal policy for graffiti on its own assets, though residents rightly point out that the bypass, the underpasses and Council's own bus infrastructure are not always kept to that standard. Graffiti left in place signals neglect, invites repeat offending, and is well documented as a driver of further anti-social behaviour. The "broken windows" effect is not a theory. It plays out in communities that fail to respond quickly to visible disorder. The answer, though, is not to hand the bill to the property owner who has already been the victim of a crime.

As Mayor, I will:

- Pursue offender responsibility for clean-up, through police referrals and the courts, rather than the property owner wearing the cost of someone else's crime
- Establish a Council-facilitated graffiti removal service, at a reasonable fee, so an owner who wants help gets help instead of a notice
- Apply anti-graffiti coatings to Council assets, and hold Council's own infrastructure to the standard we ask of others
- Back mural and street art partnerships, with passive plantings to block access at the worst affected sites, including the Hungry Jacks retaining wall and the wall behind the Coles building
- Maintain Council's existing rapid removal policy for Council-owned assets
- Work with Tasmania Police on enforcement referrals for repeat offenders

Youth crime, hooning, and anti-social vehicle behaviour

Hooning in Tasmania is governed by the Police Offences Act 1935 (Tas) and the Traffic Act 1925 (Tas). Offences include deliberately creating unnecessary noise or smoke, causing loss of traction through burnouts, drag racing, and reckless or negligent driving. Maximum penalties include fines of 20 penalty units (\$2,800), up to three months imprisonment, driving disqualification of up to two years, and immediate vehicle confiscation and clamping by police. Prosecution and confiscation are Tasmania Police powers, not Council's. Council's role is to facilitate enforcement conditions, remove opportunity, and coordinate response.

Hooning and burnouts on and around the Twin Ovals precinct and on public streets in Kingborough are a recurring problem, largely driven by visitors to the area rather than residents. Repeated

burnouts and street racing are criminal behaviour, not merely anti-social behaviour, and they should be described, reported and policed as such. It is not a high-frequency crime, but it causes real harm: noise, safety risk, property damage to grounds, and community distress. It is largely preventable with better-designed responses and smarter use of the infrastructure Council already has.

As Mayor, I will:

- Commission a CCTV coverage audit of high-incidence locations, including the Twin Ovals precinct and adjoining streets, and the locations residents have identified: Algona Road; Redwood Road at the Channel Highway end; Beach Road, Margate; Tinderbox Road and Brightwater Road; the Channel Highway near Barretta; Snug; Huon Road between Sandfly and Vincas Saddle; Cloudy Bay on Bruny; the Golden Grove Drive area; and the Tinderbox Track carpark, to identify gaps in current camera placement and coverage quality
- Develop a prioritised installation plan based on audit findings, with funding considered through Council's annual budget review process and state co-funding explored where available
- Formalise a protocol with Tasmania Police for regular review of CCTV footage at identified anti-social behaviour hotspots, not solely in response to reported incidents
- Investigate access to real-time or near-real-time monitoring options for high-priority sites, including whether current infrastructure supports this capability
- Strengthen Council's partnership with Crime Stoppers Tasmania, including co-branded community awareness and reporting campaigns targeting hotspot areas
- Support and resource Neighbourhood Watch networks in Kingborough, including a formal partnership arrangement with Council for information-sharing, community alerts, and coordinated responses to emerging hotspots
- Review Council's existing CCTV governance policy to ensure it reflects contemporary privacy obligations and operational effectiveness
- Advocate to the State Government for a 24/7 staffed Kingston police station
- Run a reporting campaign with Crime Stoppers, because Kingborough currently reads in the statistics as one of the safest municipalities in the state, those statistics drive police resourcing, and an incident that is never reported never generates resourcing

These commitments involve a mix of administrative action, partnership building, and targeted capital investment. No budget envelope is fixed at this stage. Costs will be reviewed through Council's normal budget and procurement processes. State co-funding for CCTV infrastructure will be actively pursued.

Authorised by Aldo Antolli, Margate TAS 7054.

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All views my own.

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