

Kingborough



COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council
will be held on

Monday, 27 April 2020 at 5.30pm

Kingborough Councillors 2018 - 2022



Mayor
Councillor Dean Winter



Deputy Mayor
Councillor Jo Westwood



Councillor Sue Bastone



Councillor Gideon Cordover



Councillor Flora Fox



Councillor David Grace



Councillor Amanda Midgley



Councillor Christian Street



Councillor Steve Wass



Councillor Paula Wriedt

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 7 to be held on Monday, 27 April 2020 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Gary Arnold
GENERAL MANAGER

Wednesday, 22 April 2020

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GUIDELINES FOR PUBLIC QUESTIONS

Section 31 of the *Local Government (Meeting Procedures) Regulations 2015*

Questions from the public may either be submitted to the General Manager in writing or asked verbally at an Ordinary Council meeting. Any question asked must only relate to the activities of Council [Section 31(2)(b)].

This guideline is provided to assist the public with the requirements of Public Question Time as set out in the *Local Government (Meeting Procedures) Regulations 2015* as well as determinations made by Council. You are reminded that the public question forum is designed to accommodate questions only and neither the questions nor answers will be debated.

Questions on Notice

Written questions on notice must be received at least seven (7) days before an Ordinary Council meeting [Section 31(1)] and must be clearly headed 'Question/s on Notice'. The period of 7 days includes Saturdays, Sundays and statutory holidays but does not include the day on which notice is given or the day of the Ordinary Council meeting [Section 31(8)].

Questions Without Notice

The Chairperson of an Ordinary Council meeting must ensure that, if required, at least 15 minutes is made available for public questions without notice [Section 31(3)]. A question without notice must not relate to any matter that is listed on the agenda for that meeting.

A question by any member of the public and an answer to that question is not to be debated at the meeting [Section 31(4)]. If a response to a question cannot be provided at the meeting, the question will be taken on notice and will be included in the following Ordinary Council meeting agenda, or as soon as practicable, together with the response to that question.

There is to be no discussion, preamble or embellishment of any question asked without notice, and the Chairperson may require that a member of the public immediately put the question.

The Chairperson can determine whether a question without notice will not be accepted but must provide reasons for refusing to accept the said question [Section 31 (6)]. The Chairperson may require a question without notice to be put on notice and in writing.

The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, offensive or relates to any matter which would normally be considered in Closed Session. The Chairperson may require that a member of the public immediately put the question.

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 27 April 2020 at 5.30pm

1 AUDIO RECORDING

The Chairperson will declare the meeting open, welcome all in attendance and advise that Council meetings are recorded and made publically available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

2 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.

3 ATTENDEES

Councillors:

Mayor Councillor D Winter
Deputy Mayor Councillor J Westwood
Councillor S Bastone
Councillor G Cordover
Councillor F Fox
Councillor D Grace
Councillor A Midgley
Councillor C Street
Councillor S Wass
Councillor P Wriedt

4 APOLOGIES

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 6 held on 23 March 2020 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

20 April - Budget Discussions

7 DECLARATIONS OF INTEREST

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* 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.

8 TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from open session to the closed session of this agenda or from closed session to the open session of this agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

10 QUESTIONS ON NOTICE FROM THE PUBLIC

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

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11.1 Declared Weeds

At the Council meeting on 23 March 2020, **Cr Cordover** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Declared weeds are a problem in our municipality including on road sides and verges that are under the control of the State Government and the Department of State Growth that then spread to other areas at great cost to Council. Noting Council's ability to serve notices on residents to compel them to deal with weeds on their property, will Council consider serving a notice to the State Government's Department of State Growth requiring them to deal with weeds on the side of state highways?

Officer's Response:

Weeds can be defined into three discrete categories; declared Zone A (those weeds targeted for eradication), declared Zone B (those weeds targeted for containment) and environmental weeds (or non-declared weeds). The state government legislates which species are to be treated as Zone A and Zone B weeds within each municipality. It is these zonings that provide the legislative powers to issue a requirement notice and establish the management requirements for a species.

Council currently provides a fee for service to the Department of State Growth (DSG) under the priority weed control program. Council's weed crew delivers the management of priority species within DSG road reserves. Kingborough has provided this service for the past three years. To our knowledge, the only Zone A weed on State Growth land tenure where we are unable to manage all known infestations within the available budget is pampas grass, due to the widespread nature and difficult to access locations. However, State Growth invested considerable funding on pampas grass last season in Kingborough, in fact they spent over \$5000 on one site alone and employed the latest drone technology to access the most difficult of sites.

Whilst State Growth owns a significant amount of land not only in Kingborough, but across Tasmania, it can be demonstrated that they are making significant attempts to actively control pampas grass. Likewise, if a ratepayer were to own a large parcel of land and were to demonstrate to Council that they were actively managing an infestation, they too would be afforded certain allowances and tolerances whilst bringing that infestation under control rather than be targeted for enforcement.

The same too can be implied for Zone B weeds within the municipality, however these often have other complexities due to the containment requirements associated with the species. Again, if a landowner has paddocks of Spanish heath and their neighbour requested compliance and that landowner could demonstrate that they were actively managing the infestation, it is highly unlikely that Council would issue a requirement notice or that Biosecurity Tasmania would support any enforcement actions should they be required to.

If we are consistent in our approach, within the 2018-2019 season, State Growth spent in the vicinity of \$40,000 on Spanish heath alone within the Kingborough municipality, demonstrating that they are making a reasonable attempt to actively manage the 'infestation' across the municipality. This example has been chosen as the most prominent zone B weed within the road reserves, both State Growth and Council owned.

Unfortunately, the nature of roadside weeds makes them highly visible, yet they are fraught with issues when it comes to controlling weeds within them. Council also experiences the same difficulties managing roadside weeds, and as such, has had to undertake a prioritisation process. This means that some roads and declared weeds may go untreated for many years. Such a prioritisation process ensures that funding is spent in the most effective and efficient manner.

Like Council, State Growth's strategic weed program has grown and developed significantly over the years. Raising any concerns directly with State Growth and providing them an opportunity to address them would be beneficial. State Growth are demonstrating that they are dedicated to their strategic weed control program and continuing to improve upon it, and as such staff advise against serving a requirement notice.

Rene Raichert, Project Officer

11.2 Historic Budget Information

At the Council meeting on 23 March 2020, **Cr Westwood** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

In the lead up to public consultation for the 2020 Draft Budget and Operating Plans, could you please document in the Minutes the annual budget deficits/surplus amounts listed in

various Annual Reports for the past 13 years, along with the accompanying cash reserves for the same period.

Officer's Response:

Council has only reported the Annual Budget Surplus (Deficit) in the Annual Report from 2010/11.

YEAR	Budget Surplus \$'000	Cash & Cash Equivalents \$'000
2018/2019	1,083	8,287
2017/2018	366	10,194
2016/2017	294	9,571
2015/2016	169	7,407
2014/2015	(1,365)	10,557
2013/2014	(1,725)	8,343
2012/2013	(2,089)	12,031
2011/2012	(2,608)	13,164
2010/2011	4,873	15,440
2009/2010		15,210
2008/2009		26,077
2007/2008		21,136
2006/2007		16,809

John Breen, Chief Financial Officer

12 QUESTIONS ON NOTICE FROM COUNCILLORS

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

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

13 OFFICERS REPORTS TO PLANNING AUTHORITY

File Number: 17.170

Author: Elizabeth Burrows, Administration Officer - Planning

Authoriser: Tasha Tyler-Moore, Manager Development Services

13.1 DELEGATED AUTHORITY FOR THE PERIOD 11 MARCH 2020 TO 14 APRIL 2020

The following are matters that have received delegated approval from the Manager Development Services for the period 11 March 2020 to 14 April 2020.

DEVELOPMENT APPLICATIONS FOR PERMITTED DEVELOPMENT/USE		
DA-2020-60	Mr M E Way 3907 Bruny Island Main Road ALONNAH	Extension to Bruny Island Mens Shed
DA-2020-78	Mr C & Mrs H Haeusler 13 Cox Drive DENNES POINT	Change of use from residential to visitor accommodation
DEVELOPMENT APPLICATIONS FOR DISCRETIONARY DEVELOPMENT/USE		
DA-2019-4	Mr M J Sellens 8 Wards Court MIDDLETON	Outbuilding (carport)
DA-2019-140	Mr Z Xu 57 Brightwater Road BLACKMANS BAY	Demolish and replace retaining wall
DA-2019-156	Y Li 77 Howden Road HOWDEN	Extension of dining room operating hours
DA-2019-523	Pinnacle Drafting & Design 19-23 Pearsall Avenue BLACKMANS BAY	Demolition of existing building and five new multiple dwellings
DA-2019-620	Wilson Homes Tasmania P/L 19 Eleni Avenue KINGSTON	Dwelling
DA-2019-630	G Hills & Partners Architects 50 Sandfly Road MARGATE	Dwelling and outbuilding (shed)
DA-2019-643	Mrs A N Weber 828 Adventure Bay Road ADVENTURE BAY	Front boundary fence - Retrospective

DA-2019-676	Designful 314 Missionary Road BARNES BAY	Alterations and extensions to existing dwelling
DA-2019-678	Rainbow Building Solutions 66 Lynden Road BONNET HILL	Outbuilding (shed) and Retrospective retaining wall and associated works
DA-2019-691	Tassie Homes Pty Ltd 11 Perch Court KINGSTON	Dwelling and ancillary dwelling
DA-2019-706	Maveric Builders Pty Ltd 4 Dominion Court BLACKMANS BAY	Dwelling and outbuilding (carport/workshop)
DA-2019-720	Mr J N Poortenaar 374 Howden Road HOWDEN	Extensions and alterations to dwelling
DA-2020-3	Smeekes Drafting Pty Ltd 264 Summerleas Road KINGSTON	Change of use from outbuilding to ancillary dwelling, and alteration to building
DA-2020-19	Wilson Homes Tasmania 9 Rodway Court KINGSTON	Dwelling
DA-2020-30	Mind Architects 12 Gourlay Street BLACKMANS BAY	Two multiple dwellings (one existing)
DA-2020-33	Tassie Homes Pty Ltd 72 Turquoise Way KINGSTON	Dwelling
DA-2020-36	Creative Homes Hobart 26 Rodway Court KINGSTON	Dwelling
DA-2020-43	Cunic Homes 58 Hollyhock Drive KINGSTON	Dwelling
DA-2020-54	Ms L M Crawford 46 Beach Road SNUG	Outbuilding (garage with carport)
DA-2020-70	Creative Homes Hobart 7 Rodway Court KINGSTON	Dwelling
DA-2020-71	Maveric Builders Pty Ltd 33 Kingsgate Circle HUNTINGFIELD	Dwelling and outbuilding (shed)
DA-2019-207	6ty P/L 48 Burwood Drive BLACKMANS BAY	Unit addition to existing communal residence
DA-2019-416	Ms A M Leschen 5256 Channel Highway GORDON	Dwelling

DA-2019-450	Mr D & Mrs E Hunn 3047 Channel Highway KETTERING	Outbuildings (shed & container), access works and cellar door sales associated with existing distillery
DA-2019-468	Another Perspective 840 Adventure Bay Road ADVENTURE BAY	Dwelling and outbuilding (shed), including demolition of existing dwelling and shed
DA-2019-538	Mr K & Mrs R Cooper 22 Sunsail Street SNUG	Dwelling
DA-2019-585	Mr P H Cuthbertson 118 Cathedral Road MARGATE	Dwelling and outbuilding (shed)
DA-2019-648	ERA Planning 182 Tinderbox Road TINDERBOX	Outbuilding (shed), watertank - Retrospective
DA-2019-693	Mr G Baker 14 Ocean Esplanade BLACKMANS BAY	Partial change of use of existing apartment to visitor accommodation
DA-2019-705	Mr R De Carvalho 948 Cloudy Bay Road SOUTH BRUNY	One visitor accommodation cabin and associated access upgrade, parking and signage
DA-2020-6	Creative Homes Hobart 10 Homestead Place KINGSTON	Dwelling
DA-2020-10	Wilson Homes Tasmanian P/L 6 Rodway Court KINGSTON	Dwelling
DA-2020-29	Mr A Coombe Church Road BARNES BAY	New jetty and partial removal of existing
DA-2020-40	Mr M E Way Lot 4/3261 Bruny Island Main Road SOUTH BRUNY	Outbuilding (shed)
DA-2020-42	P & J Sheds P/L 4 Bowral Court KINGSTON	Outbuilding (carport)
DA-2020-45	PDA Surveyors 63 Spring Farm Road KINGSTON	Excavation works - Retrospective
DA-2020-46	Ms M L Burgoyne 3182 Channel Highway WOODBIDGE	Alterations and extensions and partial change of use to visitor accommodation
DA-2020-47	Mr M W Verdouw 9 Stiffys Creek Road DENNES POINT	Change of use from residential to visitor accommodation

DA-2020-50	Ms L Fraser 49 Turquoise Way KINGSTON	Dwelling
DA-2020-53	Loci Architecture and Planning 15 Talone Road BLACKMANS BAY	Dwelling
DA-2020-64	Wilson Homes Tasmania P/L 68 Turquoise Way KINGSTON	Dwelling
DA-2020-66	G Hills & Partners Architects 11 Rodway Court KINGSTON	Dwelling
DA-2020-73	G Hills & Partners Architects 22 Kingsgate Circle HUNTINGFIELD	Dwelling, outbuilding (shed) and retaining walls
DA-2020-82	Kings Outdoor Living 203 Channel Highway KINGSTON	Addition of one cantilevered umbrella (Heritage Place)
DA-2020-85	Wilson Homes Tasmania P/L 32 Rodway Court KINGSTON	Dwelling
DA-2020-91	Ronald Young & Co Builders P/L 13 Homestead Place KINGSTON	Dwelling
DA-2020-94	MCA Architects P/L 1703 Channel Highway MARGATE	Change of use to medical centre and associated development (Business and Professional Services)
DA-2020-98	Traders in Purple P/L 42 Channel Highway KINGSTON	Temporary signage
DA-2020-102	Mr R De Carvalho Lot 2/48 Lighthouse Road LUNAWANNA	Change of use from residential to visitor accommodation and associated signage
DA-2020-105	MCE Building Design 5 Kulgoa Place BLACKMANS BAY	Extensions and alterations including a front deck
DA-2020-108	Rainbow Building Solutions 23 Jacaranda Drive MARGATE	Outbuilding (garage)
DA-2020-114	Mr J K Turnbull 7-9 Cutana Place SNUG	Extension to dwelling and new outbuilding (garage)
DEVELOPMENT APPLICATIONS FOR SUBDIVISION		
DAS-2020-3	Ms C L Hinz 682 Adventure Bay Road ADVENTURE BAY	Boundary adjustment

DAS-2019-30	Lark & Creese 661 & 697 Cloudy Bay Road SOUTH BRUNY	Subdivision (boundary adjustment)
DAS-2020-5	PDA Surveyors 29-31 John Street KINGSTON	Subdivision creating one road lot and balance
DEVELOPMENT APPLICATIONS FOR STRATA		
STR-2020-2	PDA Surveyors 3 Powell Road BLACKMANS BAY	Strata plan – Unit 1 & 2
STR-2020-3	Mr G R Fletcher 13 Lewan Avenue KINGSTON	Strata plan – Units 1, 2 & 3
STR-2020-6	Mr T J McIntyre 30 Powell Road BLACKMANS BAY	Strata plan – Units 1 to 7
DEVELOPMENT APPLICATIONS FOR STAGED DEVELOPMENT SCHEME/ SEALED PLAN AMENDMENT		
SPA-2020-2	Mr D C Edwards 12 Christophers Way KINGSTON BEACH	Amendment to right of way and service easements to facilitate construction
STG-2016-27/B	Mr B W Coles 23 & 25 Tinderbox Road BLACKMANS BAY	Amendment to make minor changes to boundaries to match recently approved strata plan, required by Lands Titles
DEVELOPMENT APPLICATIONS FOR MINOR AMENDMENTS TO PERMIT		
DA-2017-382	Mr K Stacey & Mrs K Williams 47 Rainbirds Road FLOWERPOT	Amendment to modify site plan and change location of dwelling due to a boundary adjustment, increase number of bedrooms from 3 to 4, change roof from skillion to gable, move position of AWTs and reconfigure driveway
DA-2017-412	Dirt Building Design 609 Channel Highway BONNET HILL	Amendment to the design of the upper level, removal of carport and decking
DA-2018-256	Archimob Pty Ltd 48a Lester Crescent KINGSTON	Amendment to reduce dwelling to single level and reconfigure layout
DA-2018-655	Mr L Sampson 21 Earlwood Court TAROONA	Amendment to reduce size of dwelling and make changes to layout and design
DA-2019-78	Draftone Tasmania 15 Panoramic Drive KINGSTON	Amendment to reduce dwelling from three levels to two
DAS-2016-4	Lark & Creese 771 and 777 Cloudy Bay Road SOUTH BRUNY	Amendment to alter staging, and relocate access to Lot 2

DA-2007-219	Mr M K Gray 580 Leslie Vale Road LESLIE VALE	Amendment to reduce size of dwelling, and slightly alter orientation
DAS-2013-20	All Urban Planning P/L 86 Burwood Drive BLACKMANS BAY	Amendment to boundary of lot 18 due to removal of fire trial
DA-2018-95	Jettech Networks Conleys Road, off Wooreddy Rd LUNAWANNA	Amendment to allow removal of four trees and pruning of four trees
DEVELOPMENT APPLICATIONS FOR NO PERMIT REQUIRED		
DA-2020-21	Wilson Homes Tasmania P/L 5 Rodway Court KINGSTON	Dwelling
DA-2020-74	Kings Outdoor Living 220 Roslyn Avenue BLACKMANS BAY	Awning addition
DA- 2020-97	Mr R Jackson 15 Fraser Street KINGSTON	Alteration and extension to dwelling
DA-2020-101	MCE Building Design 29 Stirling Avenue BLACKMANS BAY	Alterations and extensions to dwelling
DA-2020-106	P & J Sheds Pty Ltd 36 Drysdale Avenue KINGSTON	Outbuilding (garage)
DA-2020-127	Kings Outdoor Living 11 Englefield Drive MARGATE	Awning addition
DA-2020-137	Graham Hills & Partners Architects 137 Beach Road MARGATE	Relocation of existing shed and associated extension of concrete area

RECOMMENDATION

That the report be noted.

13.2 PSA-2019-1 – PLANNING SCHEME AMENDMENT TO ADJUST ZONE BOUNDARY OF THE ENVIRONMENTAL MANAGEMENT ZONE, A SITE-SPECIFIC LISTING AND ASSOCIATED DEVELOPMENT APPLICATION UNDER DAS-2019-5 FOR A BOUNDARY ADJUSTMENT AT LOT 3 AND 757 CHANNEL HIGHWAY, KINGSTON

File Number: PSA-2019-1 & DAS-2019-5

Author: Adriaan Stander, Strategic Planner

Authoriser: Tasha Tyler-Moore, Manager Development Services

Application Number:	PSA-2019-1 & DAS-2019-5
Applicant:	All Urban Planning Pty Ltd
Owner:	Ms N Urosevic
Proposal in brief:	<p>The draft planning scheme amendment (PSA-2019-1) is to rezone a portion of land located at Lot 3 Channel Highway, Kingston from Environmental Living Zone to Environmental Management Zone. It also seeks a site-specific listing for the same property to allow the minimum lot size to match the entire portion of the land within the Environmental Living Zone.</p> <p>The associated development application (DAS-2019-5) is for a boundary adjustment located at Lot 3 and 757 Channel Highway, Kingston. The application proposes to adhere to the existing wetland and driveway area on both lots. No additional lots are proposed by the development application.</p>
Public exhibition:	Public exhibition was undertaken between 8 February 2020 and 11 March 2020.
Representations:	<p>Two representations were received during the exhibition period. The first representation generally supported the application, however they raised concerns with the location of the proposed building envelope and conditions of the draft development permit. The second representation was from TasWater which did not raise any objections to the application.</p>
Recommendation:	That Council note the representations and recommend to the Tasmanian Planning Commission that the draft development permit (DAS-2019-1) be modified considering the concerns raised by the representations.

1. PURPOSE

- 1.1 The purpose of this report is to consider representations that have been received following the public exhibition of draft amendment (PSA-2019-1) to the Kingborough Interim Planning Scheme 2015 (KIPS 2015) and the associated development application (DAS-2019-5) for a boundary adjustment.

2. BACKGROUND

- 2.1 At its meeting on 28 January 2020 Council considered an application for a combined planning scheme amendment (PSA-2019-1) and boundary adjustment (DAS-2019-5) at Lot 3 and 757 Channel Highway, Kingston.

- 2.2 The application was submitted under section 43A of the former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA). Section 43A of the former provisions of LUPAA provides a mechanism for the planning authority to consider an application for a combined permit for a use or development that cannot be approved unless the planning scheme is amended.
- 2.3 Council resolved to initiate the planning scheme amendment.
- 2.4 A copy of the certified draft amendment (see Attachment 2) and draft development permit (see Attachment 3) was forwarded to the Tasmanian Planning Commission (the Commission).
- 2.5 The draft amendment was placed on public exhibition for 28 days from Wednesday, 12 February 2020 to Wednesday, 11 March 2020.
- 2.6 Two representations were received during the exhibition period.
- 2.7 The first representation generally supported the application, however they raised concerns with the location of the proposed building envelope and conditions of the draft development permit.
- 2.8 The second representation was from TasWater which did not raise any objections to the application. TasWater indicated that it does not require to be notified of nor attend any subsequent hearings. No conditions were imposed.
- 2.9 The issues raised by the representations are discussed in more detail in Section 6 of this report. A brief summary of the issues raised is also provided under Attachment 1.

3. STATUTORY REQUIREMENTS

- 3.1 Section 39(2) of the former provisions of LUPAA requires a planning authority, within 35 days after the public exhibition period has closed, to forward the Commission a report containing:
 - (a) *a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and*
 - (b) *a statement of its opinion as to the merit of each such representation, including its views as to—*
 - (i) *the need for modification of the draft amendment in the light of that representation; and*
 - (ii) *the impact of that representation on the draft amendment as a whole; and*
 - (c) *such recommendations in relation to the draft amendment as the authority considers necessary.*
- 3.2 Council has received an extension until 6 May 2020 from the Commission to prepare its Section 39 report.

4. THE PROPOSAL

Site description

- 4.1 The subject land is a private landholding located north-east of Kingston town centre. The land comprises of two land titles (CT138474/3 and CT249340/3), located at 727 and Lot 3 Channel Highway, Kingston (see Figure 1).

- 4.2 The site is detailed in in Council's agenda report of 28 January 2020.



Figure 1: Land affected by this planning scheme amendment (subject land boundary in yellow)

Proposal in detail

- 4.3 The draft planning scheme amendment (PSA-2019-1) consists of a proposal to rezone a portion of land at Lot 3 Channel Highway, Kingston from Environmental Living Zone to Environmental Management Zone (see Figure 2).
- 4.4 The planning scheme amendment also seeks to introduce a site-specific listing for Lot 3 Channel Highway, Kingston under Clause 14.5.1(P1) of KIPS 2015 to allow the minimum lot size to match the entire portion of the land in the Environmental Living Zone.
- 4.3 The associated development application (DAS-2019-5) seeks a boundary adjustment at Lot 3 and 757 Channel Highway, Kingston to adhere the existing wetland and driveway area on both lots. No additional lots will be created by the development application (see Figure 3).



Figure 2: Proposed rezoning

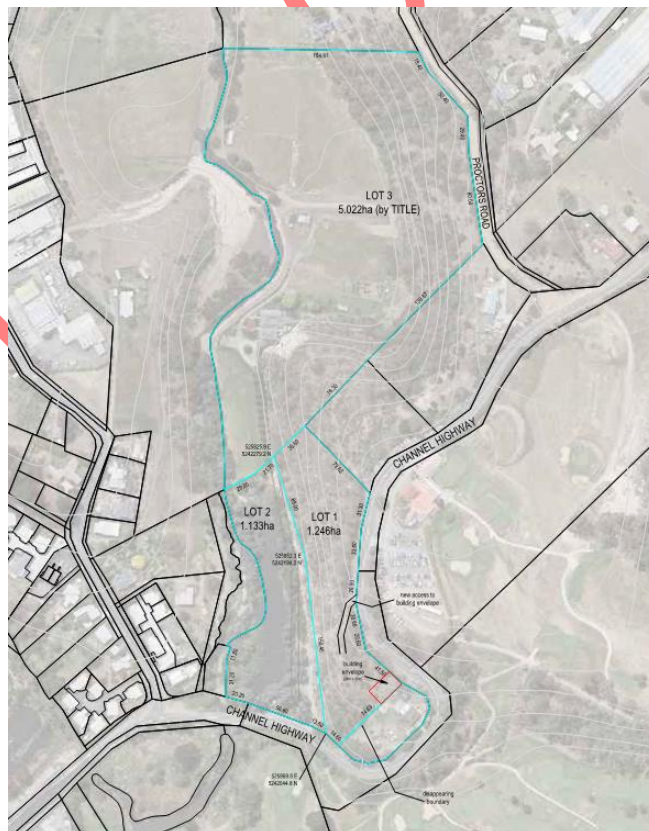


Figure 3: Proposed subdivision

- 4.4 Both applications were described in detail in Council's agenda report of 28 January 2020.

5. PLANNING ASSESSMENT

- 5.1 Council's agenda report of 28 January 2020 provides a detailed assessment of the application. The assessment concluded the following:
 - 5.1.1 The application meets the assessment criteria provided under Section 32(1) of the former provisions of LUPAA. The proposed development would be consistent with the surrounding land use pattern and would not create any potential for conflict with regards to zoning or land use and would align with the Southern Tasmania Regional Land Use Strategy.
 - 5.1.2 The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.
 - 5.1.3 The proposal is consistent with the outcomes of the relevant State Policies.
- 5.2 The proposed planning scheme amendment and associated development application was supported and initiated by Council at its meeting of 28 January 2020 for the reasons outlined the agenda report.

6. DISCUSSION

Exhibition and representations

- 6.1 The draft amendment and associated development application were placed on public exhibition in accordance with Section 38 of the former provisions of LUPAA.
- 6.2 The draft amendment was exhibited for 28 days in accordance with the statutory requirements between 8 February 2010 and 11 March 2020.
- 6.3 Two representations were received during the exhibition period.
- 6.4 One of the representations indicated support of the planning scheme amendment and associated development application for boundary adjustment, however raised concerns about (Issue 1 - Environmental) the location of proposed building envelope and (Issue 2 – Proposed provisions) conditions of consent proposed by Council.
- 6.5 The remaining representation that was received from TasWater did not raise any objection.
- 6.6 A brief summary of the above issues is provided below.

(Issue 1 - Environmental)

- 6.7 The representation makes comment that there is a disparity between the location of the proposed building in the report by North Baker, dated 17 October 2019 and revised report of 20 November 2019. The representation makes the comment that there is little justification for the new proposed location of the building envelope.

Officer's comment:

- 6.7.1 The Natural Values Determination by North Baker, dated 17 October 2019, identified a potential building area in a different location to that was shown in the supporting Bushfire Risk Assessment and it did not comply with the provisions of Clause 14.5.1 P2 (f) of KIPS 2015. Clause 14.5.1 P2 (f) requires the building area not to impact on native vegetation subject to any codes in the planning scheme.

- 6.7.2 A further information request was sent requiring the proponent to demonstrate that the proposed building area within the Environmental Living zoned lot complies with Clause 14.5.1 P2 and to provide a building area consistent with that relied upon for bushfire hazard management purposes.
- 6.7.3 In response the proponent provided a revised Natural Values Determination and Bushfire Risk Assessment by North Baker, dated 20 November 2019.
- 6.7.4 The revised plans identified a new building envelope in the south-eastern corner of the proposed Lot 1 which is supported by Council officers for the reasons provide below under 6.7.5 to 6.7.8
- 6.7.5 The proposed location of the building envelope in the south-eastern corner of proposed Lot 1 is the most suitable location given the site's topography, biodiversity values, access arrangement and location of infrastructure in consideration of Clause 14.5.1 P2.
- 6.7.6 The proposed location of the building envelope in the south-eastern corner of proposed Lot 1 to minimise impacts on priority biodiversity values. The remaining high priority biodiversity values are proposed to be retained and the extend of impact is limited relative to what is being retained.
- 6.7.7 The Bushfire Risk Assessment Report indicates that the location of the building envelope provides the lowest BAL of any viable building area on proposed Lot 1.
- 6.7.8 The proposed location of the building envelope in the south-eastern corner of proposed Lot 1 is also the only site capable of satisfying the outcome sought by the provisions under Clause 14.5.1 P2.
- 6.8 The representation makes comment that additional vegetation clearing may be required to enable adequate and safe access to Channel Highway from the proposed building envelope.

Officer's comment:

- 6.8.1 While the access to the proposed building envelope is longer than what was required for the original proposed envelope, there is an existing easement and track which is proposed to be utilised, minimising the need for additional clearing as part of future development and to improve access arrangements.
- 6.8.2 Council's Development Engineer reviewed the revised plan and is satisfied that that the access satisfies the requirements of the scheme including sight lines.
- 6.8.3 The impacts from future bushfire hazard management measures are minimised through locating the building envelope next to an existing lot with a dwelling and road.
- 6.9 The representation makes comment that bushfire management outside title boundaries may present future challenges.

Officer's comment:

- 6.9.1 To ensure future development of the lot contains the hazard management area within the lot boundary, a condition has been included in the draft development permit that restricts future development on proposed Lot 1 (and within the

building envelope) to a single dwelling and associated infrastructure. The condition requires any future dwelling on the lot to be constructed to BAL 29 to limit the hazard management area and access are shown as per Figure 1 of the Bushfire Risk Assessment Report by North Barker, dated 20 November 2019.

- 6.9.2 This Bushfire Risk Assessment Report demonstrates the proposal does not rely upon bushfire hazard management areas outside the title boundaries.

(Issue 2) Proposed provisions

- 6.10 The representation makes comment that condition 2(d)(iv) of the draft development permit for DAS-2019-1 requires offset planting for the loss of vegetation and considers this condition unreasonable as there is no specification as to what the offset is likely to be.

Officer's comment:

- 6.10.1 In the event that further impacts on trees are approved in the future, the offset requirement will be subject to the Biodiversity Offset Guidelines and Biodiversity Offset Policy. To avoid any confusion, it is recommended that condition 2(d)(iv) of be amended as follows.

"the loss of individual white gums (*Eucalyptus viminalis*) with a diameter >25cm at 1.5m from natural ground level, blue gums (*Eucalyptus globulus*) with a diameter >40cm at 1.5m from natural ground level and any native tree with a diameter >70cm at 1.5m from natural ground level to be offset to the satisfaction of Council and in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process and Biodiversity Offset Policy 6.10."

- 6.11 The representation makes comment that condition 2(d)(v) of the draft development permit under DAS-2019-1 requires future development to apply design elements over and above the standard "Minimising the swift parrot collision threat" guidelines.

Officer's comment:

- 6.11.1 The intention of the condition is not to provide additional requirements, but rather to assist proponents to address and satisfy the guidelines "Minimising the swift parrot collision threat". The condition is standard and has been applied to other development permits in similar settings.

- 6.12 The representation makes comment that condition 2(d)(vii) of the draft development permit under DAS-2019-1 requires landscaping (preferably Tasmanian endemic species) on the lot which may unreasonably be interpreted as a requirement for landscaping on the entire lot with native species.

Officer's comment:

- 6.12.1 Agreed. The intention is not to have any landscaping within the conservation zone, as this area is to be managed as a native vegetation community. Rather it is to ensure future landscaping within the designated building area is appropriate to the Environmental Living zone and does not include any invasive species. It is recommended that condition 2(d)(vii) be amended as follows:

“any landscaping within the designated building area (refer to condition 4), will incorporate native species (preferably Tasmanian endemic species) and will not include nondeclared priority weeds listed in the Kingborough Weed Management Strategy;”

- 6.13 The representation makes comment that condition 8 requires that the nominated building envelope must include all future buildings, structures, on-site wastewater and bushfire hazard management areas, however in the absence of any bushfire assessment it cannot be determined the location of the proposed building envelope is appropriate.

Officer's comment:

- 6.13.1 There is no condition 8, however it is reasonably assumed that the representation is referring to condition 4 which requires the following:

The Final Plan of Survey must incorporate a designated building area for Lot 1, to be shown as a “Building Area” on the plan. This building area must be broadly consistent with the building area and bushfire hazard management area as shown in Figure 1 of the Bushfire Risk Assessment (North Barker, 20/11/2019). The final “Building Areas” must be to the satisfaction of the Manager Development Services.

The Schedule of Easements must include a covenant requiring that all buildings, structures, on-site wastewater and bushfire hazard management areas must be located entirely within the above Building Area.

- 6.13.2 The intent of condition 4 is not to limit the bushfire management area to the identified building envelope as shown in the plan of subdivision. The condition must be read with condition 2 which requires the building envelope area to be verified in consideration of the required bushfire management area. As such, the building envelope for the purposes of the Final Plan of Survey will be altered to incorporate the hazard management area and access as per Figure 1 of the Bushfire Risk Assessment (North Barker, 20/11/2019).

- 6.13.3 Within the designated building area, the future location of any buildings is not limited to the building area as shown in the plan of subdivision but rather has some flexibility, subject to ensuring any associated bushfire hazard management, access and on-site wastewater requirements are also capable of being contained within this area.

7. FINANCE

- 7.1 The planning scheme amendment itself does not have any current or future financial implications for Council.

8. PUBLIC CONSULTATION

- 8.1 This report is a result of the public consultation undertaken by Council, as required under section 38 of the former provisions of LUPAA.
- 8.2 The draft amendment was exhibited for 28 days in accordance with the statutory requirements between 8 February 2010 and 11 March 2020.
- 8.3 The exhibition/notification process included:

- advertisement in The Mercury on Saturday, 8 February 2020 and Wednesday, 12 February 2020;
- exhibition in Council's administrative building;
- exhibition on Council's website; and
- written notification to owners and occupants of land immediately adjoining and surrounding the subject site.

8.4 The Commission has been provided with a list of those properties and individuals notified.

9. CRITICAL DATES

- 9.1 Council has 35 days from the close of the notification period (11 March 2020) to forward its report to the Commission, unless the Commission grants an extension of time if requested.
- 9.2 The Commission has granted an extension until 6 May 2020 to forward Council's s39 Report.
- 9.3 The Commission must complete its consideration and decision process within three months of receiving Council's report on the representations, unless an extension of time has been agreed by the Minister.
- 9.4 If the Commission approves the amendment, the amendment takes effect seven days after being signed by the Commission, unless a date is specified.

10. CONCLUSION

- 10.1 In accordance with the requirements of s39 of the former provisions of LUPAA, Council is required to review Council's decision on 28 January 2020 considering the representations received during the public exhibition period.
- 10.2 Two representations were received during the exhibition period.
- 10.3 The first representation generally supported the application, however they raised concerns with the location of the proposed building envelope and conditions of the draft development permit.
- 10.4 The second representation was from TasWater which did not raise any objections to the application. TasWater indicated that it does not require to be notified of nor attend any subsequent hearings. No conditions were imposed.
- 10.5 With consideration of the concerns raised by the representation, it is suggested that condition 2(d)(iv) and condition 2(d)(vii) of the draft development permit under DAS-2019-1 be amended as follows:

2(d)(iv) *the loss of individual white gums (Eucalyptus viminalis) with a diameter >25cm at 1.5m from natural ground level, blue gums (Eucalyptus globulus) with a diameter >40cm at 1.5m from natural ground level and any native tree with a diameter >70cm at 1.5m from natural ground level to be offset to the satisfaction of Council and in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process and Biodiversity Offset Policy 6.10.*

- 2(d)(vii) *any landscaping within the designated building area (refer to condition 4), will incorporate native species (preferably Tasmanian endemic species) and will not include nondeclared priority weeds listed in the Kingborough Weed Management Strategy;*

11. RECOMMENDATION

That:

- a) Council notes the representations to PSA-2019-1 and DAS-2019-5, together with the officer's responses;
- b) Council recommend to the Tasmanian Planning Commission that the draft development permit (DAS-2019-5) be modified considering the concerns raised by the representations and as per Attachment 3 of this report.
- c) Pursuant to section 39(2)(a) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council forward a copy of this report to the Tasmanian Planning Commission.

ATTACHMENTS


1. Certification of planning scheme amendment PSA-2019-1
2. Draft Development Permit DAS-2019-5
3. Suggested changes to Draft Development Permit DAS-2019-5


INSTRUMENT OF CERTIFICATION

The Kingborough Council resolved at its meeting of 28 January 2020 that Draft Amendment PSA-2019-1 to the Kingborough Interim Planning Scheme 2015 meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*.

The COMMON SEAL of the Kingborough Council is affixed below, pursuant to the Council's resolution of 28 January 2020, in the presence of:-




..... Councillor

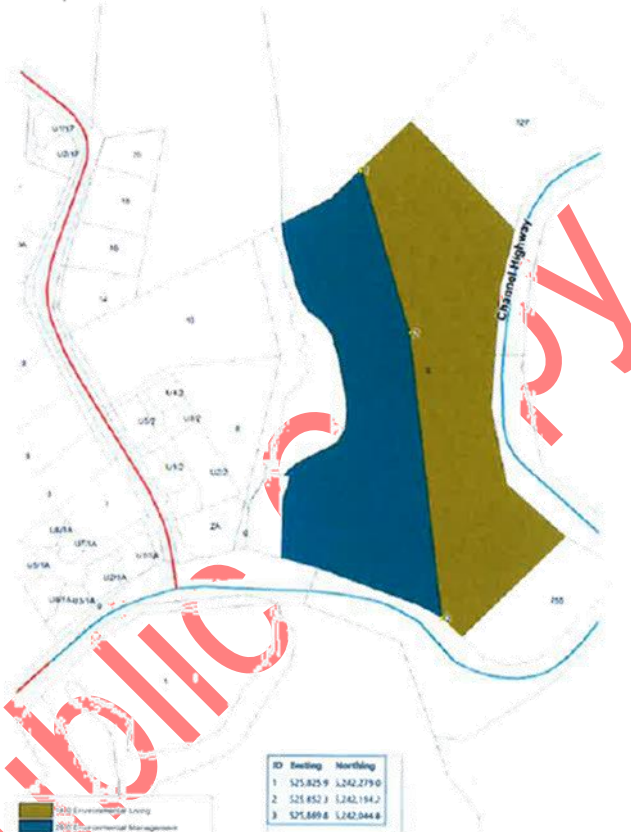

..... General Manager

KINGBOROUGH INTERIM PLANNING SCHEME 2015

DRAFT AMENDMENT PSA-2019-1

The Kingborough Interim Planning Scheme 2015 is amended as follows:

1. rezone a portion of the site from Environmental Living Zone to Environmental Management Zone; and



Existing Zone: Environmental Living Zone/Environmental Management Zone
Proposed Zone: Environmental Living Zone /Environmental Management Zone

2. introduce a site specific listing for Lot 3 Channel Highway, Kingston in the development standards for subdivision to allow the minimum lot size to match the entire portion of the land zoned Environmental Living as follows:

14.5.1 Lot Design	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority:	P1 The size of lots may be less than that specified in A1 provided all of the following are satisfied: <ul style="list-style-type: none"> (a) the number of lots is no more than 1 lot per 10ha, or 1 lot per 20ha on Bruny Island; except for: <ul style="list-style-type: none"> (i) 3 Sawdust Road, Adventure Bay (CT 54720/9); (ii) Lot 200 Bonnie Vale Drive, Howden (CT 162233/200); and (iii) 50 Rada Road, Kettering (CT 102793/2 & 105924/1); (iv) 367 Brightwater Road, Howden (CT62191/1); (v) 105 Ferry Road, Kettering (CT 239256/1); (vi) <u>Lot 3 Channel Highway, Kingston (CT 249340/3)</u> where the minimum lot size is determined as the entire portion of the land in this zone; (b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values; (c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures; (d) mechanisms on large titles, with nominal future subdivision potential under A1, prevent further subdivision.

Table 1: Proposed changes to 17.3.5 Discretionary Use (NOTE: text that is underlined is proposed as new.)

The COMMON SEAL of the Kingborough Council is affixed below, pursuant to the Council's resolution of 28 January 2020 in the presence of:



..... Councillor

..... General Manager

DEVELOPMENT / USE PERMIT
KINGBOROUGH INTERIM PLANNING SCHEME 2015

Application No. DAS-2019-5 dated 26 February 2019 submitted by All Urban Planning Pty Ltd.

This permit is granted, subject to the conditions set out below, for the development and/or use of - **boundary adjustment** at the land situated and described as - **Lot 3 And 757 Channel Highway, Kingston.**

CONDITIONS

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DAS-2019-5 and Council Plan Reference No. P2 submitted on 25 November 2019. 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. Prior to the permit coming in to effect the landowner must enter into a Part 5 Agreement under the *Land Use Planning and Approvals Act 1993* with and to the satisfaction of Kingborough Council to retain and protect the environmental values on Lot 1, outside those areas required for a building area, private open space and bushfire protection measures, and ensure future development is located to minimise impacts on environmental values. This Part 5 Agreement must:
 - (a) verify the extent of the conservation zone, which is to encompass all native vegetation outside the bushfire hazard management area and access as shown in Figure 1 of the Bushfire Risk Assessment (North Barker, 20/11/2019);
 - (b) provide for the protection and management of all native vegetation and habitat values within the conservation zone;
 - (c) include a Conservation Management Plan including but not limited to restricting vegetation removal, incorporating a weed management plan, incorporating management prescriptions for future development of the lot and requiring monitoring and reporting for a minimum of 5 years, to ensure that environmental values are managed for their long term survival. These prescriptions must be drafted by a suitably qualified environmental consultant and including timeframes and details for each action;
 - (d) management prescriptions for future development of the lot must include the following requirements:
 - i) the prior written consent of Council prior to felling, lopping,

Page 1 of 4

Development/Use Permit Conditions - DAS-2019-5, Lot 3 and 757 Channel Highway, Kingston

ringbarking or otherwise injuring or destroying of eucalypt trees with a diameter >25 cm at 1.5m from natural ground level can take place;

- ii) future development of the lot to be designed, located and constructed to avoid and minimise impacts on blue gum (*Eucalyptus globulus*) and white gum (*Eucalyptus viminalis*) trees and any native tree with a diameter >70cm at 1.5m from natural ground level;
- iii) Council will only approve impacts on these trees where it can be demonstrated that, based on the advice of a suitably qualified and independent arborist, the trees are unable to be retained because either:
 - the health and viability of the trees is such that they represent a danger; and/or,
 - there is no feasible alternative location and design which avoids or mitigate the impacts of the development on the health of these trees while also allowing the lot to be developed for its intended purpose.
- iv) the loss of individual white gums (*Eucalyptus viminalis*) with a diameter >25cm at 1.5m from natural ground level, blue gums (*Eucalyptus globulus*) with a diameter >40cm at 1.5m from natural ground level and any native tree with a diameter >70cm at 1.5m from natural ground level to be offset to the satisfaction of Council;
- v) buildings and structures must not pose an unacceptable risk of bird collision by incorporating design elements and strategies in accordance with the document "Minimising the swift parrot collision threat – Guidelines and recommendations for parrot-safe building design".

Buildings and structures will be deemed to pose such a risk unless they comply with any one of the following:

- the glazed surface of the window does not have a total surface area of greater than 2m² and does not result in a sight line through the building from one window to another, such as corner windows;
 - the glazed surface of a window is treated to include visual markers or muted reflections, the purpose of which is to give them the appearance of an impenetrable surface. Such surfaces may include any one of the following types of treatments: the use of low-reflectivity glass (0-10%); films; coatings; fritted glass; or screens; or
 - the glazed surface of a window is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground.
- vi) future development of the lot must be limited to a single dwelling and associated infrastructure, this dwelling to be constructed to BAL 29 and the bushfire hazard management area is limited to that shown in the Bushfire Risk Assessment (North Barker,

Development/Use Permit Conditions - DAS-2019-5, Lot 3 and 757 Channel Highway, Kingston

20/11/2019);

- vii) any landscaping of the site will incorporate native species (preferably Tasmanian endemic species) and will not include non-declared priority weeds listed in the Kingborough Weed Management Strategy;

- (e) be drafted using Council's template Part 5 Agreement for subdivision in the Environmental Living zone;
- (f) be signed and sealed prior to commencement of works; and,
- (g) be submitted to the Land Titles Office with the final plan of survey and registered on the title.

All costs associated with drafting and registering the Part 5 Agreement on the title are to be borne by the developer. All terms of this Agreement must be complied with once executed.

Ongoing management of the site must be in accordance with the Part 5 Agreement.

Please note, planning permits containing a requirement for a Part 5 Agreement are not valid until such time as the Agreement is executed, as specified in the Land Use Planning and Approvals Act 1993. Therefore the above Agreement must be executed prior to commencement of works and registered on each title. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

3. Prior to sealing of the Final Plan of Survey, a bond must be paid to Council for the cost of five years of monitoring and implementation of the Part 5 Agreement, excluding any initial actions already undertaken. Reporting to Council on compliance with and implementation of the Agreement is to be undertaken by a suitably qualified consultant and not less than once annually for a minimum period of 5 years. The bond will be repaid to the payer in stages on an annual basis once each annual report is received and satisfactory implementation of works demonstrated, in accordance with the cost schedule identified in the Agreement.
4. The Final Plan of Survey must incorporate a designated building area for Lot 1, to be shown as a "Building Area" on the plan. This building area must be broadly consistent with the building area and bushfire hazard management area as shown in Figure 1 of the Bushfire Risk Assessment (North Barker, 20/11/2019). The final "Building Areas" must be to the satisfaction of the Manager Development Services.

The Schedule of Easements must include a covenant requiring that all buildings, structures, on-site wastewater and bushfire hazard management areas must be located entirely within the above Building Area.

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

ADVICE

Page 3 of 4

Development/Use Permit Conditions - DAS-2019-5, Lot 3 and 757 Channel Highway, Kingston

- A. A Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable). Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
- B. 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.

TASHA TYLER-MOORE
MANAGER DEVELOPMENT SERVICES

Decision Date: 6 February 2020

Public Copy

Attachment 3

PSA-2019-1 & DAS-2019-5 – Suggested modifications

SUGGESTED MODIFICATIONS TO DRAFT DEVELOPMENT ISSUED FOR DAS-2019-5

It is suggested that condition 2(d)(iv) and condition 2(d)(vii) of the draft development permit under DAS-2019-5 be amended as follows:

- 2(d)(iv) *the loss of individual white gums (*Eucalyptus viminalis*) with a diameter >25cm at 1.5m from natural ground level, blue gums (*Eucalyptus globulus*) with a diameter >40cm at 1.5m from natural ground level and any native tree with a diameter >70cm at 1.5m from natural ground level to be offset to the satisfaction of Council and in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process and Biodiversity Offset Policy 6.10.*
- 2(d)(vii) *any landscaping within the designated building area (refer to condition 4), will incorporate native species (preferably Tasmanian endemic species) and will not include nondeclared priority weeds listed in the Kingborough Weed Management Strategy;*

13.3 PSA-2019-5 - PLANNING SCHEME AMENDMENT APPLICATION FOR REZONING FROM LIGHT INDUSTRIAL TO COMMUNITY PURPOSE AT 50 HUNTINGFIELD AVENUE, HUNTINGFIELD FOR TASMANIAN CATHOLIC EDUCATION OFFICE

File Number: PSA-2019-5
Author: Adriaan Stander, Strategic Planner
Authoriser: Tasha Tyler-Moore, Manager Development Services

Application Number:	PSA-2019-5
Applicant:	All Urban Planning Pty Ltd on behalf of Tasmanian Catholic Education Office
Owner:	Institute of Mine Seismology Pty. Ltd.
Zoning:	Light Industrial Zone
The purpose:	The purpose of this report is to consider an application made for a planning scheme amendment at 50 Huntingfield Avenue, Huntingfield. The application is to rezone land (the previous Vodaphone call centre site), from Light Industrial Zone to Community Purpose Zone to convert the existing office building on the site into a school building which will operate as an extension of the nearby St Aloysius Catholic College Campus, located as 12 Nautilus Grove, Huntingfield.
Representations:	This report is pre-public exhibition, and therefore the proposed amendment has not been advertised yet. Draft amendments are advertised for a minimum period of 28 days for public comment following initiation by the Planning Authority.
Recommendation:	That Council resolves to initiate Amendment PSA-2019-5 to the <i>Kingborough Interim Planning Scheme 2015</i> .

1. INTRODUCTION

- 1.1 Council is in receipt of an application by All Urban Planning Pty Ltd on behalf of Tasmanian Catholic Education Office to amend the Kingborough Interim Planning Scheme 2015 (KIPS 2015) in accordance with section 33(1) of the former provisions of the Land Use Planning and Approvals Act 1993 (LUPAA). The application is to rezone land located at 50 Huntingfield Avenue, Huntingfield from Light Industrial Zone to Community Purpose Zone. The land was previously occupied by Vodaphone as a call centre site and is currently utilised by the Institute of Mine Seismology.
- 1.2 Section 43A of the former provisions of LUPAA provides a mechanism for the planning authority to consider an application for a combined permit for a use or development that cannot be approved unless the planning scheme is amended. Accordingly, a development application for change of use has been submitted to Council concurrently with the amendment proposal and should the planning authority decide to initiate and certify the amendment, the request for a combined permit is able to be subsequently considered at the same time.
- 1.3 This report relates to the proposed amendment to the planning scheme and a separate report has been prepared for the development application under DA-2019-655 to change the land use to Educational and Occasional Care (secondary school). The intent of the development application is to convert the existing office building on

the site into a school building which will operate as an extension of the nearby St Aloysius Catholic College Campus, located at 12 Nautilus Grove, Huntingfield.

2. SITE AND CONTEXT

- 2.1 The subject land is located at 50 Huntingfield Avenue, Huntingfield (CT131210/62) on the southern fringe of the Huntingfield light industrial area (see Figure 1).
- 2.2 The site is approximately 3.05ha in size and comprises of a 5,200sqm office building and carpark that was previously used by Vodaphone as a call centre (see Figure 2 and 3).
- 2.3 The subject land is located in the Light Industrial Zone. Light industrial use and development located to the north and east of the site is primarily configured as a series of warehouses on separate lots used for a range of storage, wholesaling and light manufacturing activities (see Figure 4 and 5).
- 2.4 The site is surrounded to the south and west by residential dwellings including Kingsgate Circle, the south, that lies between the site and the existing Tarremah Steiner School and St Aloysius Catholic College.
- 2.5 The site has frontage and vehicle access off Huntingfield Avenue and is connected to existing reticulated water, sewer and stormwater services.
- 2.6 The land is on rising ground above Coffee Creek to the east. The site is cleared and does not have any significant flora or fauna values.



Figure 1: Site context (subject land boundary in yellow)



Figure 2: Existing building



Figure 3: Existing building and parking area



Figure 4: East – Light Industrial



Figure 5: North – Light Industrial



Figure 6: South – Residential



Figure 7: West - Residential

3. DESCRIPTION OF PROPOSAL

- 3.1 The proposal is for an amendment to KIPS 2015 to rezone land at 50 Huntingfield Avenue from Light Industrial Zone to Community Purpose Zone. A copy of the submission is provided in Attachment 1. The following justification is provided by the proponent in support of the proposed zoning change to Community Purpose Zone:
- *The substantial existing building and carparking infrastructure has limited alternate use options under the light industrial zoning.*
 - *The property is at the southern extremity of the Light industrial Zone and close to other areas of General Residential and Community Purpose Zoning.*
 - *The existing building and site configuration cannot logically be adapted for future use that would further the Purpose of the Light Industrial Zone.*
 - *Allowable uses under the Community Purpose Zoning would not create an unacceptable conflict with the allowable uses under the adjacent Light Industrial Zone.*
 - *The future allowable uses on the site are unlikely to constrain the operation of uses within the adjacent Light Industrial zoned land to the north and east.*
- 3.2 The associated development application is not proposing any additions to the existing buildings. The northwest of the existing carparking area will be amended to include a new bus pick up and drop off area.

4. STATUTORY REQUIREMENTS

- 4.1 Amendments to the Land Use Planning and Approvals Act 1993 (LUPAA) came into effect on 17 December 2015. Section 3(2)(b) of Schedule 6 of LUPAA provides for a planning scheme amendment application to the planning instrument (i.e. Kingborough Interim Planning Scheme 2015) to be considered under the former provisions of LUPAA.
- 4.2 Pursuant to section 33(1) of the former provisions of LUPAA, a person may request a planning authority to amend a planning scheme administered by it. This report considers the proposed amendment application as lodged by All Urban Planning Pty Ltd on behalf of Tasmanian Catholic Education Office.
- 4.3 Pursuant to section 33(2B) of the former provisions of LUPAA, before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –
- (a) *whether the requested amendment is consistent with the requirements of section 32; and*
 - (ab) *any representation made under s30I, and any statements in any report under section 30J as to the merit of the representation, that may be relevant to the amendment; and*
 - (b) *any advice referred to in section 65 of the Local Government Act 1993 received by it.*
- 4.4 A detailed assessment of the proposed planning scheme amendment against section 32(1) of the former provisions of LUPAA 1993 is provided under section 6 of this report.

5. DISCUSSION

5.1 The assessment of the proposed planning scheme amendment considers the following matters:

- existing situation under the planning scheme;
- compatibility with surrounding zoning and land uses.
- the ability of the subject land to facilitate Educational and Occasional Care (secondary school) to a standard required by the planning scheme;
- environmental considerations;
- infrastructure and service provisions;
- strategic justification with particular reference to the consistency of the proposal with the *Southern Tasmania Regional Land Use Strategy 2010-2035* and the *Kingborough Land Use Strategy 2019*;
- consistency with the *Kingborough Council Strategic Plan 2015-2025*; and
- compliance with the requirements of the former provisions of LUPAA.

Existing situation under the (Light Industrial Zone) - Kingborough Interim Planning Scheme 2015

5.2 The subject site is located on the southern fringe of the Light Industrial Zone of KIPS 2015 (see Figure 8). The site is adjoined by Light Industrial zoning to the north and east and the Environmental Management Zone directly to the south (covering and access route to the Peter Murrell Reserve). Land within the General Residential Zone is located further to the south and east opposite of Huntingfield Avenue.

5.3 The zone purpose statements for the Light Industrial Zone under clause 24.1.1 of the planning scheme are:

- *To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.*
- *To promote efficient use of existing industrial land stock.*
- *To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.*
- *To provide industrial activity with good access to strategic transport networks.*

5.4 There are no Local Area Objectives or Desired Future Character Statements for the site or Huntingfield area.

5.5 The land use table for the Light Industrial Zone under clause 24.2 of the planning scheme allows for a range of equipment sales, manufacturing, processing, service industry and storage uses as permitted uses. There is discretion to consider bulky goods sales, an employment training centre, take away, café, research and development, sports and recreation, resource processing, transport and distribution, vehicle fuel sales and service and parking uses.

- 5.6 The existing purpose-built call centre use (a call centre is most similar to the business and professional services use class) is prohibited in the Light Industrial Zone. Educational and Occasional Care as proposed by the associated development application, is also a prohibited use in the zone if not for an employee training centre.

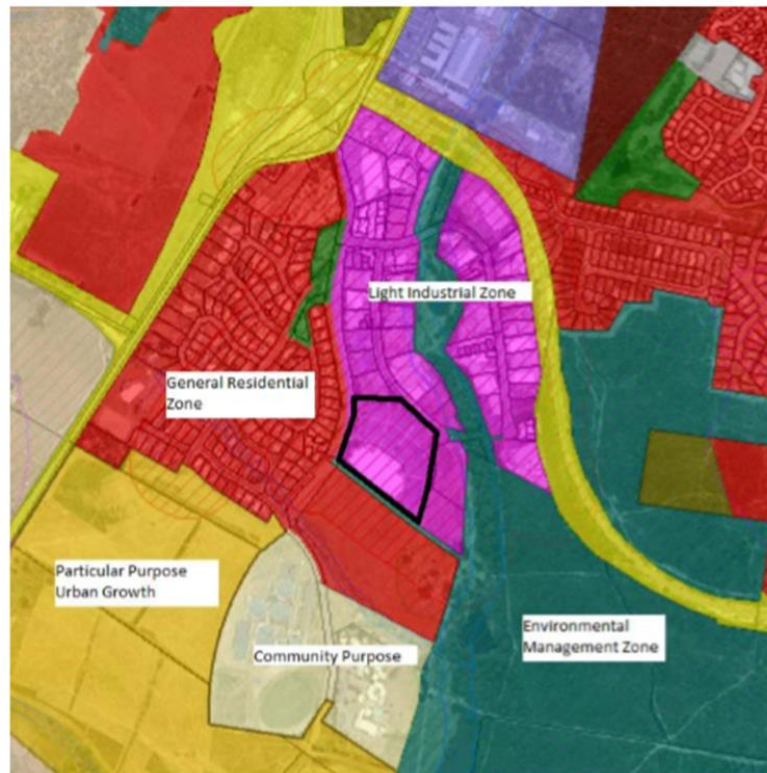


Figure 8: Existing zoning

Proposed situation under the (Community Purpose Zone) – Kingborough Interim Planning Scheme 2015

- 5.7 The proposal is to rezone the subject land to Community Purpose Zone.
- 5.8 The zone purpose statements for the Community Purpose Zone under clause 17.1.1 of the planning schema are:
- *To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.*
 - *To ensure land required for future public use is protected from inappropriate use or development.*
 - *To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.*
- 5.9 There are no future character statements for the Community Purpose Zone.
- 5.10 The land use table for the Community Purpose Zone under clause 17.2 of the planning scheme allows for business and professional services (only if the office is for a community based organisation), community meeting and entertainment, crematoria and cemeteries, educational and occasional care, emergency services, hospital services, sport and recreation and tourism operations. There is discretion to consider

business and professional services, custodial facilities (only if existing), food services, general retail and hire, recycling and waste disposal (only if existing or a waste transfer station), research and development, residential (age care, respite centre or retirement village or multiple dwelling for the aged or community housing), resource development, tourist operations, utilities and vehicle parking.

5.11 The Educational and Occasional Care (secondary school) as proposed under DA-2019-655 is permitted with consent in the Community Purpose Zone. The existing building would also be able to satisfy the existing development standards under section 17.3 of the planning scheme. A detailed assessment of the proposed use against the relevant development controls of the planning scheme is provided in the assessment report for DA-2019-655.

5.12 The land is surrounded by following zonings:

- Light Industrial zoning to the north and east;
- Environmental Management Zone directly to the south (covering and access route to the Peter Murrell Reserve) and General Residential Zoning to the west and further south.
- Urban Growth land further to the west and south subject a Housing Land Supply Order that will change the land primarily to Inner Residential with some Local Business zoning and Open Space Zoning (see Figure 9); and
- Community Purpose zone covering the St Aloysius school to the south between the General Residential Zone and Communities Tasmania's land.

5.13 Noting that the subject site is located on the southern fringe of the Light Industrial Zone of KIPS 2015 and adjoined by land within the General Residential Zone to the south and east opposite of Huntingfield Avenue, the proposed Community Purpose Zone would be suitable and well placed to allow appropriate transition from the Light Industrial Zone to the General Residential Zone.



Figure 9: Draft rezoning proposal for Communities Tasmania land to the south of the site (currently zoned Urban Growth)

Consideration of environmental impacts**Bushfire risk**

- 5.14 The subject land is not located on land within the Bushfire Prone Area Overlay, however it is adjacent to land within the overlay.
- 5.15 Given the proposed rezoning and change of use under DA-2019-655 would result in the subject land being used for a vulnerable use as defined under the Bushfire-Prone Areas Code, both applications were referred to Tasmania Fire Service (TFS).
- 5.16 TFS indicated that “a relatively small section of the site (currently used for parking) is within 100m of the Peter Murrell Reserve. The proposed school facilities will have over 100m separation and are would therefore not be subjected to any construction requirements for bushfire. While it is possible that future buildings could potentially be built on the edge of the site (i.e. within 80m of the Peter Murrell Reserve) the exposure is limited, as discussed previously. Notably, a building could be sited anywhere on the site and would not require any additional vegetation removal for bushfire purposes.
- 5.17 Of more importance is the risk to occupants. In our assessment, there should be no reason why the site could not be evacuated safely in the event that a significant fire broke out in the Peter Murrell. The site is well supported with access infrastructure and there are no obvious impediments to evacuating the area. Furthermore - if it were required - the main building on the site would likely perform adequately as an onsite refuge if evacuation were not possible.
- 5.18 The most important risk mitigation measure for this use in this context will be emergency planning. The school will be required to develop an emergency plan in order to comply with the Work Health & Safety Act 2012 and General Fire Regulations 2010. In our view, an emergency plan prepared to satisfy these requirements should be adequate to address risk to occupants during a bushfire without requiring this information to be provided as part of the development application process.”
- 5.19 TFS concludes that the risk is considered low and that it is satisfied that bushfire risks will be adequately managed without requiring application of the Bushfire Prone Areas Code on the site.

Noise impact

- 5.20 The site is within an attenuation area for industrial activity within the Huntingfield precinct as shown in Figure 10.
- 5.21 It is intended that this overlay will remain.
- 5.22 The considerations under the Attenuation Code will therefore apply to the proposed school use which is a ‘sensitive use’ as defined under clause 4.1 of the planning scheme. A noise assessment was submitted with the development application under DA-2019-655. The assessment by NVC, dated 4 October 2019, concluded that the existing ambient noise level in the area is approximately 48 dBA and the emissions from the site are likely to be generally inaudible. The proposed school will be able to comply with Attenuation Code of the planning scheme.



Figure 10: Planning Scheme Overlay - Attenuation Area

Environmental Values

5.23 The site is cleared and does not have any significant flora or fauna values.

Visual impact

5.24 The proposal is for the rezoning of the site and the associated development application is seeking to utilise the existing building on the land for school purposes and as such, the existing visual amenity will be retained.

Infrastructure and service considerations

5.25 The site has access to existing infrastructure and services including roads, sewer, reticulated water, stormwater network and waste collection services. The proposed rezoning of the land is not considered to have a significant impact on the capacity of the existing infrastructure or services. The existing schools in the area is serviced by public transport with suitable road infrastructure network to accommodate the traffic generated by the proposed school.

5.26 The proposed development and its impact on the above-mentioned infrastructure and services is address and discussed in more detail in the assessment report for the development application (DA-2019-655).

Strategic discussion and justification

5.27 Southern Tasmania Regional Land Use Strategy 2010-2035

5.28 The Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) has been implemented to provide guidance and direction for future development and use in the southern region.

- 5.29 The STRLUS contains a number of regional policies that are in place to support strategic directions for the southern region. The following policies are considered the most relevant to the proposed amendment.

IA 1 - Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.

SI 1 - Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.

- 5.30 The proposal rezoning will result in the loss of light industrial zoned land. The loss of light industrial zoned land is not likely to impact on the supply of industrial land in the region as the existing building and site configuration cannot logically be adapted for future use that would further the purpose of the Light Industrial Zone.
- 5.31 Additionally, the development potential of the urban growth further to the west and south of the subject land is likely to create a need for additional community and educational facilities. The proposal will allow an appropriate reuse of the existing building on the site to augment and complement the nearby St Aloysius Catholic College Campus.
- 5.32 Considering the surrounding land uses and expected urban outcome sought for the locality, the planning proposal, if supported, would provide an appropriate transition from the Light Industrial Zone to the General Residential Zone.
- 5.33 It is therefore considered that the proposed amendment is consistent with the STRLUS.

Kingborough Land Use Strategy

- 5.34 The Kingborough Land Use Strategy, dated May 2019 provides the justification for the way that land is to be zoned in the planning scheme and provides the necessary background to assist in the assessment of future planning scheme amendment applications.
- 5.35 The strategy states *“that Kingborough municipality is not known for its industrial development and does not have a history of heavy industry (other than the Electrona Carbide Works which closed in 1991). That which does exist is restricted to a few small pockets and is mainly light industry with little off-site impact. Nevertheless, it is important that the planning scheme provides for an expansion of such a land use so that any future demand is catered for and local business and employment opportunities are encouraged.”*
- 5.36 Noting that the intent is to encourage business and employment opportunities in the light industrial sector, the strategy also indicates that the former Vodafone call centre site limits the potential use of the property for light industrial purposes. It states that *“...it would be quite appropriate for this property to be subject to a planning scheme qualification that allows the “Business and Professional Services” use class to be a discretionary use (it is otherwise prohibited in the Light Industrial Zone). Such a specified departure could be justified on the basis of its location on the edge of the industrial area (and adjoins a residential area) and that the existing large building provides a major employment opportunity but is not necessarily suitable for a light industrial purpose.”*
- 5.37 The reuse options for the building are limited within the allowable uses of the Light Industrial Zone. The introduction of additional discretionary uses in the Light Industrial Zone to accommodate the reuse of the existing building on the site could be

considered, however the rezoning of the land to Community Purpose Zone in line with its ultimate use (a school) is preferable.

- 5.38 The Guidelines for the application of zones under the Local Provisions Schedules of the Tasmanian Scheme issued under section 8A of the *Land Use Planning and Approvals Act 1993*, the Community Purpose Zone is deemed to be the most appropriate zone for the land if the intention is to use it for the purpose of a school in future.
- 5.39 The Guidelines for the application of zones under the Local Provisions Schedules of the Tasmanian Scheme recommends that the Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:
- (a) *schools, tertiary institutions or other education facilities;*
 - (b) *medical centres, hospital services or other care based facilities;*
 - (c) *emergency services facilities; or*
 - (d) *large community halls, places of worship or other key community or cultural facilities.*
- 5.40 The development potential of the urban growth land further to the west and south of the land is likely to create a need for additional community and educational facilities in the locality. The proposal will allow an appropriate reuse of the existing building on the site to augment and complement the St Aloysius College Campus which is expected to address this need.
- 5.41 In light of the above and in consideration of the characteristics of the existing development on the site, the proposed Community Purpose Zone would be suitable to allow an appropriate transition from the Light Industrial Zone to the General Residential Zone.

Kingborough Council Strategic Plan 2020-2025

- 5.42 The *Kingborough Council Strategic Plan 2020-2025* provides the direction for the future delivery of services by Kingborough Council, which influence the quality of life for residents and businesses. The Council's commitment is to put the community at the heart of our priorities and decisions.
- 5.43 The plan focuses on the unique elements of Kingborough and the challenges that it will face in the years to come. The Strategic Plan includes a number of Strategic Outcomes that are listed under Key Priority Areas. Below is the relevant Key Priority Area, Strategic Outcome and Strategy.

Key Priority Area	3.0	Sustaining the natural environment whilst facilitating development for our future
Strategic Outcomes	3.1	A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth.
	3.4	Best practice land use planning systems are in place to manage the current and future impacts of development.
	3.5	Management of environmental assets is based on professional advice and strategic planning.

- 5.44 Whilst the proposed planning scheme amendment will reduce the amount of land available for industrial development, the proposal will facilitate a community and educational uses to meet the needs of the growing population in the locality. The proposal is unlikely to have an impact on the environment as it will merely facilitate a new use in an existing building which is not allowed under the current zoning provisions. No additions are proposed to the existing building. It is therefore considered that the proposed amendment is consistent with the Strategic Plan.

6. STATUTORY ASSESSMENT

Compliance with section 32(1) of the former provisions of LUPAA

- 6.1 Pursuant to section 32(1) of the former provisions of LUPAA, *a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) -*

(a)

(b)

(c)

(d)

(e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

(ea) *must not conflict with the requirements of section 300; and*

(f) *must have regard to the impact the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

- 6.2 The following provides a detail assessment of the proposal to rezone land from Light Industrial Zone to Community Purpose Zone under the provisions of section 32(1)(ea)(f) of LUPAA.

Potential land use conflicts

- 6.3 Section 32(e) of the former provisions of LUPAA requires that planning scheme amendments must avoid the potential for land use conflicts in adjacent planning scheme areas.
- 6.4 The land is surrounded by the Light Industrial Zone to the north and east, Environmental Management Zone directly to the south (covering and access route to the Peter Murrell Reserve) and General Residential Zoning to the west and further south.
- 6.5 It is unlikely that the Community Purpose Zone would lead to land use conflicts with the General Residential Zone and remaining areas of Light Industrial zoned land. The proposed Community Purpose Zone would rather allow for an appropriate transition from the Light Industrial Zone to the General Residential Zone and as such reduce potential land use conflicts.
- 6.6 As discussed in section 5.3.2 of this report, the site is located within an attenuation area. The considerations under the Attenuation Code will therefore apply to the

proposed school use which is a 'sensitive use' as defined under clause 4.1 of the planning scheme.

- 6.7 A noise assessment was submitted with the development application under DA-2019-655 and it has been demonstrated that proposed school will be able to comply with Attenuation Code of the planning scheme.
- 6.8 It is therefore considered that the proposed amendment would not increase the potential for land use conflict and meets the requirement of section 2(e) of the former provisions of LUPAA.

Alignment with the regional land use strategy

- 6.9 Section 32(ea) of the former provisions of LUPAA requires that planning scheme amendments must not conflict with the requirements of section 30O of the former provisions of LUPAA.
- 6.10 Section 30O of the former provisions of LUPAA requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Strategic alignment with the Southern Tasmania Regional Land Use Strategy is addressed in section 5 of this report.
- 6.11 It is considered that the proposed amendment is consistent with the regional land use strategy and local land use strategy, and therefore meets the requirements of section 30O and therefore Section 32(ea) of the former provisions of LUPAA.

Impact on the use and development in the area

- 6.12 Section 32(f) of the former provisions of LUPAA also requires of the former provisions of LUPAA requires that planning scheme amendments must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.
- 6.13 As discussed in section 5 of this report, the proposed amendment will result in the loss of light industrial zoned land, but it is not likely to impact on the supply of industrial land in the region as the existing building and site configuration cannot logically be adapted for future use that would further the purpose of the Light Industrial Zone.
- 6.14 Additionally, the development potential of the urban growth land further to the west and south of the land is likely to create a need for additional educational facilities in the locality. The proposal will allow an appropriate reuse of the existing building on the site to augment and complement the nearby St Aloysius Catholic College Campus and would also provide an appropriate transition from the Light Industrial Zone to the General Residential Zone.
- 6.15 It is considered that the proposed amendment meets the requirements of section 32(f) of the former provisions of LUPAA.

Sections 30I and 30J of LUPAA

- 6.16 Section 33(2B)(ab) of the former provisions of LUPAA requires that any representations made under section 30I of the former provisions of LUPAA, and any statements in a report under section 30J of the former provisions of LUPAA as to the merit of a representation, that may be relevant to the amendment application, must be considered.

- 6.17 No representations were received during the exhibition of the Scheme which are relevant to the proposed amendment, therefore sections 30I and 30J of the former provisions of LUPAA have been satisfied.

Objectives of Schedule 1 of LUPAA

- 6.18 LUPAA requires that planning scheme amendments must seek to further the objectives of Schedule 1 of the former provisions of LUPAA.
- 6.19 The objectives of the former provisions of LUPAA require use and development to occur in a fair, orderly and sustainable manner and for the planning process to facilitate economic development in accordance with the other Schedule 1 objectives.
- 6.20 The following table assess the proposed amendment against the objectives of Schedule 1 of the former provisions of LUPAA.

Objectives of Schedule 1 of the former provisions of the <i>Land Use Planning and Approvals Act 1993</i>		
Part 1 Objectives		
Objective	Proponent response	Comment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The amendment promotes the objectives for sustainable development of land through allowing for the efficient use of existing urban zoned land without significant environmental constraints.	The objective has been satisfactorily addressed.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The amendment will support the repurposing of a substantial building that has been vacant since the purpose-built call centre tenant vacated the site in 2015. The use will augment the existing St Aloysius campus without conflicting with nearby residential or light industrial uses and will therefore further this Objective.	The objective has been satisfactorily addressed.
(c) <i>to encourage public involvement in resource management and planning</i>	The strategic planning process for the STRLUS involved extensive opportunities for public involvement. Further opportunity for public input will be available through the notification of the amendment.	Public consultation will follow the initiation of the planning scheme amendment.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	As stated above, the proposal represents consolidated urban development in a manner that avoids significant environmental impact. It will facilitate economic development outcomes.	The objective has been satisfactorily addressed.
(e) <i>to promote the sharing of responsibility for resource</i>	The proposal will support the improvement of private educational facilities that will support the Government's	The objective has been satisfactorily addressed.

<i>management and planning between the different spheres of Government, the community and industry in the State</i>	objectives for improved educational outcomes and Grade 11 and 12 participation in Tasmania. The Objective is otherwise not affected by this proposal.	
Part 2 Objectives		
Objective	Proponent response	Comment
(a) <i>to require sound strategic planning and co-ordinated action by State and Local Government</i>	As demonstrated throughout this assessment the proposal is consistent with the STRLUS. It is considered consistent with this requirement.	The objective has been satisfactorily addressed.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	As set out throughout this assessment the proposal will provide for an appropriate range of community uses, is consistent with the STRLUS and will provide improved secondary educational facilities to serve the local community.	The objective has been satisfactorily addressed.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The site is cleared, developed and does not have any important environmental values. Relevant environmental considerations such as stormwater quality will be considered under the provisions of the Planning Scheme as part of any proposal for future development.	The objective has been satisfactorily addressed.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i>	The amendment does not conflict with this Objective in that it will reflect the existing use of the land and not alter the development potential or environmental values.	The objective has been satisfactorily addressed.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters and to co-ordinate planning approvals with related approvals</i>	As discussed above the proposal furthers strategic planning policies and is consistent with this Objective.	The objective has been satisfactorily addressed. It is noted that the proposed amendment is part of a section 43A application, which inherently coordinates planning approvals with related approvals.

(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	The proposal will assist facilitate improved secondary educational facilities to serve the community and furthers this objective.	The objective has been satisfactorily addressed.
(g) <i>to conserve those buildings, areas or other places which are scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	There are no listed historic or cultural values on the site or affected by the proposal.	The objective has been satisfactorily addressed.
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	The subject site is connected to full reticulated services and is well located to the arterial road network. It will therefore make efficient use of existing infrastructure and existing building stock for the benefit of the community.	The objective has been satisfactorily addressed.
(i) <i>to provide a planning framework which fully considers land capability</i>	The existing building and site is suitable for the intended educational use and development as demonstrated through the assessment.	The objective has been satisfactorily addressed.

State Policies

- 6.21 LUPAA requires that planning scheme amendments must be prepared in accordance with State Policies.
- 6.22 State Policies are made under the State Policies and Projects Act 1993 (SPPA). As specified by section 13C of SPPA, the Council is bound by State Policies and under section 13(1), if a Planning Scheme is inconsistent with a State Policy; the Planning Scheme is void to the extent of that inconsistency. The proposed amendment is assessed against the provisions of the relevant State Policies as follows:

State Coastal Policy 1996

- 6.23 The *State Coastal Policy 1996* applies land within 1km of the coast and seeks to protect natural and cultural values of the coastal zone, ensure the sustainable development of coastal areas and resources and share responsibility for integrated management of coastal areas and resources. The policy does not apply to the subject land as it is located 1.7m from the coast.

State Policy on Water Quality Management 1997

- 6.24 There are provisions contained within specific codes under the Scheme to mitigate any detrimental issues associated with wastewater disposal and the protection of water quality upon future subdivision.

- 6.25 The proposed amendment does not alter any provision which relates to or will have any impact on water quality.
- 6.26 It is considered there are sufficient provisions contained within the Scheme to manage the impacts on water quality, and accordingly the proposed amendment is consistent with the *State Policy on Water Quality Management 1997*.

State Policy on the Protection of Agricultural Land 2009

- 6.27 The existing zoning of the subject land (i.e. Light Industrial Zone) effectively acknowledges there is no agricultural potential for the site. It is therefore considered the proposed amendment does not have any implications under the State Policy on the Protection of Agricultural Land 2009.

National Environmental Protection Measures

- 6.28 There are no National Environmental Protection Measures relevant to the assessment of the draft amendment.

7. PUBLIC CONSULTATION

- 7.1 If Council initiates the proposed amendment, it must also certify the draft amendment in accordance with section 35 of the former provisions of LUPAA. Section 38 of the former provisions of LUPAA requires that the proposal be advertised for a period of between 3 weeks and 2 months, as determined by the planning authority.
- 7.2 It is proposed to publicly exhibit the planning scheme amendment for a minimum period of 28 days with notification:
- a) on the Kingborough Council website;
 - b) twice in a newspaper circulating in the area, with one notice to be on a Saturday; and
 - c) in writing to owners and occupiers for the property and adjoining properties.
- 7.3 A full package of exhibition material will be made available for viewing on the Kingborough Council website and at Customer Service at the Civic Centre in Kingston. This package will include:
- Attachment 1: Planning submission PSA-2019-5;
 - Attachment 2: Instrument of Certification PSA-2019-5; and
 - Attachment 3: Draft Kingborough Interim Planning Scheme 2015 PSA-2019-5
- 7.4 All attachments have been provided to Council as additional information to this report.
- 7.5 Council will review all submissions to the planning scheme amendment and report them to the Tasmanian Planning Commission (the Commission). The report would include the planning authority's views on the merit of each representation, whether the amendment should be modified and the impact of the representation on the amendment.

8. CRITICAL DATES / TIME FRAMES

- 8.1 If Council supports the amendment and initiates and certifies the amendment for public exhibition, it must advise the Commission within seven days.

- 8.2 Post-public exhibition, Council has 35 days from the close of the notification period to forward its report to the Commission. The Commission may grant an extension of time if requested.
- 8.3 The Commission must complete its consideration and decision process within three months of receiving Council's report on the representations, unless an extension of time has been agreed by the Minister.
- 8.4 If the Commission approves the amendment, the amendment takes effect seven days after being signed by the Commission, unless a date is specified.

9. CONCLUSION

- 9.1 The above assessment demonstrates that the proposed amendment meets all statutory requirements and is a logical amendment to the planning scheme to facilitate an appropriate alternative use for the existing buildings on the land.

10. RECOMMENDATION

That:

- (a) Pursuant to section 34(1) (b) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council resolve to initiate Amendment PSA-2019-5 to the *Kingborough Interim Planning Scheme 2015*;
- (b) Pursuant to section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council certify that Amendment PSA-2019-5 to the *Kingborough Interim Planning Scheme 2015* meets the requirements of section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorise the General Manager to sign the Instrument of Certification;
- (c) Pursuant to section 56S of the *Water and Sewer Industry Act 2008*, Council refers Amendment PSA-2019-5 to TasWater; and
- (d) Pursuant to section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council place Amendment PSA-2019-5 to the *Kingborough Interim Planning Scheme 2015* on public exhibition for a period of at least 28 days following certification and include referral to Tasmania Fire Service

ATTACHMENTS

- 1. Submission Planning Scheme Amendment PSA-2019-5 and Development Application DA-2019-655.pdf
- 2. Instrument of Certification PSA-2019-5
- 3. Draft Amendment to the Kingborough Interim Planning Scheme 2015 PSA-2019-5



**St Aloysius
Section 43A Combined
Planning Scheme Amendment
and Application for Planning
Permit for Educational and
occasional care, 50 Huntingfield
Avenue, Huntingfield**

Date 27 September 2019

Public

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Executive Summary

This application has been prepared by All Urban Planning Pty Ltd on behalf of the Tasmanian Catholic Education Office.

The proposal is for a combined amendment to the Kingborough Interim Planning Scheme 2015 (Planning Scheme) and application for a planning permit for use and development for Educational and occasional care (Secondary School) at 50 Huntingfield Avenue, Huntingfield. The application is made pursuant to Section 43A of the Land Use Planning and Approvals Act.

The proposal involves the rezoning of the former Vodafone call centre (CT 131210/62) from Light Industrial Zone to Community Purpose to allow for future use and development as an extension to the nearby St Aloysius school campus.

The existing call centre building is somewhat of an anomaly within the existing Light industrial zone in that it was built for an activity that is prohibited in that zone. The 5,200m² building once housed approximately 525 staff. Vodafone relocated its call centre to the CBD in 2015 and the existing use rights of the facility have now lapsed.

The reuse options for the purpose-built building that has a large open plan office configuration are limited, particularly within the allowable uses of the Light industrial zone.

The proposal will allow an appropriate reuse of the building that, with minimal alteration, will augment and complement the St Aloysius campus. The use will serve the growing Kingborough population and assist to further the Government's objectives for improved educational outcomes. Although a 'sensitive use', it is considered that the characteristics of the use on this large site at the southern fringe of the Huntingfield industrial precinct, are well placed to transition from the Light industrial zone to surrounding General Residential Zone and as far as practical avoid the potential for land use conflict.

The proposal is considered to further strategic planning outcomes and satisfy the requirements of the Act.

1. Introduction

All Urban Planning Pty Ltd has been engaged by the Tasmanian Catholic Education Office to prepare a combined application pursuant to Section 43A of the Land Use Planning Approvals Act 1993 (LUPAA) to rezone the former Vodafone call centre (CT 131210/62) from Light Industrial Zone to Community Purpose to allow for future use and development as an extension to the nearby St Aloysius school campus.

The existing call centre building is somewhat of an anomaly within the existing Light industrial zone in that it was built for an activity that is prohibited in that zone. The reuse options for the building are limited within the allowable uses of the Light industrial zone.

The 5,200m² building once housed approximately 525 staff. Vodafone relocated its call centre to the CBD in 2015 and the existing use rights of the facility have now lapsed.

The proposal will allow an appropriate reuse of the building to augment and complement the St Aloysius campus with minimal alteration. It is considered that the characteristics of the use are well placed to transition from the Light industrial zone to surrounding General Residential Zone.

The Council may initiate and certify an amendment to the Scheme if it is satisfied that it is consistent with the requirements of Section 32 of the Act.

Accordingly, to support this Amendment, this assessment has been prepared to:

- Provide the strategic rationale for the proposed amendment;
- Detail the site and the surrounding uses;
- Provide a full description of the proposed amendment;
- Determine that the proposal is in accordance with the State Policies;
- Establish that the proposal is in accordance with the Southern Tasmania Regional Land Use Strategy (STRLUS);
- Demonstrate that the application can further the objectives set out in Schedule 1 of the Act; and
- Finally, that a permit should be issued for the intended use and development once the amendment is in place.

1.1 Title Information & Owners Consent

The proposed Planning Scheme Amendment and application for a planning permit relate to the following land:

Address	Title	Area	Owner
50 Huntingfield Avenue, Huntingfield	CT 131210/62	Approx. 3ha	Institute of Mine Seismology Pty Ltd

The land is subject to a contract of sale between the Tasmanian Catholic Education Office and the existing owner that is conditional upon issue of a suitable planning permit to allow the proposed use. Owner's consent from Institute of Mine Seismology Pty Ltd accompanies the application.

2. Existing Planning Controls

2.1 Zoning

The subject land is currently zoned Light Industrial under the Planning Scheme (see Figure 1).

The land is surrounded by:

- Light Industrial zoning to the north and east;
- Environmental Management Zoning to the east covering the Peter Murrell Reserve;
- General Residential Zoning to the west and south;
- Urban Growth land further to the west and south subject a Housing Land Supply Order that will change the land primarily to Inner Residential with some Local Business zoning and Open Space Zoning further south (see Figure 2); and
- Community Purpose zone covering the St Aloysius school to the south between the General Residential Zone and Communities Tasmania's land.

AllUrbanPlanning

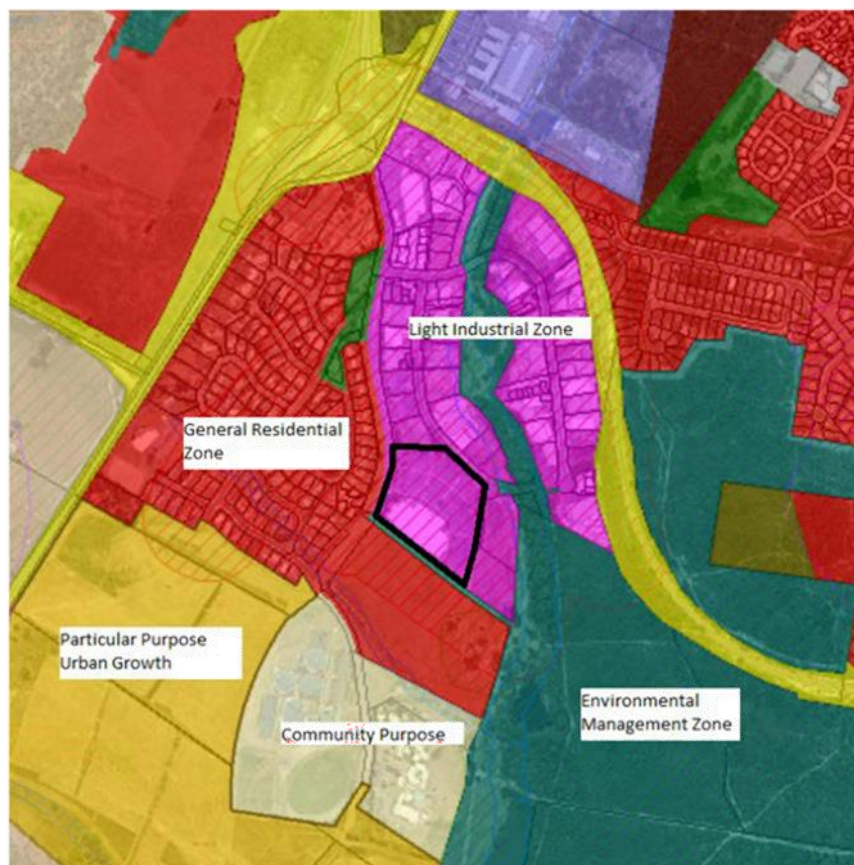


Figure 1 – Existing Zoning – Kingborough Interim Planning Scheme 2015

AllUrbanPlanning

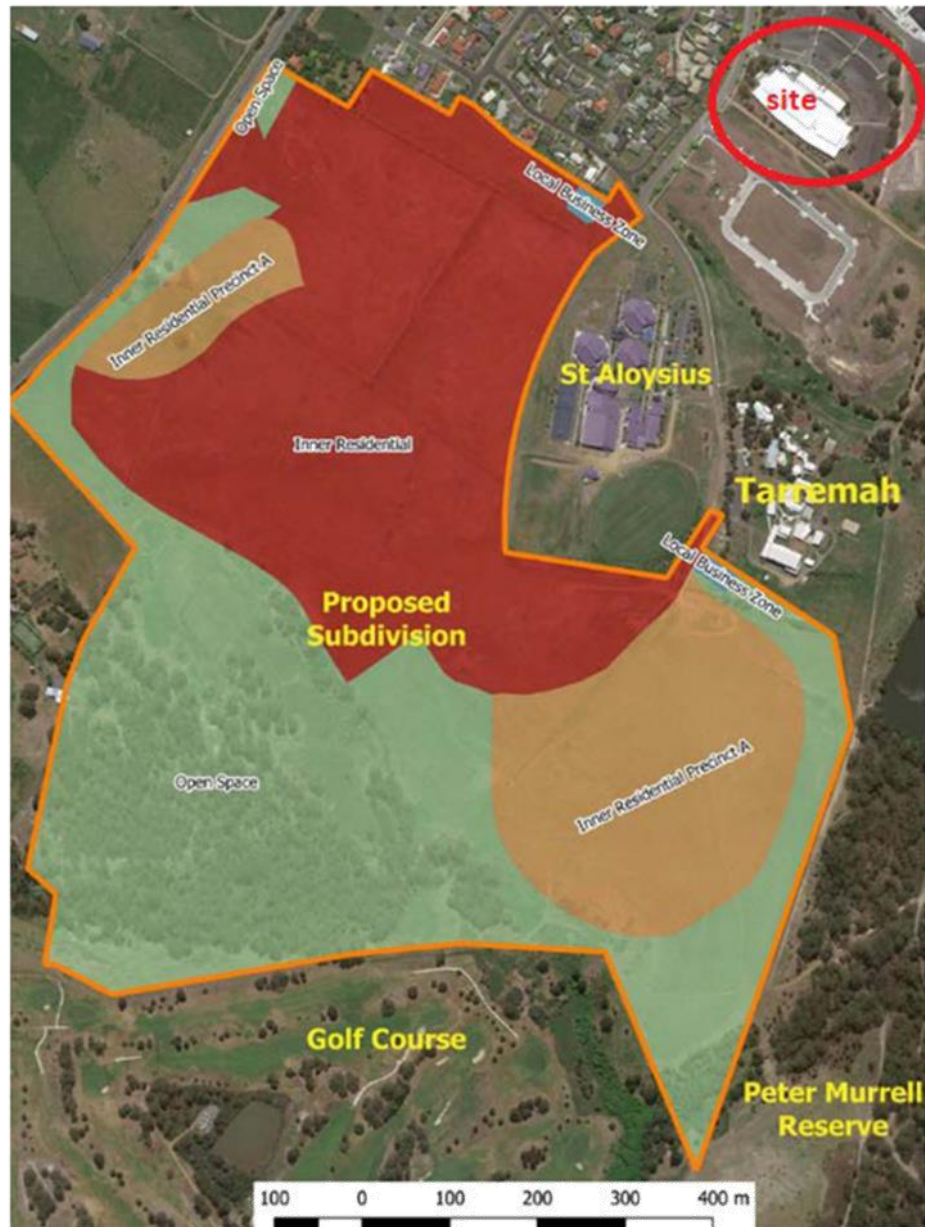


Figure 2 – Draft rezoning proposal for Communities Tasmania land to the south of the site (currently zoned Urban Growth)

The subject site is zoned Light Industrial under the Planning Scheme.

AllUrbanPlanning

The Zone Purpose Statements for the Zone under Clause 24.1.1 are:

- 24.1.1.1 *To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.*
- 24.1.1.2 *To promote efficient use of existing industrial land stock.*
- 24.1.1.3 *To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.*
- 24.1.1.4 *To provide industrial activity with good access to strategic transport networks.*

There are no Local Area Objectives or Desired Future Character Statements for the site or Huntingfield area.

Use

The Use Table for the Light Industrial Zone under Clause 24.2 allows for a range of equipment sales, manufacturing, processing, service industry and storage uses as Permitted Uses. There is discretion to consider Bulky goods sales, an employment training centre, take away, café, research and development, sports and recreation, resource processing, transport and distribution, vehicle fuel sales and service and parking uses.

The purpose-built call centre use (a call centre is most similar to the *Business and professional services* Use Class) is prohibited in the zone.

Educational and occasional care is also a prohibited use in the zone if not for an employee training centre.

2.2 Planning Scheme Overlays

The site is within an Attenuation Area for Industrial activity within the Huntingfield precinct as shown in Figure 3 below. It is intended that this overlay will remain. The considerations under the Attenuation Code will therefore apply to the proposed school use which is a 'sensitive use' as defined under Clause 4.1 of the Planning Scheme.

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Figure 3 - Planning Scheme Overlay

The following Clause E9.7.2, P1 will continue to apply to proposals for sensitive use on the land.

E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm

Objective: To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause environmental harm.	
Acceptable Solutions A1 No Acceptable Solution.	Performance Criteria P1 Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following: <ul style="list-style-type: none"> (a) the nature of the use with potential to cause environmental harm; including: <ul style="list-style-type: none"> (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may be emitted from the activity; (b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance; (c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions

3. Strategy

3.1 Southern Tasmanian Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy (STRLUS) includes Regional Policies for the provision of social infrastructure such as educational facilities. The proposal with further the following Regional Policies in particular:

SI 1 Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.

SI 1.3 Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.

The proposed improved educational facility, centrally located to the residential population of the southern areas of Greater Hobart including the Government's Housing Land Supply Land at Huntingfield intended to further Affordable Housing Outcomes with also further Regional Policy SI 2:

SI 2 Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services

The proposal will also assist the adaptive reuse of existing building stock and will further broader objectives for the efficient and equitable use of resources and infrastructure.

4. Site and Surrounding Uses

4.1 The Site and Surrounding Land Uses

The site is located at the southern fringe of the Huntingfield light industrial precinct and is on rising ground above Coffee Creek to the east.

The site is configured with a 5,200m² building arranged approximately NW-SE towards the southern side of the lot and on-grade carparking to the north and east. The building is arranged with an open plan office layout and once housed approximately 525 staff as part of the former Vodafone call centre.

The light industrial use and development is primarily configured as a series of warehouses on separate lots used for a range of storage, wholesaling and light manufacturing activities.

The site is surrounded to the south and west by detracted residential dwellings to a suburban density including Kingsgate Circle, adjacent to the south, that lies between the site and the existing Tarremah Steiner School and St Aloysius Catholic College.

4.2 Road Network

The site has road frontage and access to Huntingfield Avenue which connects to the Kingborough Bypass, Algona Road and the Channel Highway approximately 650m north at the Algona Road roundabout.

4.3 Flora and Fauna

The site is cleared and does not have any significant flora or fauna values.

4.4 Sewer, Water and Stormwater Services

The site is connected to existing reticulated water, sewer and stormwater services.

5. Amendment Kingborough Interim Planning Scheme

5.1 Proposed amendment

The proposed draft amendment involves a change to the Planning Scheme map to rezone 50 Huntingfield Avenue to Community Purpose.

5.2 Reasoning for the Proposal

The existing Light Industrial zoning is restrictive and the existing building is not well suited to the majority of allowable uses in the zone. The existing use rights for the previous call centre have lapsed and the provisions of Clause 9.1 that would normally provide some flexibility for a change to an existing prohibited use therefore do not apply.

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In my opinion the proposed rezoning of the site to Community Purpose to allow for future use and development for educational purposes is appropriate in that:

- the substantial existing building and carparking infrastructure has limited alternate use options under the light industrial zoning;
- the property is at the southern extremity of the Light industrial Zone and close to other areas of General Residential and Community Purpose Zoning.
- The existing building and site configuration cannot logically be adapted for future use that would further the Purpose of the Light Industrial Zone;
- Allowable uses under the Community Purpose Zoning would not create an unacceptable conflict with the allowable uses under the adjacent Light Industrial Zone;
- The future allowable uses on the site are unlikely to constrain the operation of uses within the adjacent Light Industrial zoned land to the north and east.

Zoning Alternatives

The following provides an overview assessment of alternative zones having regard to the intended use, existing building characteristics, surrounding land use and zoning and the Section 8A Guidelines for application of the zones under the Local Provisions Schedules of the Tasmanian Planning Scheme.

Zone	Zone Purpose and considerations
Community Purpose Zone	<p>The purpose of the Community Purposes Zone is:</p> <ul style="list-style-type: none"> • To provide for key community facilities and services including health, educational, government, cultural and social facilities; and • To encourage multi-purpose, flexible and adaptable social infrastructure. <p>The Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:</p> <p>(a) schools, tertiary institutions or other education facilities;</p> <p>(b) medical centres, hospital services or other care-based facilities;</p> <p>(c) emergency services facilities; or</p> <p>(d) large community halls, places of worship or other key community or cultural facilities.</p> <p>Height – 10m</p> <p>Front setback – 5m</p> <p>Side and rear setback – 3m or half the height of the wall whichever is greater</p> <p>Site cover- there is no applicable site cover standard.</p>

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	<p>Given the educational purpose of the zone and for reasons of consistency with the existing Community Purpose Zoning for St Aloysius and Tarremah, this zone is considered a good fit for ownership by the Catholic Education Office.</p> <p>Community Purpose zoning under the Tasmanian Planning Scheme would also allow as permitted uses: a residential care facility, respite centre, retirement village, assisted housing or accommodation for staff or students of a use on the site.</p>
General Residential	<p>The purpose of the General Residential Zone is:</p> <ul style="list-style-type: none"> • <i>To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</i> • <i>To provide for the efficient utilisation of available social, transport and other service infrastructure.</i> • <i>To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</i> <p>Given the nearby extent of General Residential zoning to the West and South, reticulated services this zoning would be logical if it was preferred to demolish the existing building and redevelop as detached residential dwellings, aged care or similar.</p> <p>It is considered that the scale of the existing building and parking areas, along with a desire for flexibility and certainty for future development suggest that the Community Purpose zoning would be preferable.</p>
General Business Zone	<p>The General Business Zone may be applied to:</p> <p>(a) Major Activity Centres, Rural Service Centres and the higher order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</p> <p>(b) Suburban Activity Centres and District Service Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</p>

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	(c) the main retail and business areas of District Activity Centres in the activity centres description in the Cradle Coast Regional Land Use Strategy. It is not considered a logical zone in this location.
Urban Mixed Use Zone	The Urban Mixed Use Zone is to be applied to urban areas which have a genuine mix of use where no particular use predominates. It is not considered a logical zone in this location.
Commercial Zone	The Commercial Zone provides for commercial, service industry and large floor retailing needs of the community where there are normally high levels of vehicle access and customer car parking. It is not considered an appropriate zone in this location or to serve the intended educational purpose.

6. Land Use Planning and Approvals Act 1993

Before making a decision whether to initiate and/or certify a draft amendment, the planning authority must consider whether the application is consistent with Section 32 of LUPAA which requires:

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

...

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 30O; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

The proposal is considered consistent with these requirements below.

6.1 Land Use Conflicts

Pursuant to section 32(1)(e), the Council must be satisfied that the proposed amendment, as far as practicable, avoids the potential for land use conflicts with use and development permissible under the Scheme applying to the adjacent area.

Comment

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In my opinion in the case of this site, the critical issue is to demonstrate that the uses allowable under the Community Purpose Zone would not lead to land use conflicts with the nearby General Residential and remaining areas of Light Industrial zoned land.

Given the purpose of the Light Industrial zone to provide for manufacturing, processing, repair, storage and distribution uses where off-site impacts are minimal and the continued application of the industrial Attenuation Area under the Attenuation Code, I consider that there will be suitable controls in place that will ensure that future use and development of the site for a sensitive use will as far as practical avoid the potential for land use conflict.

6.2 Impact of the Amendment on the Region as an Entity

The proposed Community Purpose Zone close to the exiting Community Purpose zoned areas of the St Aloysius and Tarremah schools, the growing residential population of Kingborough and with good connection to the road network will have a positive impact on the Region as an entity.

6.3 State Policies

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

The following section examines the State Policies as they apply to this amendment.

6.3.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

Comment

The proposal relates to land zoned for urban use and development and does not conflict with this Policy.

6.3.2 State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993.

Comment

The site is approximately 1.7km from the coast (at the northern end of North West Bay) and therefore outside the Coastal Zone. The State Coastal Policy therefore does not apply.

6.3.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving ‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities

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while allowing for sustainable development in accordance with the objectives of Tasmania's Resource management and Planning System'.

Comment:

The proposed amendment will continue to allow for suitable stormwater treatment to be incorporated in future development as required by the Planning Scheme. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality.

6.4 National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment:

The Stormwater Management Code will continue to apply to the land and will appropriately manage future development to avoid impacts on water quality. The other listed NEPMs are not applicable to this amendment.

6.5 Southern Tasmania Regional Land Use Strategy

As set out through the strategic considerations above, the proposal is consistent with the STRLUS in that it will further the objectives for urban consolidation and to provide for educational use in an established location, close to a growing population.

6.6 Gas Pipelines Act 2000

Pursuant to Section 20(1) (e) of the Act provides that the Council must be satisfied that the amendment has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

There is no gas infrastructure in the vicinity of this site and the proposal is therefore in accordance with this requirement.

6.7 Schedule 1 of the Land Use Planning & Approvals Act 1993

Schedule 1 of the Land Use Planning and Approvals Act 1993 Section 20(1)(a) of the Act provides that the Council is to be satisfied that the proposed amendment seeks to further the objectives set out in Schedule 1. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

6.7.1 Schedule 1 Part 1

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

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Comment

The amendment promotes the objectives for sustainable development of land through allowing for the efficient use of existing urban zoned land without significant environmental constraints.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;

Comment

The amendment will support the repurposing of a substantial building that has been vacant since the purpose built call centre tenant vacated the site in 2015. The use will augment the existing St Aloysius campus without conflicting with nearby residential or light industrial uses and will therefore further this Objective.

(c) To encourage public involvement in resource management and planning;

Comment

The strategic planning process for the STRLUS involved extensive opportunities for public involvement. Further opportunity for public input will be available through the notification of the amendment.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment

As stated above, the proposal represents consolidated urban development in a manner that avoids significant environmental impact. It will facilitate economic development outcomes.

(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment

The proposal will support the improvement of private educational facilities that will support the Government's objectives for improved educational outcomes and Grade 11 and 12 participation in Tasmania. The Objective is otherwise not affected by this proposal.

Schedule 1 Part 2

(a) To require sound strategic planning and co-ordination by state and local Government;

Comment

As demonstrated throughout this assessment the proposal is consistent with the STRLUS. It is considered consistent with this requirement.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

Comment

As set out throughout this assessment the proposal will provide for an appropriate range of community uses, is consistent with the STRLUS and will provide improved secondary educational facilities to serve the local community.

(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

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Comment

The site is cleared, developed and does not have any important environmental values. Relevant environmental considerations such as stormwater quality will be considered under the provisions of the Planning Scheme as part of any proposal for future development.

(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;

Comment

As discussed above the proposal furthers strategic planning policies and is consistent with this Objective.

(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Comment

The proposed combined application for planning scheme amendment and application for use and development is consistent with this objective.

(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Comment

The proposal will assist facilitate improved secondary educational facilities to serve the community and furthers this objective.

(g) To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

Comment

There are no listed historic or cultural values on the site or affected by the proposal.

(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

Comment

The subject site is connected to full reticulated services and is well located to the arterial road network. It will therefore make efficient use of existing infrastructure and existing building stock for the benefit of the community.

(i) To provide a planning framework which fully considers land capability;

Comment

The existing building and site is suitable for the intended educational use and development as demonstrated through the assessment in Section 7 below.

6.8 Conclusion

This assessment demonstrates that the proposed amendment meets all statutory requirements.

7. Application for a Planning Permit

The following section provides an assessment of the proposed use and development against the provisions of the Planning Scheme that would apply as a result of the proposed amendment.

7.1 Operation of the Planning Scheme

Under Clause 8.10.1 of the Planning Scheme the planning authority must, in addition to the matters required by s.51(2) of the Act, take into consideration:

- (a) *all applicable standards and requirements in this planning scheme; and*
- (b) *any representations received pursuant to and in conformity with s57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

Relevantly, a standard is applicable if the site is within the relevant zone and the standard deals with a matter that could affect or be affected by the proposed development; cl.7.5.2.

A standard is defined to mean the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or corresponding performance criterion.

Compliance with a standard is achieved by complying with either the acceptable solution or corresponding performance criterion; cl.7.5.3.

The objective of the standard may be considered to help determine whether the proposed use or development complies with the performance criterion of that standard; cl.7.5.4.

Under Clause 8.10.2, in determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) *the purpose of the applicable zone;*
 - (b) *any relevant local area objective or desired future character statement for the applicable zone;*
 - (c) *the purpose of any applicable code; and*
 - (d) *the purpose of any applicable specific area plan,*
- but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.*

7.2 Proposal

The proposal shown in Figure 4 below is to change the use of the site as a secondary school with areas for teacher training areas for Catholic Education's broader activities in the Southern region including:

Use

- Teaching areas for up to 540 secondary students
- Office and teacher training areas for up to 45 staff
- Cafeteria

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- Outdoor student courtyards and open space recreational areas
- The use will operate during normal school hours with capacity for weekend student and staff training activities.
- A total of 369 car parking spaces and 60 bike racks will be provided along with 5 accessible parking spaces and 6 bus parking spaces.

Development

- The proposal does not involve external alteration to the building.
- The north western part of the existing carparking areas will be amended to a bus pick up and drop off area as shown on the site plan.

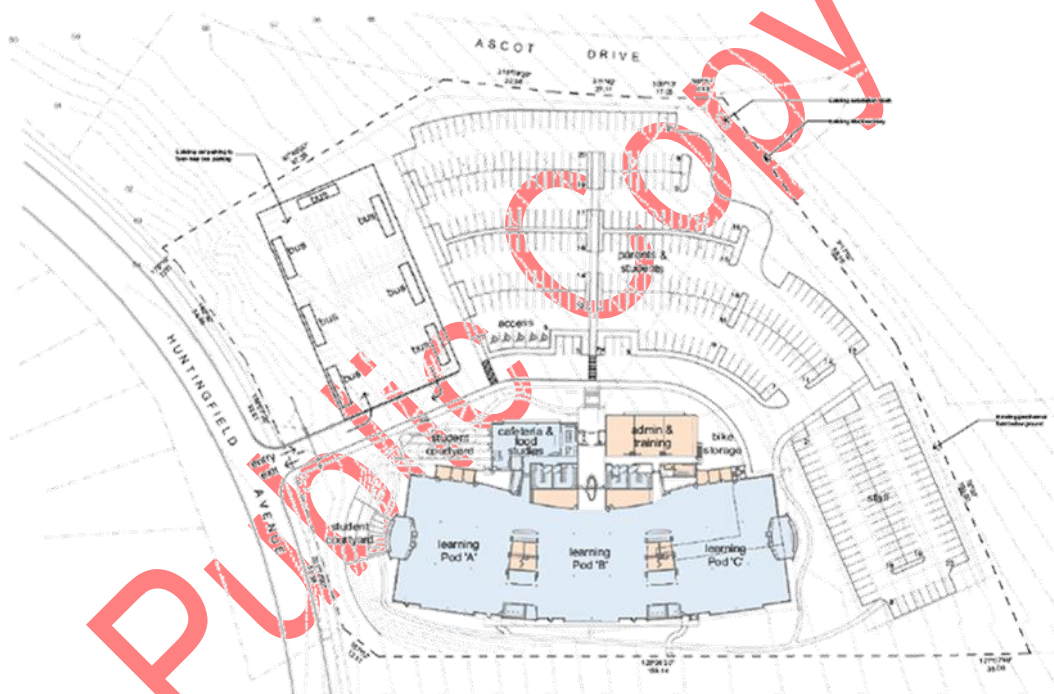


Figure 4 - Proposed Site Plan (Source: BYA architects)

7.3 Community Purpose Zone

The Zone Purpose for the Community Purpose Zone under Clause 17.1.1 is:

- To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.
- To ensure land required for future public use is protected from inappropriate use or development.

- To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

There are no Local Area Objectives or Desired Future Character Statements for the Huntingfield area under the Community Purpose Zone under this Planning Scheme.

7.4 Use

The proposed use for a secondary school with associated educational staff training is best classified as *Educational and occasional care* meaning:

use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

I note the Use Class includes an employment training centre as well as a secondary school. The staff training and VET hospitality subject training aspect of the proposed use is therefore included within the broader use classification. The café and office activities are directly associated and subservient to the use and logically classified as part of the parent educational use in the terms of 8.2 of the Planning Scheme.

Educational and occasional care is a Permitted Use in the zone.

7.5 Use Standards

Hours of operation (17.3.1)

Use Standard	Assessment
<p>A1</p> <p><i>Hours of operation of a use within 50 m of a residential zone must be within:</i></p> <p><i>(a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;</i></p> <p><i>(b) 9.00 am to 6.00 pm Saturdays;</i></p> <p><i>(c) 10.00 am to 5.00 pm Sundays and Public Holidays;</i></p> <p><i>except for office and administrative tasks.</i></p>	<p>The intended school and training use will comply with A1.</p>

Noise (17.3.2)

Use Standard	Assessment
<p>A1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not exceed the following:</i></p> <p><i>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</i></p>	<p>The proposal will not involve noise emissions other than associated with student activity at the site. The proposal is accompanied by a noise assessment prepared by NVC that confirms that the likely noise emissions from the site will comply with the levels set out under A1.</p>

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<p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.</p>	<p>The use of amplified speakers for school announcements does not conflict with this Standard.</p>

External Lighting (17.3.3)

Use Standard	Assessment
<p>A1</p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 9:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>The proposal will use the existing external carpark and security lighting. No new lighting is proposed and this Standard does not apply.</p>
<p>A2</p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.</p>	<p>No new sport facilities or associated flood lighting are proposed. This Standard does not apply.</p>

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Commercial Vehicle Movements (17.3.4)

Use Standard	Assessment
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5 pm Saturdays;</p> <p>(c) 10.00 am to 12 noon Sundays and Public Holidays.</p>	<p><i>Commercial vehicle movements</i> is a defined term under the Planning Scheme and means a <i>small rigid vehicle, medium rigid vehicle, heavy rigid vehicle or articulated vehicle described in section 2 "Design Vehicles" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</p> <p>The proposal will involve limited commercial vehicle movements. To the extent that they will occur, they will be within the permitted hours set out under A1. Buses will generally access the site twice a day to deliver and pick up students.</p>

7.6 Development Standards for Buildings and Works (17.4)

The proposal does not alter the existing building and development is limited to the proposed carpark alterations. The Development Standards for the Zone are not applicable.

The site has established landscaping along the Huntingfield Avenue frontage of the site that will be retained to comply with Clause 17.4.5 A1.

The site is separated from the residential zoned areas to the south by a strip of Environmental Management zoning. The proposal therefore does not adjoin a residential zone and the Landscaping Standard under Clause 17.4.5 A2 does not apply.

8. Planning Scheme Codes

As shown in Figure 3 above the site is within the Industrial Attenuation Area under the Attenuation Code. There are no other code overlays that apply to the site.

The proposal is considered under the Attenuation Code and other applicable Codes as follows.

8.1 Bushfire Prone Areas Code

The site is not within a bushfire prone area and this Code does not apply.

8.2 Potentially Contaminated Land Code

The site has no known history of contaminating activities. It is considered that this Code does not apply.

8.3 Road and Railway Assets Codes

The proposal does not involve a new access but as a new use involving more than 40 vehicle movements per day requires assessment under this Code.

These matters are assessed in the accompanying Traffic Impact Assessment prepared by GHD.

8.4 Parking and Access Code (E6.0)

Number of Car Parking Spaces (E6.6.1)

Table E.6.1 requires

- 0.67 spaces for each staff number; plus
- 1 pick up and drop off space per 30 students; plus
- 1 space for each 10 students over 17yrs.

This equates to a requirement for a total of parking spaces as follows:

- Staff – 30 spaces (allowing up to 45 staff x 0.67)
- Pick up and drop off for students – 18 spaces (allowing for up to 540 students @ 1 per 30)
- Students over 17 years – 18 spaces (1 space for every 10 allowing up to 180 students over 17)
- **Total – 66 spaces**

The proposed 369 parking spaces comfortably exceeds the permitted requirement under Table E6.1 and complies with A1 of E6.6.1.

Number of Accessible Car Parking Spaces for People with a Disability (E6.6.2)

Development Standard	Assessment
<p>A1</p> <p><i>Car parking spaces provided for people with a disability must:</i></p> <p>(a) <i>satisfy the relevant provisions of the Building Code of Australia;</i></p> <p>(b) <i>be incorporated into the overall car park design;</i></p> <p>(c) <i>be located as close as practicable to the building entrance.</i></p>	<p>Complies.</p> <p>The proposal includes 5 accessible parking spaces close to the proposed building and integrated into the overall carpark design.</p>

Number of Motorcycle Parking Spaces (E6.6.3)

Development Standard	Assessment
<p>A1</p> <p><i>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</i></p>	<p>The site can comfortably accommodate the required motorcycle parking of 1 space per 20 car parking spaces.</p>

number of motorcycle parking spaces is not reduced.	
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Number of Bicycle Spaces (E6.6.4)

Under Table E6.2 Bike racks required as follows:

- 1 class 1 or 2 bike storage for every 20 employees; and
- 1 bike rack for every 10 students.

The proposal therefore requires 3 Class 1 or 2 bike spaces for staff and 54 bike racks for the 540 students. These are provided for on the proposed plans and meet the requirements of E6.2 and A1 of E6.6.4 of the Code.

Development Standards**E6.7.1 Number of Vehicular Accesses**

The proposal maintaining the existing single vehicle access complies with A1.

E6.7.2 Design of Vehicular Accesses

Development Standard	Assessment
<p>A1</p> <p><i>Design of vehicle access points must comply with all of the following:</i></p> <p>(a) <i>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;</i></p> <p>(b) <i>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.</i></p>	<p>The proposal is considered to satisfy A1 in that the required 80m sight distances can be achieved and the carparking and access areas are setout to comply with AS2890.2.</p> <p>These matters are addressed in the accompanying TIA prepared by GHD.</p>

E6.7.3 Vehicular Passing Areas Along an Access

Development Standard	Assessment
<p>A1</p> <p><i>Vehicular passing areas must:</i></p> <p>(a) <i>be provided if any of the following applies to an access:</i></p> <p>(i) <i>it serves more than 5 car parking spaces;</i></p>	<p>Complies.</p> <p>The proposal complies with this standard with a minimum 5.5m access and compliant aisle width.</p>

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<p>(ii) is more than 30 m long;</p> <p>(iii) it meets a road serving more than 6000 vehicles per day;</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) have the first passing area constructed at the kerb;</p> <p>(d) be at intervals of no more than 30 m along the access.</p>	
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E6.7.5 Layout of Parking Areas

Development Standard	Assessment
<p>A1</p> <p>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.</p>	<p>Complies.</p> <p>The proposed carparking and access layout meet these requirements.</p>

E6.7.6 Surface Treatment of Parking Areas

Development Standard	Assessment
<p>A1</p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system,</p> <p>unless the road from which access is provided to the property is unsealed.</p>	<p>Complies.</p> <p>The existing parking and vehicle circulation areas are to be paved with an all-weather gravel surface and suitably drained.</p>

E6.7.7 Lighting of Parking Areas

Development Standard	Assessment
<p>A1</p>	<p>The proposal relates to an existing carparking area.</p>

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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.

E6.7.8 Landscaping of Parking Areas

Development Standard	Assessment
<p>A1</p> <p><i>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.</i></p>	<p>The proposal relates to an existing carpark that includes feature landscape trees and is surrounded by areas of landscaping. The landscaped areas will comfortably exceed 5% of the area of the reduced car park area.</p>

E6.7.12 Siting of Car Parking

Development Standard	Assessment
<p>A1</p> <p><i>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.</i></p>	<p>This standard does not apply to an existing car park within the Community Purpose Zone.</p>

E6.7.13 Facilities for Commercial Vehicles

Development Standard	Assessment
<p>A1</p> <p><i>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:</i></p>	<p>The proposed amended carpark layout has been designed to accommodate bus maneuvering and car parking to satisfy the requirements of this Standard including AS 2080.2.</p>

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<p>(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;</p> <p>(b) the use is not primarily dependent on outward delivery of goods from the site.</p>	
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E6.7.14 Access to a Road

Development Standard	Assessment
<p>A1</p> <p>Access to a road must be in accordance with the requirements of the road authority.</p>	<p>The proposal relates to an existing formed access approved by Council and has been assessed in the accompanying TIA prepared by GHD.</p>

8.5 Stormwater Management Code**E7.7.1 Stormwater Drainage and Disposal**

Development Standard	Assessment
<p>A1</p> <p>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>The proposal does not involve new impervious surfaces and this standard does not apply.</p>
<p>A2</p> <p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>The proposal involves less than 600m² of new impervious surface and no new carparking spaces. This standard therefore does not apply.</p>

8.6 Attenuation Code

The site is within an Attenuation Area around the Huntingfield industrial precinct and involves a proposal for a new sensitive use.

I note that there is no Use Standard for sensitive uses under the Code. It is unclear whether the Development Standard for Development for Sensitive Use would apply to this proposal for a change of use with no new building. However, I assess E9.7.2 for the sake of completeness in the event that it does apply.

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Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm (E9.7.2)**Objective:**

To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause environmental harm.

Standard	Assessment
A1 <i>No Acceptable Solution.</i>	The proposal is assessed against P1 below.
<p>P1 <i>Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following:</i></p> <p>(a) <i>the nature of the use with potential to cause environmental harm; including:</i></p> <p>(i) <i>operational characteristics;</i></p> <p>(ii) <i>scale and intensity;</i></p> <p>(iii) <i>degree of hazard or pollution that may be emitted from the activity;</i></p> <p>(b) <i>the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance;</i></p> <p>(c) <i>measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions</i></p>	<p>The proposed use is considered to have a low potential to be impacted by environmental harm from use with potential to cause environmental harm in that:</p> <p>a) The Huntingfield precinct is a light industrial area characterised by storage, wholesaling and service industries. There are no activities listed under Table E9.1 within 200m of the site;</p> <p>The operational characteristics of the area will involve some noise emissions but not significant odour or air emissions with the potential to cause environmental harm</p> <p>b) The use is located within an existing building at the southern fringe of the Huntingfield industrial precinct.</p> <p>c) The proposed school is not a noise sensitive use and is considered to have similar amenity requirements to the previous call centre use that occupied the site with no record of conflict with the surrounding light industrial uses. Any noise sensitive activities of the school such as taught lessons will primarily be undertaken within the building.</p> <p>These matters are considered further in the Noise assessment prepared by NVC.</p>

8.7 Signs Code

The proposal involves refacing of existing signs and does not require assessment against the Signs Code.

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9. Conclusion

Assuming the proposed Planning Scheme amendment is approved, the proposed use and development would comply with the relevant zone and code provisions of the Planning Scheme and a permit should be issued.

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Appendix A
Certificate of Title

Public Copy



Kingborough

Kingborough Interim Planning Scheme 2015

INSTRUMENT OF CERTIFICATION

PSA-2019-5

It is hereby certified that draft Amendment PSA -2019-5 to the *Kingborough Interim Planning Scheme 2015* meeting the requirements in section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*.

The Common Seal of the Kingborough Council is affixed hereto, pursuant to the Council's resolution on 27 April 2020, in the presence of:

..... Councillor

..... General Manager

..... Date



Kingborough Interim Planning Scheme 2015

PSA-2019-5

The Kingborough Interim Planning Scheme 2015 is amended as follows, and as per the figure on the following page:

1. Rezone land at 50 Huntingfield Avenue, Huntingfield (CT131210/62) from Light Industrial Zone to Community Purpose Zone.

The Common Seal of the Kingborough Council is affixed hereto, pursuant to the Council's resolution on 27 April 2020, in the presence of:

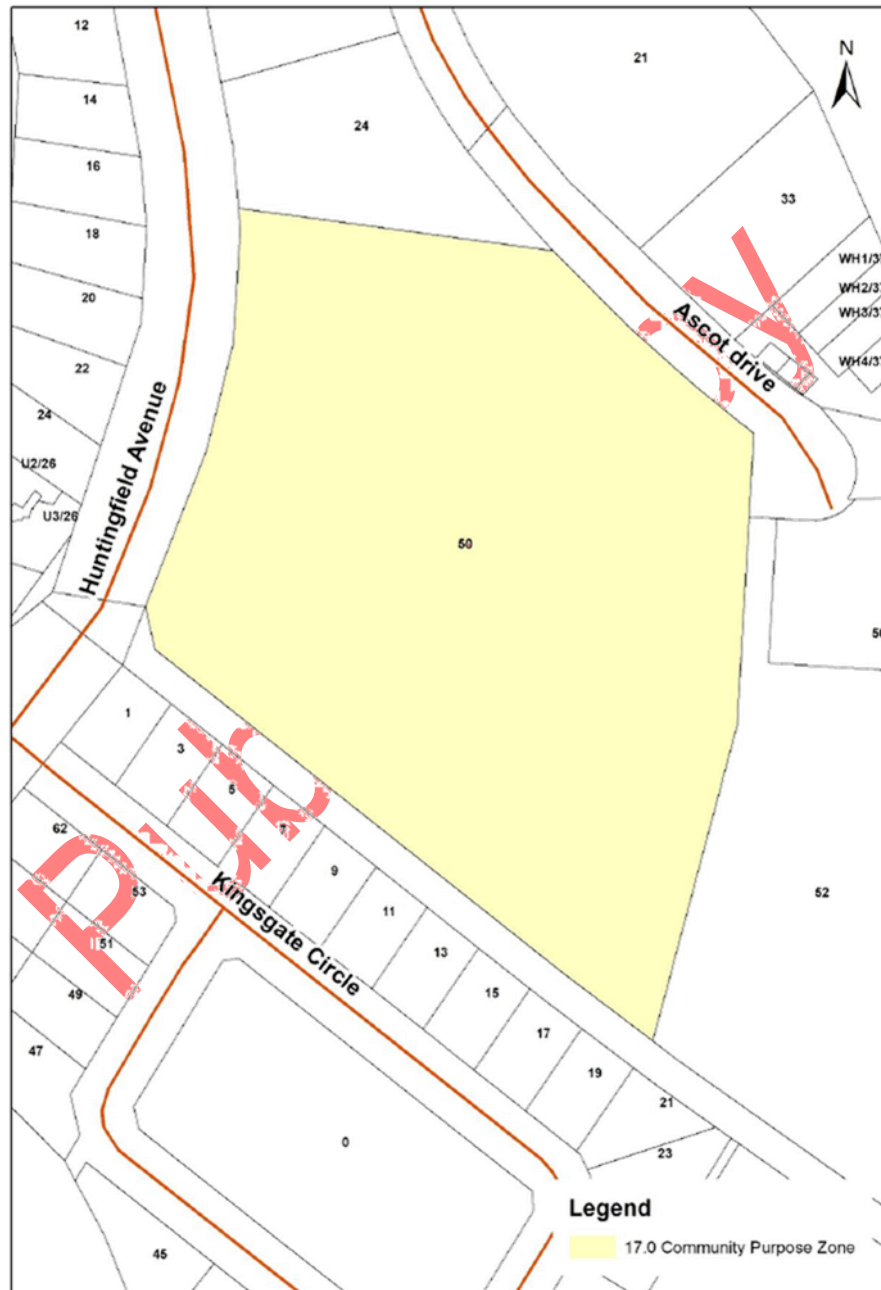
..... Councillor

..... General Manager

..... Date



Draft amendment
KIN-PSA-2019-5



13.4 DA-2019-655 - DEVELOPMENT APPLICATION FOR CHANGE OF USE TO EDUCATIONAL AND OCCASIONAL CARE (SECONDARY SCHOOL), ALTERATION TO CAR PARKING AND SIGNAGE AT 50 HUNTINGFIELD AVENUE, HUNTINGFIELD

File Number: DA-2019-655

Author: Xin Barbour, Planning Officer

Authoriser: Tasha Tyler-Moore, Manager Development Services

Application Number:	DA-2019-655
Applicant:	Tasmanian Catholic Education Office
Owner:	Institute of Mine Seismology Pty Ltd
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zone:	Community Purpose (proposed zone)
Codes:	E1.0 Bushfire Prone Area Code E5.0 Road and Railway Assets Code E6.0 Parking and Access Code E7.0 Stormwater Management Code E9.0 Attenuation Code E17.0 Signs Code
Discretions:	<ul style="list-style-type: none"> • Clause E5.5.1 Existing road accesses and junctions • Clause E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm
Public Notification	In the event that the Council decides to initiate and certify the draft planning scheme amendment, the proposed use and development would be advertised in accordance with section 38 and 43A of the Act.
Recommendation:	Approval subject to conditions

1. PROPOSAL

1.1 Background

The application is combined with a request for an amendment to the Kingborough Interim Planning Scheme 2015 (the Scheme) lodged under Section 43A of the Land Use Planning and Approvals Act 1993 (the Act). The requested Scheme amendment involves rezoning of land from Light Industrial to Community Purpose under PSA-2019-5.

1.2 Description of Site

The site initially development for and used as a Vodafone call centre. Vodafone ceased using the site in 2015. Prior to the application for change of use to Educational and Occasional Care, the site was used for Research and Development approved under Planning Permit DA-2017-541.

The site has an area of 3.055ha and contains a double-storey building with a floor area of 5200m². The surrounding area to the north and east is zoned Light Industrial and contains several light industrial uses. The site is separated from the residential zoned areas to the south by a strip of Environmental Management zone, and the residential zone to the north west by Huntingfield Avenue.

The site has frontage and vehicle access off Huntingfield Avenue and is connected to existing reticulated water, sewer and stormwater services. The property contains 369 car parking spaces. The site is cleared and does not have any significant flora or fauna values.

1.3 Description of Proposal

The application seeks approval for a change of use to a secondary school with associated educational staff training. The use would involve the entire site and buildings (Figure 1).

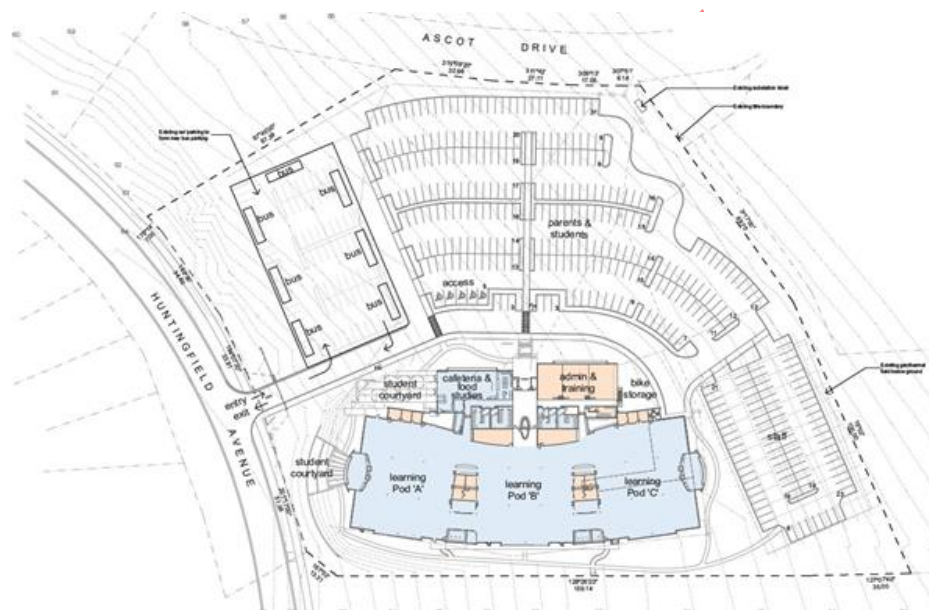


Figure 1- Proposed Site Plan (Source: submitted by applicants)

The proposal includes the following components:

Use

- Teaching areas for 265 students to a maximum of 565 students in 2023 (Source: submitted TIA);
- Office and teacher training areas for 45 staff initially and up to 90 staff in 2023 (Source: submitted TIA);
- Cafeteria;
- Outdoor student courtyards and open space recreational areas;
- The use will operate during normal school hours with capacity for weekend student and staff training activities;
- A total of 360 car parking spaces and 60 bike racks are proposed along with 5 accessible parking spaces and bus parking spaces.

Development

- Carpark alterations: The north western part of the existing carparking areas will be changed to a bus pick up and drop off area.
- The proposal would involve some minor internal alterations, however with no external alterations to the building.

Signage

- The site has an existing ground-based sign noting “institute of mine seismology”; included in development application DA-2017-541 which was approved 11 January 2018. The applicants proposed to replace the existing signage with the name and logo for the proposed use.

2. ASSESSMENT

2.1 State Policies and Objectives

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

Each zone has Zone Purpose Statements and Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area which are derived from the strategic direction contained within Part A of the Scheme. The relevant statements and objectives are discussed below.

Zone Purpose Statements of the Community Purpose zone

- 17.1.1.1 *To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.*
- 17.1.1.2 *To ensure land required for future public use is protected from inappropriate use or development.*
- 17.1.1.3 *To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.*

The proposed use and development would provide for a secondary school with associated educational staff training. The proposed use will provide alternative educational services to the community. Taking into consideration the uses within close proximity of the Huntingfield industrial precinct, and the adjacent residential use of land, the proposed use would be unlikely to have negative impact and therefore is considered appropriate.

Accordingly, the proposed use and development is consistent with the above Zone Purpose Statements.

There are no applicable Local Area Objectives or Desired Future Statements within this zone.

2.3 Statutory Planning

The development application has been lodged in accordance with section 43A of the Act which states as follows:

43A. Application for a permit when amendment requested:

- (1) A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.*
- (2) Where a planning authority has decided to initiate an amendment under section 33(3), it may consider the application for a permit under section 43A(1) concurrently with the preparation of the requested amendment to the planning scheme.*
- (3) An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.*

Accordingly, the application is assessed on the basis that the area of land that would be the site for the proposed development is zoned Community Purpose.

2.4 Use and Development Standards

The proposed use for a secondary school with associated educational staff training is classified as Educational and Occasional Care meaning:

use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

The proposed use includes an employment training centre as well as a secondary school. The staff training and VET hospitality subject training aspect of the proposed use would be included within the broader use classification. The cafeteria and office activities are considered subservient to the educational use.

Educational and Occasional Care is a Permitted use in the Community Purpose Zone, with no qualifications.

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

Road and Railway Assets Code

Clause E5.5.1 Existing road accesses and junctions

Acceptable Solution
<p>A1</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>

Performance Criteria

P1

Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse 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 of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any written advice received from the road authority.

Proposal

The increase of traffic will be more than 10% or 10 vehicle movements per day. It is required to be assessed under P1.

The submission for the application included an independent Traffic Impact Assessment (TIA), which was considered in the assessment of the application.

The proposed variation can be supported pursuant to this Performance Criteria of the Zone. Council's Development Engineer has provided the following comments:

- The initial student population for the proposed development will be the students relocated from the nearby senior St. Aloysius campus on Nautilus Grove at the end of Huntingfield Avenue. The expected number of relocated students is 265 in 2020 with 262 students remaining at Nautilus Grove. The number of senior students is proposed to increase by 300 up to a total of 565 at this campus by 2023. There is also expected to be an increase of 100 students at the Nautilus Grove campus up to a total of 362 by 2023. The number of current teaching and support staff is estimated to be around 45 currently and up to 90 by 2023.
- In the short term due, to the relocation of existing students, the proposed development is not expected to have an impact on traffic performance on Huntingfield Avenue and Algona Road roundabout.
- In the longer term due to the estimated increase in student numbers by 2023, the submitted Traffic Impact Assessment indicates there would be an impact on traffic performance on these roads. The TIA indicates a geometric upgrade of the Algona Road roundabout would be required due to additional traffic generation after 2023. This situation is expected to be relieved with the construction of a new roundabout on Channel Highway and link road as part of the State Government Huntingfield Development to the south. The link road will provide an additional access from the south and help accommodate additional traffic movements.
- However, as the timing of those road upgrades is unknown, or even the delivery of those projects it is considered appropriate to include a Planning Permit condition as part of any approval to have an updated TIA done in late (no later than October) 2022 to assess the need and impact of the traffic network. The TIA may include recommendations for upgrade of the network or intersections which may be required to be borne by the applicant. To endure obligations and

compliance of that requirement it is considered appropriate to require a Part 5 agreement as part of this approval. The requirement of the TIA assessment must include parameters to make sure that an appropriate time of the schooling year is surveyed to ensure the most appropriate outcome.

Attenuation Code

Clause E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm

Acceptable Solution
A1 No Acceptable Solution.
Performance Criteria
P1 Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following: (a) the nature of the use with potential to cause environmental harm; including: (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may emitted from the activity; (b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance; (c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions.
Proposal
The proposed use for Educational and Occasional Care is a Sensitive Use and within the proximity of some industrial uses with potential to cause environmental harm. As there is no acceptable solution, the proposal is required to be assessed under P1.

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

- The Huntingfield precinct is a light industrial area characterised by storage, wholesale and service industries. The operational characteristics of the area will involve some noise emissions but not significant odour or air emissions with the potential to cause environmental harm.
- The use is located within an existing building at the southern fringe of the Huntingfield industrial precinct.
- The proposed school is not a noise sensitive use and is considered to have similar amenity requirements to the previous call centre use that occupied the site.
- The previous uses had no record of conflict with the surrounding light industrial uses.

- Any noise sensitive activities of the school such as lessons will primarily be undertaken within the building.
- The application is considered further supported by the Noise assessment prepared by NVC that was submitted with the application.

2.5 Public Consultation and Representations

In the event that the Council decides to initiate and certify the draft planning scheme amendment, the proposed use and development would be advertised in accordance with section 38 and 43A of the Act. If representations are received during the public exhibition period, a separate report to the Council would be made detailing the issues raised.

2.6 Other Matters

The application was referred to TasWater and State Growth by Council's Development Engineer. State Growth did not object the application. TasWater has provided several conditions to be included on the planning permit if granted.

3. CONCLUSION

The application seeks approval of a change of use and associated development. The proposal satisfies the relevant Acceptable Solutions and Performance Criteria of the Scheme.

It is therefore recommended that in conjunction with the applicant's request for an amendment to the Scheme to rezone the land, a planning permit is granted subject to conditions.

4. RECOMMENDATION

That the change of use to educational and occasional care (secondary school), alteration to car parking and signage at 50 Huntingfield Avenue, Huntingfield for Tasmanian Catholic Education Office 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-2019-655 and Council Plan Reference No. P1 submitted on 14 November 2019. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
- 2 The developer must enter into a planning agreement under section 71 of the Land Use Planning and Approvals Act 1993 which provides a mechanism to reassess the need for traffic management measures for the proposed use and development into the future as the number of students and staff increase with the school's expansion.

The Part 5 agreement must require an amended Traffic Impact Assessment (TIA) by the same consultancy to be provided no later than 31 October 2022 on the basis of a revised traffic projection to the Year 2023. The TIA must include, but not be limited to, the following:

- traffic surveys conducted during the ordinary schooling year to ensure the most appropriate information is captured.

- recommendations for any road or traffic modifications required to manage issues of traffic movement and generation as a result of the use of the site as a school.
- suggested timing for any such works to be undertaken.
- any limitations, if necessary, on the number of students or staff on the site to ensure that offsite impacts are minimised.

The Part 5 agreement must detail:

- that any modifications to the road network or infrastructure must be through written agreement with Council and the Department of State Growth as appropriate.
- the timing of any required (and agreed) works must be in agreement with the Council before the number of students reaches 450 (it is expected that the increased number of staff will correlate with the number of students and therefore is not specified).
- that any costs of modifications to the road network or infrastructure must be borne by the owner/operator of the site.

The terms of the Part 5 agreement must be to the satisfaction of the Manager Development Services.

All costs associated with drafting and registering the Part 5 Agreement on the title are to be borne by the developer. All terms of this Agreement must be complied with once executed.

Please note, planning permits containing a requirement for a Part 5 Agreement are not valid until such time as the Agreement is executed, as specified in the Land Use Planning and Approvals Act 1993. Therefore the above Agreement must be signed and sealed prior to the Planning Permit coming into effect and commencement of works. A template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

3. The approval is granted for a maximum of 565 students at 50 Huntingfield Avenue campus and 362 students at the existing Nautilus Grove campus in the year 2023.
4. Hours of operation must be within:
 - (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 6.00 pm Saturdays;
 - (c) 10.00 am to 5.00 pm Sundays and Public Holidays;

except for office and administrative tasks.
5. Commercial vehicle movements, (including loading and unloading and garbage removal), to or from the site must be within the hours of:
 - (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 5 pm Saturdays;
 - (c) 10.00 am to 12 noon Sundays and Public Holidays.

6. Prior to the commencement of operation, a vehicle movement plan must be established and communicated to all carpark users. The plan must include appropriate signage within the carpark to guide users.
7. Prior to the commencement of operation, school zone speed (40km/h) and appropriate signage plan must be established for the site by a suitable qualified traffic engineer. The plan must be approved by the relevant Authorities (Department of State Growth and Council) prior to implementation. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation for implementation of the school zone.
8. Prior to the commencement of operation, a bicycle parking area is required to be established with a minimum capacity of 61 parking spaces.
9. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

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 possible bus parking area if implemented requires widening of the access driveway to Huntingfield Avenue and requires a separate works approval. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation
- C. Separate planning application must be made to Council for new signage or any changes other than changes to the graphics of the existing sign, including text, graphic design and colour.
- D. 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.

ATTACHMENTS

1. TasWater Conditions
2. Assessment Checklist
3. Proposal Plans



Submission to Planning Authority Notice

Council Planning Permit No.	DA-2019-655	Council notice date	29/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01772-KIN	Date of response	06/03/2020
TasWater Contact	Sam Bryant Greg Cooper (Trade Waste)	Phone No.	(03) 6237 8642 (03) 6237 8280
Response issued to			
Council name	KINGBOROUGH COUNCIL		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	50 HUNTINGFIELD AVE, HUNTINGFIELD	Property ID (PID)	1895379
Description of development	Change of use for Educational & Occasional care		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
BYA Architects	Site Plan	b	26/09/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
TRADE WASTE			
<ol style="list-style-type: none"> 1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent conditions. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. <p>The payment is required by the due date as noted on the statement when issued by TasWater.</p>			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor			



and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation.

The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council.

Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. Oil Water Separator;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
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ATTACHMENT 1 – ASSESSMENT CHECKLIST

ZONE PROVISIONS

ISSUE	COMPLIES?			COMMENTS
	YES	NO	N/A	
17.3 – Use Standards				
Hours of Operation (Cl.17.3.1) A1 Hours of operation of a use within 50 m of a residential zone must be within: <ul style="list-style-type: none"> a) 8.00 am to 8.00 pm Mondays to Fridays inclusive; b) 9.00 am to 6.00 pm Saturdays; c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks.	x			A1- complies. The subject site is 10m from the south western residential zone and 30m from the north western residential zone. The use will operate during normal school hours with capacity for weekend student and staff training activities. The proposed use would comply with A1. Conditions are recommended any permit issued.
Noise (Cl. 17.3.2) A1 - Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute	X			A1- complies A2- complies The proposal will involve noise emissions associated with student activity at the site. The submitted noise assessment prepared by NVC confirms that the likely noise emissions from the site would comply with the levels set out under A1 and A2.

time interval. A2 - External amplified loud speakers or music must not be used within 50 m of a residential zone except if a school system used for school announcements.	x			
External lighting (Cl. 17.3.3) A1 - use within 50 m of a residential zone External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. A2 - Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.R1	x			A1-NA The proposal will use the existing external carpark and security lighting. No new lighting is proposed. A2-NA No new sport facilities or associated flood lighting are proposed.
Commercial & patron vehicle (Cl.17.3.4) A1 - Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5 pm Saturdays; (c) 10.00 am to 12 noon Sundays and Public Holidays.	x			The proposal would involve limited commercial vehicle movements. Busses will generally access the site twice a day to deliver and pick up students. The applicants proposed the school would operate to the extent that complies with the requirements under A1. Conditions are recommended any permit issued.

17.4 Development Standards for Buildings and Works

ISSUE	COMPLIES?			COMMENTS
	YES	NO	N/A	
Building Height (Cl.17.4.1) A1 - Building height must be no more than 10 m			X x	A1- No change to existing A2- No change to existing

<p>A2 - Building height within 10 m of a residential zone must be no more than 8.5 m.</p>				
<p>Building setback (Cl. 17.4.2)</p> <p>A1 - Building setback from frontage must be no less than:</p> <ul style="list-style-type: none"> • 6 m, if fronting Channel Highway. • 3 m, if fronting any other street. <p>A2 – Building setback from a residential zone must be no less than:</p> <p>(a) 3 m; (b) half the height of the wall, whichever is the greater.</p> <p>A3 - Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.</p>			<p>X</p> <p>X</p> <p>X</p>	<p>A1- No change to existing</p> <p>A2- No change to existing</p> <p>A3- No change to existing</p>
<p>Design (Cl. 17.4.3)</p> <p>A1 - Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p>			<p>X</p> <p>x</p>	<p>A1- No change to existing</p> <p>A2- No change to existing</p>

<p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces is not greater than 50% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> <p>A2 - Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>				
<p>Passive Surveillance (Cl. 17.4.4)</p> <p>A1 Buildings design must complying with all of the</p>			x	A1- No change to existing

<p>following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front facade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the facade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park. 				
<p>Landscaping (Cl. 17.4.5)</p> <p>A1 - Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p> <p>A2 - Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.</p>			x	<p>A1- No change to existing landscaping</p> <p>A2- No change to existing landscaping</p>

Outdoor Storage Areas (Cl. 17.4.6) A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas			x	A1- NA
Fencing (Cl. 17.4.7) A1 - Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.			x	A1-NA
Environmental Values (Cl. 17.4.8) A1 - No trees of high conservation value will be impacted.	x			A1 - complies The proposal does not impact on any trees of high conservation value.

CODE PROVISIONS

CODE PROVISIONS				
ISSUE	COMPLIES?			COMMENTS
	YES	NO	N/A	
E1.0 Bushfire-Prone Areas Code				
Council's environmental planner consulted TFS in accordance with Clause E1.4 as follows: <i>(a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures;</i> TFS provided assessment and advised that TFS is satisfied that bushfire risks will be				

adequately managed without requiring application of the Code to use and development on the site; and that the bushfire-prone areas overlay does not require amendment at this time.

Therefore the proposal is exempt from this Code.

E5.0 Road and Railway Assets Code			
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.		x	A1- does not comply The site is in an area subject to a speed limit of more than 60km/h. The submitted TIA stated: Initially there will be no increase in traffic on Huntingfield Avenue in relation to the proposed changes to the site, as the initial student population will be those relocated from the nearby senior St Aloysius campus on Nautilus Grove. Within the next 4-5 years, it is proposed to increase the student population by an additional 400 students across both campuses. The school will also have movements associated with teaching and support staff. The number of teaching and support staff have been estimated to be in the order of 45 initially in 2020 and grow up to 90 in 2023. The increase of traffic will be more than 10% or 10 vehicle movements per day. It is required to be assessed under P1.
E5.5.2 Exiting level crossings • Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater		x	NA
E5.6.1 Development adjacent to roads and railways • Development must be located at least 50m from the rail network, or a Category 1 or 2 road, in an area subject to a speed limit of more than 60km/h: unless complies with the following: (a) located within a row of existing buildings and setback no closer than the		x	NA


immediately adjacent building; or (b) an extension which extends no closer than the existing building or an immediately adjacent building				
E5.6.2 Road accesses and junctions • No new access or junction to roads in an area subject to speed limits			x	NA
E5.6.3 New level crossings • No Acceptable Solution			x	NA
E5.6.4 Sight distance at accesses, junctions and level crossings • 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	x			complies
E6.0 Parking and Access Code				
Use standards – number of car parking spaces (Cl.E6.6.1) • A1 - Number of on-site car parking spaces complies with table	x			A1- complies. Table E6.1 of the Planning Scheme requires 1 space per employee plus 1 space for each 30 students and 1 space for each 10 students aged over 17. Therefore the number of parks that are required to support this development is between 109 and 147 spaces depending on the number of students aged over 17. This is far exceeded by the existing number of parking (360 spaces) available in subject site. Therefore, it is considered sufficient to cater for the day parking demand by staff and students and also for parents to complete pick-up and drop-off activities. Complies with A1. Condition is recommended: Council approve the proposed application as submitted on the basis on a maximum of 565 students

			at this proposed campus and 362 at the existing Nautilus Grove campus in the year 2023.
<p>Number of Accessible Car Parking Spaces for People with a Disability (E6.6.2)</p> <p>A1</p> <p>Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>	x		<p>A1- Complies.</p> <p>5 accessible parking spaces are provided in close proximity to the building entrance.</p>
<p>Number of Motorcycle Parking Spaces (E6.6.3)</p> <p>A1</p> <p>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.</p>	x		<p>A1- Complies.</p> <p>The site can accommodate the required motorcycle parking of 1 space per 20 car parking spaces.</p>
<p>Number of Bicycle Spaces (E6.6.4)</p> <p>A1</p> <p>Under Table E6.2 Bike racks required as follows:</p> <ul style="list-style-type: none"> •1 class 1 or 2 bike storage for every 20 employees; and •1 bike rack for every 10 students. 	x		<p>A1- complies.</p> <p>The application proposed 60 bike storage. This is considered to comply with the required bike spaces for initial students and staff number. Taking the possible future increase into account, it is recommended to provide 61 bike spaces. Condition is recommended.</p>
Number of vehicular accesses	x		A1-complies.

(Cl.E6.7.1) • A1 – Number of vehicle access points complies				The proposal maintains the existing single vehicle access.
Design of vehicular accesses (Cl.E6.7.2) • A1 – Design of vehicle access points complies	x			A1- A1- Existing car park complies. The accompanying TIA prepared by GHD is assessed by Council 's development engineer.
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; Complies. The proposal complies with this standard with a minimum 5.5m access and compliant aisle width. (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) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.	x			A1- Existing car park complies.
Layout of parking areas (Cl.E6.7.5) • A1 – Layout and compliance with Australian Standard	x			A1- Existing car park complies.
Surface treatment of parking areas (Cl.E6.7.6) • A1 – Parking spaces and vehicular circulation surfaces provided	x			A1 - Existing car park complies.
E6.7.7 Lighting of Parking Areas. A1 Parking and vehicle	x			A1- Existing car park complies.

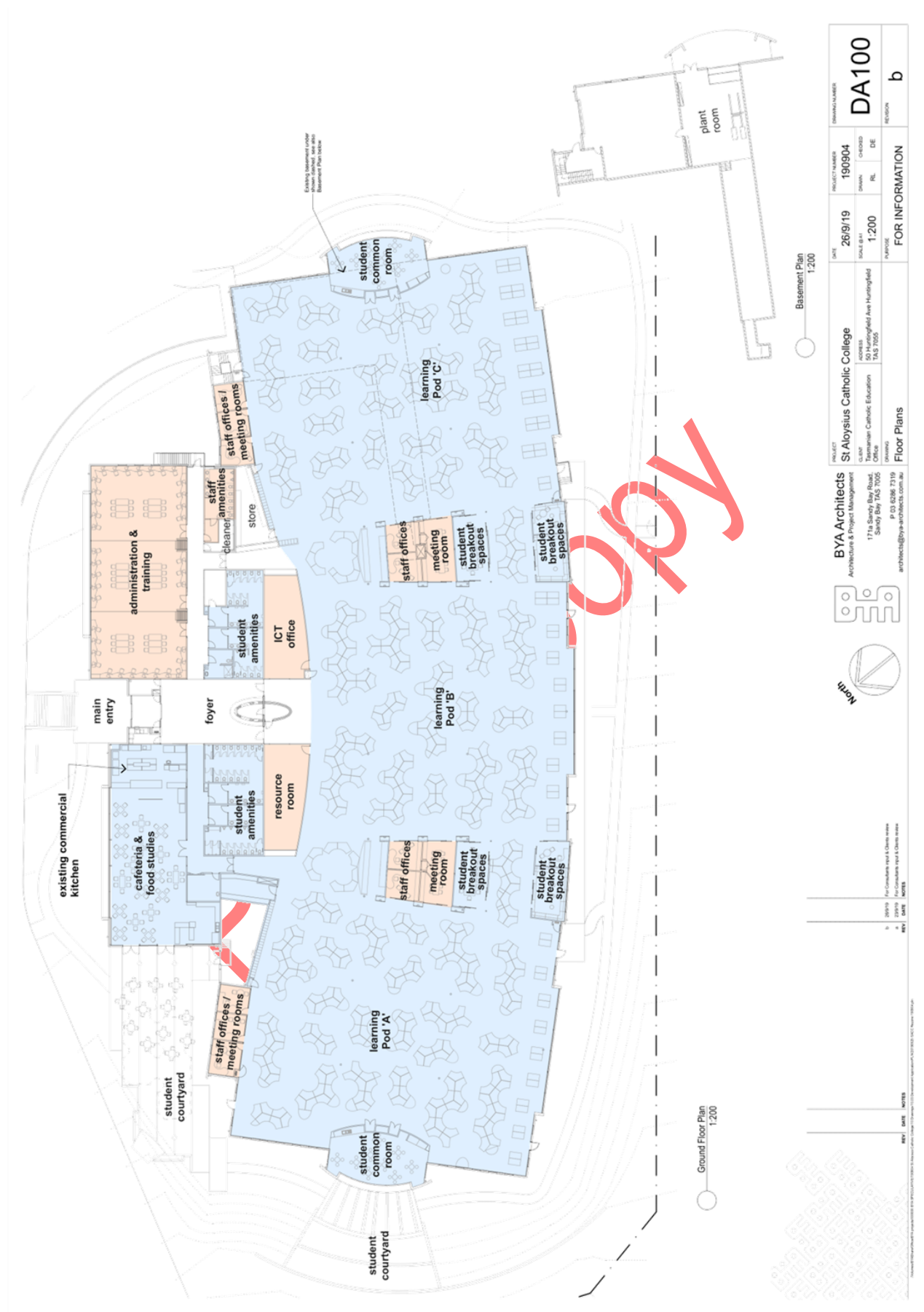
<p>circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>				
<p>E6.7.8 Landscaping of Parking Areas.</p> <p>A1</p> <p>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.</p>				A1-Existing car park complies.
<p>E6.7.9 Design of Motorcycle Parking Areas</p> <ul style="list-style-type: none"> •Be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; •Be located within 30m of the main entrance to the building 				A1-Existing car park complies.
<p>E6.7.10 Design of Bicycle Parking Facilities</p> <ul style="list-style-type: none"> •Be provided in accordance with the requirements of Table E6.2; 	x			Complies
<p>E6.7.11 Bicycle End of Trip Facilities</p> <ul style="list-style-type: none"> •For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional 			x	

<p>Standard for Off-street parking, Part 2 : Commercial. Loading and Unloading Facilities AS/NZS 2980:2002, unless:</p> <p>the delivery of all bound goods is by a person from a vehicle parked in a dedicated loading area within 50 m of the site;</p> <p>the use is not primarily dependent on outward delivery of goods from the site;</p>				
<p>14 Access to a Road</p> <p>Access to a road must be in accordance with the requirements of the road authority.</p>			x	A1-NA
Stormwater Management Code				
<p>Stormwater drainage and disposal (CIE7.7.1)</p> <p>– Disposal of</p>	X		x	<p>A1- complies > The project does not involve new impervious surfaces</p> <p>A2- complies > The project does not involve new impervious surfaces</p>

system				
E9.0 Attenuation Code				
E9.7.1 Development for Use with Potential to Cause Environmental Harm. A1 Development for use with potential to cause environmental harm has a separation distance no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.			x	A1- NA
E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm. A1 No Acceptable Solution.		x		A1- Does not comply. The proposal is required to be assessed against P1.
E17.0 Signs Code				
The proposal involves refacing of existing approved signs. The sign is in solid condition.				
				
It is exempt from requiring a permit in accordance with Clause E17.4.3 as follows:				
E17.4.3 <i>Changes to the graphics of a legally existing sign, including text, graphic design and colour is exempt from requiring a permit under this planning scheme.</i>				
Condition is recommended.				

Codes which are not listed are not applicable.





PLANNING AUTHORITY SESSION ADJOURNS

OPEN SESSION

14 NOTICES OF MOTION

14.1 Poker Machines

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

That council staff will conduct an engagement to understand the Kingborough community's stance on poker machines.

Background

- 2.1. In April 2016, Kingborough Council became a member of Community Voice on Pokies Reform.
- 2.2. There are two venues in Kingborough that currently have poker machines:
- 2.3. State gambling laws are likely to change later this year which may affect the number of poker machines in Kingborough.
- 2.4. The Tasmanian Government's *The Future of Gaming in Tasmania* (Future Gaming Market) policy, proposes that the exclusivity arrangements under the Deed with the Federal Group to conduct casino operations and operate electronic gaming machines in Tasmania will end in 2023.
- 2.5. The implementation of the Future Gaming Market policy may result in additional venues in Kingborough seeking to attain a licence to operate poker machines in hotels and clubs.
 - Snug Tavern: 20 machines
 - Kingston Hotel: 30 machines
- 2.6. A Community Interest Test was introduced in 2016 to be applied to all new applications to operate poker machines in Tasmania¹. Local Councils will be an important participant in any application of the Community Interest Test.

DISCUSSION

- 3.1. Is conducting an engagement with the local community seeking to understand residents' opinions on poker machines an issue pertinent to local government?
 - 3.1.1. An understanding of community opinion on poker machines is pertinent to local government because of Council's role in the Community Interest Test process.
 - 3.1.1.1. Any venue seeking approval from the Tasmanian Liquor and Gaming Commission (TLGC) to add poker machines in their venue must go through a 'Community Interest Test' process. This process was introduced after Kingborough Council joined the Community Voice on Pokies Reform. This process has never been tested in Kingborough but gambling experts have said that local councils are key stakeholders in the Community Interest Test.

¹ Parliament of Tasmania, 2017, Joint Select Committee on Future Gaming Markets, page 109 <http://www.parliament.tas.gov.au/ctee/Joint/Reports/FGM/fgm.rep.170927.reportfinalforprinting.sw.pdf> accessed 11/03/2020

- 3.1.1.2. If a venue is required to undertake a Community Interest Test, Council would be expected to provide a submission either avowing or disavowing the proposal in the best interests of the community.
- 3.1.1.3. Without canvassing the opinion of community members on poker machines, Kingborough Council would not be optimally positioned to comment on the community interest with respect to poker machines placed within the municipality.
- 3.1.1.4. Engaging the community on this issue now would enhance council's ability to make an informed decision about supporting or opposing a given proposal in its submission to any future Community Interest Test process.
- 3.1.1.5. Whilst the Council has not yet been faced with a Community Interest Test process because no venues in Kingborough have recently applied to add poker machines to their venues, the new state gambling laws may precipitate a situation where this occurs in the medium term.

3.2. What might the community engagement process look like?

- 3.2.1. The community engagement process could be a survey on Our Say opened to the public soon after the passing of this resolution (e.g. two weeks) and lasting for a period of several weeks.
- 3.2.2. The engagement process could include a survey or open commentary or a combination of both.
- 3.2.3. Direct engagement with those who have poker machines in their venues should be considered to ensure the voices of venue managers, workers and families are heard.
- 3.2.4. Questions asked in the engagement process could seek people's input on the quantity and location of poker machines in Kingborough.

3.3. List of potential questions (example only)

Question 1:

"Are you a resident of Kingborough?"

- Yes
- No

Question 2:

"The State government is currently deciding on the future of poker machines. Do you think the number of poker machines in Kingborough should be?"

- Increased
- Stay the same
- Decreased
- Phased out altogether
- Don't know/Not sure

Question 3:

*"Which venues in Kingborough do you think should be allowed to have poker machines?
Any venue*

- Casinos, hotels, pubs and clubs
- Casinos only
- No venue should be allowed poker machines

Question 4:

Do you think poker machines should be removed from pubs and clubs in Kingborough?

- Yes
- No
- Unsure

Question 5:

There are currently 50 poker machines in Kingborough; 20 machines in the Snug Tavern and 30 machines in the Kingston Hotel. In the future, do you think the number of venues in Kingborough with poker machines should:

- Be increased
- Stay the same
- Be reduced
- Unsure

Officer's Response

Council decision required.

Gary Arnold, General Manager

15 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

16 PETITIONS RECEIVED IN LAST PERIOD

16.1 Dedicated Rate Rise To Raise The Required Shortfall For The Kingborough Council Climate Change Plan

A petition containing **147** signatures has been received by Council petitioning Council as follows:

"The Kingborough Council have some very impressive plans and policies when it comes to climate change and adaption measures for us in Kingborough as a community. However, these plans and policies were under-resourced by 60% and staff have been unable to fulfil the actions highlighted in such plans. Around \$300,000pa is required and would allow for:

- *The employment of a dedicated Climate Change Officer to facilitate actions in the Climate Change Plan, as well as improving community climate change communications and projects (approx. \$100K); and*
- *The completion of actions identified in the Kingborough Climate Change Plan and Climate Change Adaption Policy (approx. \$200K) relating to:*

- energy and greenhouse gas targets and actions
- climate change adaptation planning and community resilience
- coastal hazards management

Climate change is becoming a fairly sizeable concern, as we start to experience the changes that are close to home, like the May 2018 floods, or last year's southern bushfires, or the current water restrictions.

We call on a dedicated rate rise of 1.2% to resource the Climate Change Plan and Climate Change Adaption Policy."

RECOMMENDATION

That the petition containing 147 signatures be received and referred to the appropriate Department for a report to Council.

16.2 Safe Bicycle Way, Algona Road, Kingston

A petition containing 6 signatures has been received by Council as follows:

"I would like the Council to consider building an appropriate and safe cycleway along Algona Rd to connect Blackmans Bay (Roslyn Av) and Channel Highway (Mitre 10 etc.). I work for Gov (Parks Australia) and would very much prefer to ride my bike to work and back but the current situation along Algona Rd makes this option extremely dangerous and unappealing – speed limits are 80-90 km/hour and there is not enough room to ride comfortably. The current alternatives are quite hilly and take much longer to arrive at the workplace."

RECOMMENDATION

That the petition containing 6 signatures be received and referred to the appropriate Department for a report to Council.

17 OFFICERS REPORTS TO COUNCIL**17.1 LGAT GENERAL MEETING MARCH 2020 - RELIEF MECHANISMS****File Number:** 25.7**Author:** Gary Arnold, General Manager**Strategic Plan Reference**

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.1 A Council that engages with and enables its community.

1. PURPOSE

- 1.1 The purpose of this report is to seek a Council resolution to adopt relief motions considered at the March 2020 Local Government Association (LGAT) General Meeting that respond to the COVID-19 situation.

2. BACKGROUND

- 2.1 The LGAT General Meeting held on 27 March 2020 sought a sector wide response on potential COVID-19 relief mechanisms.

- 2.2 The relief motions debated and voted on were as follows:

No	Motion
1	No penalties, charges, interest or debt collection for late rates payments and extended payment periods (with such measures in place) until 30 June 2020. CARRIED UNANIMOUSLY
2	Rent relief on council owned buildings where tenants are experiencing financial hardship until 30 June 2020. CARRIED UNANIMOUSLY
3	A common approach to hardship / assistance policies with LGAT to develop a model policy based on engagement with councils. CARRIED UNANIMOUSLY
4a	Community grants to be refocussed as appropriate to support local business and not for profit recovery or conversion to a digital environment or circular economy until 30 June 2021. CARRIED UNANIMOUSLY
4b	As a means of supporting local business recovery and injecting funds into communities in a timely manner, councils be encouraged to settle creditor invoices within a maximum 14-day timeframe (or sooner), irrespective of normal trading terms. CARRIED UNANIMOUSLY
5	A 0% increase on general rates for 2020-21 but fees and charges may be indexed by CPI. CARRIED

6	<p>Seek the option of relaxing depreciation requirements or extending standard asset life for 2020-21 upon agreed criteria with the Auditor General (including asset condition) and subject to Auditor General adjusting financial indicators accordingly.</p> <p style="text-align: right;">CARRIED</p>
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3. STATUTORY REQUIREMENTS

- 3.1 Council's ability to source funding is addressed at Section 73 of the Local Government Act 1993.

4. DISCUSSION

- 4.1 The following comments are made in response to each of the LGAT relief motions:

- 4.1.1 Motion 1 – No penalties, charges, interest or debt collection for late rates payments and extended payment periods (with such measures in place) until 30 June 2020. - CARRIED UNANIMOUSLY

Council's Interim Financial Hardship Assistance Policy proposes up to 3 months of rate deferral / postponement including penalties and interest for ratepayers meeting hardship requirements. Council's Policy is to be reviewed by 30 June 2020.

- 4.1.2 Motion 2 – Rent relief on council owned buildings where tenants are experiencing financial hardship until 30 June 2020. - CARRIED UNANIMOUSLY

There are only a limited number of applicable properties with commercial rental / lease agreements. Council's Interim Financial Hardship Assistance Policy would provide the threshold mechanism that should be applied (if applicable) to determine 'financial hardship'.

- 4.1.3 Motion 3 – A common approach to hardship / assistance policies with LGAT to develop a model policy based on engagement with councils. - CARRIED UNANIMOUSLY

Council's Interim Financial Hardship Assistance Policy is generally in keeping with the LGAT template. The one key difference is the ability to remit rates in exceptional and serious circumstances. This would be aimed at small businesses that had to cease trading during the pandemic or had suffered a reduction in revenue of greater than 30 per cent.

- 4.1.4 Motion 4a – Community grants to be refocussed as appropriate to support local business and not for profit recovery or conversion to a digital environment or circular economy until 30 June 2021. – CARRIED UNANIMOUSLY

Council's community grant budget is \$50k and is the subject of another agenda item on this agenda. There are also other support packages available at the State and Federal level.

- 4.1.5 Motion 4b – As a means of supporting local business recovery and injecting funds into communities in a timely manner, councils be encouraged to settle creditor invoices within a maximum 14-day timeframe (or sooner), irrespective of normal trading terms. – CARRIED UNANIMOUSLY

This has little impact on Council operations. Our standard terms are 30 days but with payment runs weekly, it is unusual for invoices not to be resolved within 14 days.

- 4.1.6 Motion 5 – A 0% increase on general rates for 2020-21 but fees and charges may be indexed by CPI. – CARRIED

Council has previously workshopped a draft budget on 16 March 2020 and workshopped this topic on 20 April 2020. Supporting a 0% general rate increase for 20/21 financial year will ensure that Council has a significant deficit.

Whilst in any other circumstance this approach would not be recommended it is under the current circumstances considered appropriate. Both the Federal and State Government have introduced a range of relief mechanisms and the Premier in his letter dated 19 March 2020 has strongly urged all councils to consider similar measures including rate freezes.

- 4.1.7 Motion 6 – Seek the option of relaxing depreciation requirements or extending standard asset life for 2020-21 upon agreed criteria with the Auditor General (including asset condition) and subject to Auditor General adjusting financial indicators accordingly. - CARRIED

Asset consumption and associated component useful lives and replacement unit costs as the core influencer of council sustainability do not change because of the pandemic. To modify or reset these financial processes and associated indicators to manipulate a council's asset and financial performance for a year, is not considered good practice and should not be supported.

5. FINANCE

- 5.1 Should Motion 5 be supported by Council it will result in a significant underlying deficit in the draft budget for 20/21 FY.
- 5.2 To recoup this deficit over the following years, Council will need to increase the general rate well above the inflation rate. A review of the Long-Term Financial Plan will take place later in the year once there is greater certainty around financial implications of the pandemic.

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 Council's decision will be communicated to our community.

8. RISK

- 8.1 Risks associated with these matters are limited to financial costs and procedural transparency.

9. CONCLUSION

- 9.1 Whilst in any other circumstance a 0% general rate increase next financial year would not be recommended it is under the current circumstances considered appropriate.

- 9.2 It is recommended that Council resolve to support Motions 1, 2, 3, 4b & 5 for reasons outlined in the report.

10. RECOMMENDATION

That Council resolve to adopt Motions 1, 2, 3, 4b & 5 for reasons outlined in the report.

ATTACHMENTS

1. Letter from the Premier of Tasmania

Public Copy



PREMIER OF TASMANIA

19 March, 2020

Councillor Dean Winter
Kingborough Council
By Email: cr.deanwinter@kingborough.tas.gov.au

Dear Mayor

Coronavirus social support and economic stimulus package

As you are aware the coronavirus is having a significant social and economic impact on Tasmanians. As I outlined in my Ministerial Statement in Parliament on Tuesday 17 March 2020, while the health, wellbeing and safety of Tasmanians is my Government's highest priority, we will continue to manage the very real and significant social and economic impacts, many of which are beginning to emerge.

As part of my Government's initial response, I announced a \$420 million coronavirus social and economic stimulus package this week. This includes making available \$50 million in interest free loans over three years to local government to encourage the investment in, and employment of, more Tasmanians to upgrade, renovate and to do necessary maintenance to improve our tourism assets so that when the visitors come back we are ready.

All councils are eligible to participate in the program, with the work to be financed by new borrowings at no cost to the participating councils (up to a maximum of three years). The funding is being made available on a first come, first-served basis, and the program will remain open until the 1st August, 2020, and applications will be managed on a rolling basis up until that time.

Eligible Projects will be those that will be undertaken from now and during the 2020-21 financial year. The provision of assistance under the Program will be determined by me, having regard to the commencement date of construction, the quantum of applications received and the contribution the projects will make to employ more Tasmanians to upgrade, renovate and to do necessary maintenance to improve our tourism assets.

The LGLP will be administered by the Department of Treasury and Finance. The appropriate contact in Treasury for further information is:

Ms Eleanor Patterson
Director, Government Finance and Accounting Branch
Ph: 6166 4438
Email: Eleanor.patterson@treasury.tas.gov.au

It is of course important that the procurement arrangements used by Councils to implement these projects deliver value for money outcomes. We would also expect that they would provide every opportunity for Tasmanian-based businesses to bid for the work to be undertaken.

Further to the support and stimulus package announced this week, my Government is now considering additional measures to support households and businesses in our response to coronavirus, including additional targeted support to those most affected as well as the freezing and waiving of charges and fees.

The circumstances we find ourselves in will be very challenging for all Tasmanians.

I would very strongly urge your Council to consider similar measures, including rate freezes and relief, reduced fees and charges as well as targeted local grant programs to those most affected in your community.

It is important that at all levels of Government we use our resources to do what we reasonably can to reduce the impacts of coronavirus on Tasmanians and businesses in this difficult time.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. Gutwein', with a long horizontal stroke extending to the right.

Peter Gutwein MP
Premier
Treasurer

cc Mr Gary Arnold, General Manager

Public Copy

17.2 COMMUNITY GRANTS

File Number: 22.22

Author: Carol Swards, Community Services Coordinator

Authoriser: Scott Basham, Manager Compliance & Community Development

Strategic Plan Reference

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.1 A Council that engages with and enables its community.

1. PURPOSE

- 1.1 The purpose of this report is to recommend that the current Community Grant round is revised and becomes targeted towards organisations and groups who intend to support our community members during the Coronavirus pandemic.

2. BACKGROUND

- 2.1 Community Grant rounds occur twice throughout the year. Grant round 2 of the 2019/20 financial year is due to close on Monday April 20.
- 2.2 Due to the suspension of most Council activities this grant round has been put on hold and relevant stakeholders have been informed.

3. STATUTORY REQUIREMENTS

- 3.1 Grants are required to be listed in the Council's Annual Report in accordance with Section 77 of the *Local Government Act 1993*

4. DISCUSSION

- 4.1 In the 2019/2020 budget, Council made an allocation of \$40,000 to fund the Community Grants Program.
- 4.2 Round 2 of the grant program opened in March 2020. As of the 7 April only one application had been received and one enquiry had been made.
- 4.3 The majority of sporting groups, community groups and local organisations have suspended their activities due to the current Coronavirus pandemic.
- 4.4 Due to the suspension of community activity and the subsequent lack of interest shown in this grant round, it seems appropriate to revise the program and direct the funds to address current needs.
- 4.5 Kingborough based charities and community groups which provide vital support and services have expressed concern as to their ability to fundraise at the present time and the foreseeable future.
- 4.6 As pandemic related issues emerge the community grants funding could be redirected to support programs which target the most vulnerable in our community.

5. FINANCE

- 5.1 An amount of \$40,000 was listed and approved in the 2019/2020 Community Services operational budget. Therefore, there is \$20,000 allocated in this funding round.

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 The organisation which has submitted an application has been contacted and informed that their application has been deferred.
- 7.2 The organisation which has made an enquiry about a community grant has been informed that any potential application would be deferred.
- 7.3 Informal consultation with community groups and organisations of the proposed targeted grant round suggests that the initiative would be positively received.

8. RISK

- 8.1 If the Community Grants program continues in its current form, there is a risk there will be very little uptake and the funds will not be utilised to their best advantage at this current time.

9. CONCLUSION

- 9.1 Grant round 2 of the 2019/20 Community Grant Program requires revision due to the lack of interest and the current extraordinary circumstances.
- 9.2 Local charities and community groups who are vital at this time could be encouraged to devise innovative programs to try to address emerging social issues
- 9.3 A targeted, quick turnaround grant round could be effective in supporting the most vulnerable.

10. RECOMMENDATION

That Council approves a targeted, quick turnaround grant round that will encourage community groups and organisations to devise innovative programs in response to the Coronavirus pandemic. The maximum amount available per application will remain at \$3000.

ATTACHMENTS

Nil

17.3 SILVERWATER PARK COMMUNITY ENGAGEMENT PROJECT**File Number: 22.381****Author: Paul Donnelly, Urban Designer****Authoriser: Daniel Smee, Executive Manager Governance & Community Services****Strategic Plan Reference**

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.1 A Council that engages with and enables its community.

1. PURPOSE

- 1.1 The purpose of this report is to provide a project update and summary of results (to date) in relation to the Silverwater Park community engagement project.

2. BACKGROUND

- 2.1 Council's Urban Design Officer and Communications & Engagement Advisor undertook engagement activities regarding the future of Silverwater Park in Woodbridge, in accordance with Council resolution C694/20-18, which states:

Council will undertake community engagement in and around Woodbridge regarding the future of Silverwater park, reporting back to a future Council meeting with the results.

3. STATUTORY REQUIREMENTS

- 3.1 There are no statutory requirements or considerations associated with this project.

4. DISCUSSION

- 4.1 The results of the engagement activities are summarised below. These include key themes (outcomes) that emerge when combining feedback received through in-person and online engagement activities:

- a) 98% of respondents are between the ages of 26 and 75+ (ie. of childrearing age and elderly members of the community);
- b) 64% of respondents are female;
- c) 90% of respondents do not live, or care for a person, with a disability;
- d) 84% of respondents reside in Woodbridge or the Lower-Channel communities;
- e) 98.5% of respondents support Council's decision to undertake community consultation in relation to the future of Silverwater Park;
- f) 51.5% of respondents visit Silverwater Park either daily or weekly;
- g) 88% of respondents rated the current condition of Silverwater Park as 1 to 3 stars (ie. poor to average);

- h) 7% of respondents rated the current condition of Silverwater Park as 4 stars (ie. good);
- i) 72% of respondents support the installation of public art within Silverwater Park;
- j) 76% of respondents support the installation of 'Tin Tuna', by Shane Suris, within Silverwater Park;
- k) The top five (5) priorities when asked about what should be done to improve Silverwater Park are:
 - i. seating
 - ii. play equipment
 - iii. toilets
 - iv. shade
 - v. water (meaning views and improved access to the waterfront)
- l) The top five (5) priorities when asked what should remain unchanged are:
 - i. trees
 - ii. open spaces
 - iii. access to bbq facilities
 - iv. grassy areas
 - v. views
- m) 48.5% of respondents are currently not happy with the condition of the play space within Silverwater Park;
- n) 51.5% of respondents are happy or impartial regarding the current condition of the play space within Silverwater Park;
- o) The top five (5) responses when asked about possible changes (improvements) to the play space are:
 - i. new / more / extra play equipment
 - ii. swings
 - iii. climbing [equipment]
 - iv. slide [with several referring to an slide integrated into the sloping terrain that was removed by Council a number of years ago]
 - v. nature (based) play

5. FINANCE

- 5.1 The Silverwater Park engagement project is funded under the following operational line item: 'Property and Emergency Management, Community Consultation' (2019/20). Project costs include the purchase of select stationery and signage (materials) used to support the in-person engagement activities. Project costs to date are less than \$250 (excluding staff time).

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with the engagement project.

7. COMMUNICATION AND CONSULTATION

7.1 Council's Urban Designer; and Communications and Engagement Advisor attended the following four events, where interested stakeholders were invited to complete a short (2 page) questionnaire. A writing and drawing activity was also prepared to harness feedback from children during these events:

- Middleton Country Fair, Middleton (Saturday, 1 February 2020)
 - questionnaires submitted: 031
 - writing and drawing activities: 012
- Woodbridge Markets, Woodbridge (Saturday, 8 February 2020);
 - questionnaires submitted: 015
 - writing and drawing activities: 002
- Market in the Meadow, Birchs Bay (Saturday, 15 February 2020)
 - questionnaires submitted: 035
 - writing and drawing activities: 010
- Love Living Locally, Kingston (Sunday, 23 February 2020)
 - questionnaires submitted: 007
 - writing and drawing activities: 000

7.2 The number of interactions resulting from in-person engagement activities is summarised below:

- Questionnaires submitted: 088
- writing and drawing activities: 024
- Sub-total: 112

7.3 The Urban Design Officer was contacted directly by Ms Heather Creet (potter and long-time resident of Woodbridge) in relation to Council's community engagement activities and met with Ms Creet at her request in the Chambers on Wednesday, 26 February 2020. Ms Creet provided detailed feedback regarding a community art project installed in Silverwater Park in the early '90s, and kindly made her personal records of this activity available to Council.

Total in-person engagement activities: 112 +1=113

7.4 Interested stakeholders were also given the opportunity to complete questionnaires at home and return these to Council using Reply Paid envelopes distributed at the point of contact.

Total questionnaires returned via post: 005

- 7.5 Families were also invited to complete children's writing and drawing activities at home and return these to Council using Reply Paid envelopes distributed at the point of contact.

Total writing and drawing activities returned: 003

- 7.6 In addition to in-person engagement activities, an equivalent questionnaire (online survey) was prepared for distribution via Council's OurSay portal. The online survey was live for five (5) full weeks.

- The online survey went live on Monday, 3 February 2020.
- The online survey was closed on Monday, 9 March 2020.

Total online surveys completed: 177

- 7.7 Key Stakeholders within the Woodbridge community were invited to submit detailed written feedback to Council regarding Council's community consultation activities and Silverwater Park. These included:

- Woodbridge Community Association
- West Winds Community Centre
- Woodbridge School
- Doughboy Tasmania (temporary food vendor, Silverwater Park)

Total number of written submissions received: 001

- 7.8 In summary, the total number of interactions undertaken during the Silverwater Park community engagement project (including in-person, online, and detailed written feedback) is: $113 + 5 + 3 + 177 + 1 = 299$

- 7.9 Additional engagement activities are planned with children at the Woodbridge School and others.

A number of in-school activities have been developed by the Urban Design Officer and Community Services Coordinator. These activities are designed to encourage students to engage with the parkland and play space in a manner appropriate to their developmental abilities (ie. activities have been developed for various age groups). The activities are designed to canvass what children value about play, how they prefer to play, and what they value about the parkland setting at Silverwater Park.

- 7.10 In-school engagement activities are, unfortunately, unable to proceed due to the disruption and uncertainty caused by the *novel coronavirus* (COVID-19) pandemic, which is currently limiting the school community's ability to interact with each other and the subject site. Feedback from children is a valued and core part of this engagement project. Council has, therefore, taken the decision to postpone in-school engagement until such time as the activities can be undertaken in a safe, responsible, and constructive manner.

8. RISK

- 8.1 Community expectations are constantly changing and developing with respect to engagement (including consultation). This project was initiated and (partially) completed prior to Council's Communications and Engagement Policy taking effect (in January 2020). However, it has been undertaken in accordance with the Policy.

Additionally, this project was initiated and (partially) completed prior to the 'Kingborough Play Space and Playground Strategy 2020 – 2025' being formally endorsed by Council (in March 2020). Principle 6 and Action 2 of the Strategy outline expectations regarding engagement in relation to play spaces. Notwithstanding the date of endorsement, this project has been undertaken in accordance with the Strategy.

Negative reputational risk to Council associated with the management and conduct of this project is, therefore, considered negligible.

- 8.2 Operational risks associated with this project are minimal; however, those that do apply are predominately associated with in-person engagement activities, including: off-topic feedback; negative feedback; inappropriate Customer behaviour towards Council Officers; inclement weather; low attendance at events; low interest in Council's engagement activities by attendees, and more. Whilst all of the above apply to this project, and most have, indeed, impacted the project to a limited degree, the overall impact on the project outcomes is considered minimal.

9. CONCLUSION

- 9.1 The feedback received to date via the hardcopy questionnaire and online survey can be summarised as follows:

- a) There has been consistently strong interest in Council's community engagement activities regarding the future of Silverwater Park in Woodbridge throughout the duration of the project.
- b) Interest has come from two, distinct, groups:
 - i. Young parents who are unhappy with the condition of the play space and would like to see increased, more inspiring and engaging play value within the subject site, and;
 - ii. Older, established residents of the area who wish to maintain the values they see as intrinsic to the subject site and village-scape of Woodbridge (ie. protect established trees and vegetation, open grassed areas, informality, and views to D'Entrecasteaux Channel and Bruny Island).
- c) The fractured nature of the community interest in the engagement activities and subject site is reflected in the results of the question about whether respondents are happy with the condition of the play space, which is split roughly 50/50 – ie. there are roughly as many who are happy with the play space as there are those who are unhappy and would like to see improvements. This result could also be an indication that that respondents from the two interest groups may have interpreted their response to this particular question as pivotal to the outcome(s) of the engagement project.
- d) Silverwater Park is visited regularly, at least weekly, by at least half the local population (young and old). This is significant, as it demonstrates the subject site is a valued and meaningful part of the open space offering in Woodbridge and the Lower-Channel communities.
- e) The overwhelming majority of respondents, from both interest groups, rate the current condition of the subject site (parkland and play space) as poor to average. When considered in relation to the core values of the two users groups, this indicates there is a clear desire to build on what is already there to create a parkland setting and play space that is more attractive, engaging, and inviting

to all users – rather than, for example, starting from scratch or making grand gestures.

- f) There is clear majority support for the installation of ‘Tin Tuna’, by Shane Suris, within Silverwater Park.

9.2 It can be surmised, based on the results and detailed feedback received, that respondents would like to see:

- a) A verdant, shaded parkland setting where the existing trees are retained and protected, which;
- b) is easily and conveniently accessed via an inclusive pathway connection to the Channel Highway, with;
- c) areas of open grassland, and;
- d) an upgraded nature (based) play space with more swings, a slide down the hill, and opportunities to climb;
- e) plenty of seating options – in the shade, along the waterfront, and adjacent to the play space;
- f) with access to upgraded BBQ facilities – located adjacent to the play space and throughout the grassland areas;
- g) where views access D’Entrecasteaux Channel to Bruny Island characterise the experience of moving through well-defined spaces and from picnic facilities, and;
- h) where safe, clean, and universally accessible toilets are well maintained.

9.3 Achieving the above will likely require reconfiguration of the current vehicular access, parking, and waterfront assets within the subject site. This is underpinned by specific feedback relating to conflicts between children and vehicles in the zone between the existing play space and waterfront.

9.4 In-school engagement activities have been postponed due to the novel coronavirus (COVID-19) pandemic. These activities will be undertaken at a later date. This decision, and its impact on the results of the Silverwater Park engagement project, will be reviewed as appropriate.

10. RECOMMENDATION

That:

- (a) Council notes the activities undertaken to date as part of the Silverwater Park engagement project, the results of those activities, and the unfortunate impact of the current pandemic on planned in-school engagement activities; and
- (b) a further report be provided to Council upon completion of the engagement project, including recommendations relating to possible upgrades to Silverwater Park and the extent to which further community engagement will be undertaken and how this will inform design decisions.

ATTACHMENTS

1. Silverwater Park Engagement Project Questionnaire



We want to hear from you!

SILVERWATER PARK, WOODBRIDGE

Council would like to know what you like about Silverwater Park and what changes, if any, you would like to see there.

This consultation will help Council to consider how we plan, design and take care of the park in the future.

Thank you for taking time to participate. We will be presenting the information to Council in April, and we will let you know the result.

If you would like to receive monthly email updates from Council, which will include consultation outcomes, email communications@kingborough.tas.gov.au, or enter your email address here: _____

QUESTIONNAIRE

1. **How old are you?**
4-6 | 7-12 | 13-15 | 16-18 | 19-25 | 26-34
| 35-54 | 55-74 | 75+
2. **Please tell us your gender:**
Female | Male | Transgender | Other
3. **Do you live with, or care for a person with, a disability?**
Yes | No
4. **Are you a resident of Woodbridge?**
Yes | No
5. **If no, are you a resident of the Lower-Channel communities?**
Gordon | Middleton | Flowerpot
| Birchs Bay | Kettering | Oyster Cove | No
6. **Do you support Council's decision to consult with Woodbridge and surrounding communities regarding the future of Silverwater Park?**
Yes | No
7. **If no, please tell us why:**

8. **How often do you visit Silverwater Park?**
Daily | Weekly | Monthly | Yearly | Never
9. **How do you usually travel to Silverwater Park?**
Walk | Bicycle | Car | Public Transport
| Motorcycle | Other
10. **How often do you visit other parks, play spaces, or playgrounds within Kingborough?**
Daily | Weekly | Monthly | Yearly | Never
11. **Please tell us which public parks and/or play spaces you visit most?**

Questionnaire continues over page...

kingborough.tas.gov.au

Civic Centre, 15 Channel Hwy, Kingston, Tasmania 7050 Locked Bag 1, Kingston Tasmania 7050
AusDoc: DX 70854 T: (03) 6211 8200 F: (03) 6211 8211 E: kc@kingborough.tas.gov.au

SILVERWATER PARK QUESTIONNAIRE (Continued)

12. Do you experience difficulty accessing (getting to, getting into, or getting about within) Silverwater Park?

Yes | No

13. If yes, please describe the obstacles you experience:

14. What do you value about the current condition of Silverwater Park (ie. views, canopy shade trees, access to public toilets, bbq facilities, open space, car park, more...):

15. How do you rate the current condition of Silverwater Park?



16. Would you like to see public art exhibited within Silverwater Park?

Yes | No

17. If yes, do you support the permanent exhibition of 'Tin Tuna', by Shane Suris, within Silverwater Park?

Yes | No



'Tin Tuna', by Shane Suris

18. What do you think should be done to improve Silverwater Park?

19. What would you like to see remain unchanged within Silverwater Park?

20. Are you happy with the current condition of the playground within Silverwater Park?

Yes | No

21. If no, what would you like to see change about this play space?

22. We would love to hear your stories about Silverwater Park. Do you have a special connection to this place? Please tell us here:

Kingborough Council acknowledges the Traditional Custodians who have walked upon and cared for this land for thousands of years. We acknowledge the deep spiritual connection and relationship of the Tasmanian Aboriginal people to this country, and commit ourselves to the ongoing journey of Reconciliation.

kingborough.tas.gov.au

Civic Centre, 15 Channel Hwy, Kingston, Tasmania 7050 Locked Bag 1, Kingston Tasmania 7050
AusDoc: DX 70854 T: (03) 6211 8200 F: (03) 6211 8211 E: kc@kingborough.tas.gov.au

18 INFORMATION REPORTS

That the following information reports be noted:

1. Mayor's Communications
2. Financial Report for the period 1 July 2018 to 31 March 2020
3. Kingston Park Implementation Report

Public Copy

18.1 MAYOR'S COMMUNICATIONS

Mayor Winter reported the following meetings and activities:

Date	Place	Meeting/Activity
17 March	Taroona	Met with 'Tassie Mums' to discuss its general operations and engagement with the Kingborough community.
	Hobart	Attended Greater Hobart Mayors Forum
18 March	Civic Centre	Met with Mr Craig Griggs regarding Kingborough Bowls Club financial situation.
20 March	Kingston Beach	Met with Mr Matt Baukeley to discuss Kingborough Sports Precinct Future Directions Plan.
	Hobart	Attended meeting of Mayors and General Managers to discuss COVID-19
	Phone	Met with Senator Jonathon Duniam
23 March	Phone	Attended TasWater Owners Representative meeting
	Phone	Meeting with Amanda Jessup of Margate Country Kennels to discuss economic impact of shutdown on her business.
24 March	Video Conference	Attended meeting with Mayor Bec Enders, Cr Bastone and Scott Dufty re: Kingborough/Huon Valley Business conditions via video call
	Video Conference	Attended LGAT Covid Stimulus Package discussion
27 March	Video conference	Attended LGAT General Meeting via web conference
6 April	Phone	Meeting with Julie Collins to discuss COVID-19 issues and response
8 April	Video conference	Special Greater Hobart Mayor's Forum to discuss COVID-19 response
21 April	Video conference	Greater Hobart Mayor's Forum

18.2 FINANCIAL REPORT FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2020



Kingborough

KINGBOROUGH COUNCIL

SUMMARISED FINANCIAL REPORT
FOR THE PERIOD
1ST JULY, 2018
TO
31ST MARCH, 2020

SUBMITTED TO COUNCIL
27TH APRIL, 2020

kingborough.tas.gov.au



KINGBOROUGH COUNCIL - March 2020

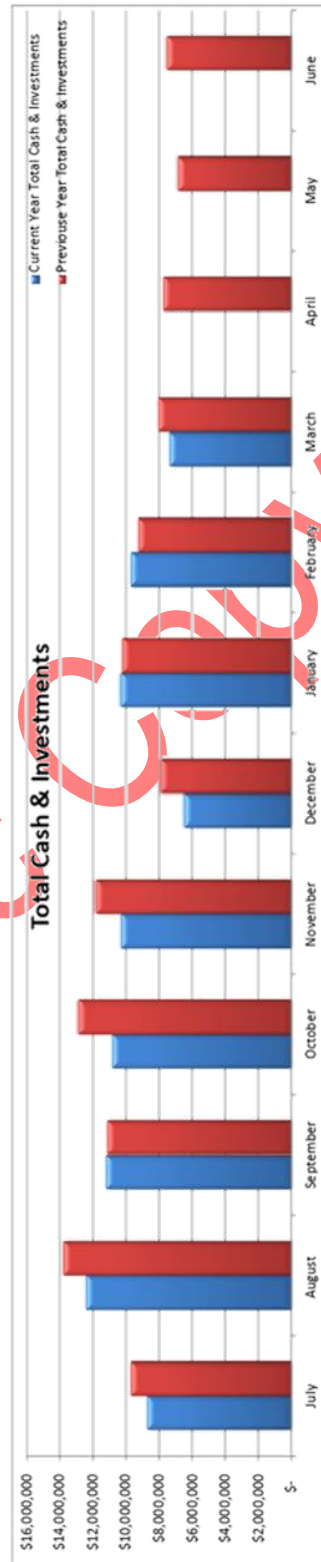
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KINGBOROUGH COUNCIL - March 2020

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 2,875,169	\$ 2,892,209	\$ 2,898,384	\$ 2,901,884	\$ 2,912,137	\$ 3,007,969	\$ 3,010,219	\$ 3,010,219	\$ 3,010,219			
Held in Trust	\$ 2,162,973	\$ 2,127,648	\$ 1,961,746	\$ 1,893,562	\$ 1,799,569	\$ 1,801,822	\$ 1,810,524	\$ 1,809,561	\$ 1,807,186			
Unexpended Capital Works*	\$ 485,197	\$ 1,049,269	\$ 1,727,825	\$ 986,402	\$ 1,108,429	\$ 1,321,761	\$ 1,914,933	\$ 1,905,668	\$ 2,924,000			
Current Year Total Committed Cash	\$ 5,523,339	\$ 6,069,126	\$ 6,587,955	\$ 5,781,848	\$ 5,820,136	\$ 6,131,552	\$ 6,735,676	\$ 6,725,448	\$ 7,741,405	\$ -	\$ -	\$ -
Previous Year Total Committed Cash	\$ 9,134,340	\$ 9,998,524	\$ 8,586,241	\$ 8,217,525	\$ 5,785,460	\$ 5,299,572	\$ 6,653,954	\$ 7,388,124	\$ 8,361,890	\$ 9,398,511	\$ 9,170,650	\$ 8,814,470
Uncommitted Funds	\$ 3,225,628	\$ 6,393,760	\$ 4,646,036	\$ 5,099,534	\$ 4,511,838	\$ 399,875	\$ 3,627,330	\$ 3,037,569	\$ 359,720	\$ -	\$ -	\$ -
Current Year Total Cash	\$ 8,748,966	\$ 12,462,886	\$ 11,233,991	\$ 10,881,382	\$ 10,331,974	\$ 6,531,427	\$ 10,363,006	\$ 9,763,017	\$ 7,381,685	\$ -	\$ -	\$ -
Previous Year Total Cash	\$ 9,743,106	\$ 13,808,412	\$ 11,167,314	\$ 12,921,950	\$ 11,883,483	\$ 7,961,253	\$ 10,253,798	\$ 9,279,437	\$ 8,099,011	\$ 7,751,676	\$ 6,898,269	\$ 7,587,489

*Unexpended Capital Works excludes Kingston Park expenditure



KINGBOROUGH COUNCIL - March 2020

CASH, INVESTMENTS & BORROWINGS

	July	August	September	October	November	December	January	February	March	April	May	June
CASH ACCOUNTS												
CBA - Overdraft Account	\$2,738,349	\$2,170,923	\$647,940	\$1,584,536	\$1,584,536	\$1,272,584	\$5,697,216	\$5,110,627	\$538,985			
CBA - Applications Account	\$106,422	\$15,947	\$149,578	\$8,398	\$92,988	\$2,741	\$65,787	\$50,746	\$122,971			
CBA - AR Account	\$206,660	\$67,986	\$224,333	\$892	\$411,696	\$11,216	\$364,320	\$361,988	\$729,960			
CBA - Business Online Saver									\$1,750,000			
Total Cash	\$3,051,431	\$2,254,856	\$1,021,852	\$2,661,205	\$2,089,170	\$1,286,540	\$6,127,323	\$5,523,361	\$3,141,916	\$ -	\$ -	\$ -
INVESTMENTS												
Bendigo 3	\$1,095,918	\$1,005,918	\$1,005,918	\$1,010,181	\$1,010,181	\$1,010,181						
Myrate 3	\$1,000,000	\$3,006,609	\$3,006,609	\$3,022,178	\$3,022,178	\$3,022,178	\$3,022,178	\$3,022,178	\$3,022,178			
NAB 3		\$1,000,000	\$1,000,000	\$1,000,000	\$1,004,315	\$1,004,315	\$1,004,315	\$1,008,153	\$1,008,153			
Tascorp HT	\$2,107,973	\$2,609,804	\$2,611,949	\$1,613,117	\$1,614,111	\$114,749	\$114,822	\$114,890	\$114,932			
Tascorp Cash Indexed	\$1,583,645	\$2,585,699	\$2,587,664	\$1,590,270	\$1,592,018	\$93,464	\$94,368	\$94,435	\$94,506			
Total Investments	\$5,697,536	\$10,208,030	\$10,212,139	\$8,220,177	\$8,242,804	\$5,244,887	\$4,235,683	\$4,239,656	\$4,239,770	\$ -	\$ -	\$ -
Current Year Total Cash & Investments	\$8,748,966	\$12,462,886	\$11,233,991	\$10,881,382	\$10,331,974	\$6,531,427	\$10,363,006	\$9,763,017	\$7,381,685	\$ -	\$ -	\$ -
Previous Year Cash & Investments	\$9,743,106	\$13,808,412	\$11,167,314	\$12,921,950	\$11,883,483	\$7,961,253	\$10,253,798	\$9,279,437	\$8,099,011	\$7,751,676	\$6,898,269	\$7,587,489
Borrowings												
Tascorp (Grant Funded)	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000			
Tascorp	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000			
Tascorp (Grant Funded)	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000			
Tascorp (Grant Funded)							\$2,100,000	\$2,100,000	\$2,100,000			
Total Borrowings	\$7,900,000	\$7,900,000	\$7,900,000	\$7,900,000	\$7,900,000	\$7,900,000	\$10,000,000	\$10,000,000	\$10,000,000	\$ -	\$ -	\$ -

KINGBOROUGH COUNCIL - March 2020

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733			
Car Parking	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248			
Hall Equipment Replacement	\$ 69,033	\$ 69,033	\$ 69,033	\$ 69,033	\$ 69,033	\$ 69,033	\$ 69,033	\$ 69,033	\$ 69,033			
IT Equipment Replacement	\$ 130,978	\$ 130,978	\$ 130,978	\$ 130,978	\$ 130,978	\$ 130,978	\$ 164,978	\$ 164,978	\$ 164,978			
KSC Equipment Replacement	\$ 93,375	\$ 93,375	\$ 93,375	\$ 93,375	\$ 93,375	\$ 181,375	\$ 181,375	\$ 181,375	\$ 181,375			
Office Equipment Replacement	\$ 72,827	\$ 72,827	\$ 72,827	\$ 72,827	\$ 72,827	\$ 41,733	\$ 41,733	\$ 41,733	\$ 41,733			
Plant & Equipment Replacement	\$ 372,936	\$ 372,936	\$ 372,936	\$ 372,936	\$ 372,936	\$ 411,936	\$ 411,936	\$ 411,936	\$ 411,936			
Public Open Space	\$ 866,001	\$ 881,001	\$ 881,001	\$ 881,001	\$ 890,755	\$ 900,712	\$ 900,712	\$ 900,712	\$ 900,712			
Tree Preservation Reserve	\$ 853,213	\$ 855,253	\$ 861,428	\$ 864,928	\$ 865,428	\$ 867,303	\$ 869,553	\$ 869,553	\$ 869,553			
Unexpended Grants	\$ 359,824	\$ 359,824	\$ 359,824	\$ 359,824	\$ 359,824	\$ 359,824	\$ 359,824	\$ 359,824	\$ 359,824			
Current Year Total Reserve	\$ 2,875,169	\$ 2,892,209	\$ 2,898,384	\$ 2,901,884	\$ 2,912,137	\$ 3,007,969	\$ 3,010,219	\$ 3,010,219	\$ 3,010,219	\$ -	\$ -	\$ -
Previous Year Total Reserve	\$ 1,883,870	\$ 1,987,883	\$ 2,021,293	\$ 2,851,950	\$ 2,866,734	\$ 2,639,884	\$ 2,639,884	\$ 2,654,457	\$ 2,711,817	\$ 2,723,917	\$ 2,731,167	\$ 2,490,662

KINGBOROUGH COUNCIL - March 2020

BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	(225,105)
Forecast Changes:	
Rates & Charges over budget	300,000
Loan Interest - Utilising interest free loans.	150,000
Other Expenses - Corporate Services	(50,000)
Depreciation	(500,000)
Contribution Cash - Reduced POS and Tree contributions	(250,000)
Interest Income - Reduced interest rates	(50,000)
Satutory Fees Planning & Building - reduced volumn	(100,000)
User Fees - closure of KSC	(300,000)
Other Income - reduction in rental income	(200,000)
FORECAST UNDERLYING RESULT	(1,225,105)
Adjustments not affecting the Underlying Surplus	
Capital Grants	1,350,000
Net Operting Surplus.	1,600,895

KINGBOROUGH COUNCIL - March 2020

COMMENTS ON FINANCIALS

The following items are significantly higher/lower than budget:

OPERATING INCOME

- Rates Income from Rates is over budget by \$253k due to general rate income of \$153k over budget, stormwater rate income of \$31k over budget and garbage rate income of \$69k over budget.
- Contributions - Cash Contributions cash is \$216k below budget, due to the receipt of funds for POS and tree preservation being less than expected.
- Other Income Other Income is \$67k over budget due primarily to receiving \$68k in carbon credits that were not expected until June 2020.

OPERATING EXPENSES

- Employee Costs Employee costs are \$186k over budget primarily due to reduced allocation of costs to capital expenditure projects in March, as well as reduced on-costs recovery.
- Loan Interest Loan interest is \$111k under budget due to the use of interest free loans to fund the majority of the Kingston Park projects.
- Materials & Services Materials and Services are \$143k over budget primarily due to infrastructure costs being \$158k over budget.
- Other Expenditure Other expenditure is \$81k over budget due to a timing difference in the payment of Land Tax of \$89k which was in the April budget.

OTHER NON-OPERATING INCOME/EXPENSES

- Grants Capital Capital grant income is \$1.54m over budget due to the early receipt of \$596k in roads to recovery grant funds, the receipt of \$250k for the Bruny Visitors Road Package \$15k for the Kingborough evacuation centre, \$27k for the Bruny cat facility from the Ten Lives Cat Centre, \$75k for CCTV Cameras, \$280k as the final payment for the Community Hub building and \$200k for the Taroona Football Club changerooms.

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	28,500,011	28,247,000	253,011	28,252,000	28,552,000	300,000
Income Levies	1,669,829	1,630,000	39,829	1,630,000	1,630,000	0
Statutory Fees & Fines	1,821,635	1,835,550	(13,915)	2,486,400	2,386,400	(100,000)
User Fees	916,234	960,810	(44,576)	1,280,954	980,954	(300,000)
Grants Recurrent	996,000	990,000	6,000	2,410,000	2,410,000	0
Contributions - Cash	108,110	323,910	(215,800)	432,000	182,000	(250,000)
Reimbursements	1,125,576	1,100,000	25,576	1,130,000	1,130,000	0
Other Income	607,133	539,760	67,373	1,323,600	1,123,600	(200,000)
Internal Charges Income	164,997	164,970	27	220,000	220,000	0
Total Income	35,909,526	35,792,000	117,526	39,164,954	38,614,954	(550,000)
Expenses						
Employee Costs	12,078,477	11,892,485	(185,992)	14,940,658	14,940,658	0
Expenses Levies	1,249,319	1,222,500	(26,819)	1,630,000	1,630,000	0
Loan Interest	72,937	183,780	(110,843)	245,000	95,000	150,000
Materials and Services	7,266,357	7,123,450	(142,907)	9,408,922	9,408,922	0
Other Expenses	3,308,316	3,226,910	(81,406)	3,776,980	3,826,980	(50,000)
Internal Charges Expense	164,997	164,970	(27)	220,000	220,000	0
Total Expenses	24,140,402	23,814,095	(326,307)	30,221,559	30,121,559	100,000
Net Operating Surplus/(Deficit) before:	11,769,124	11,977,905	(208,781)	8,943,395	8,493,395	(450,000)
Depreciation	8,155,720	7,765,200	(390,520)	10,353,500	10,853,500	(500,000)
Loss/(Profit) on Disposal of Assets	(6,034)	0	6,034	500,000	500,000	0
Net Operating Surplus/(Deficit) before:	3,619,438	4,212,705	(593,267)	(1,910,105)	(2,860,105)	(950,000)
Interest	87,354	146,250	(58,896)	195,000	145,000	(50,000)
Dividends	929,000	929,700	(700)	1,240,000	1,240,000	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	100,000	100,000	0
Investment Copping	0	0	0	150,000	150,000	0
NET OPERATING SURPLUS/(DEFICIT)	4,635,792	5,288,655	(652,863)	(225,105)	(1,225,105)	(1,000,000)
Grants Capital	1,775,860	238,000	1,537,860	476,000	1,826,000	1,350,000
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SUPRPLUS/(DEFICIT)	6,411,652	5,526,655	884,997	1,250,895	1,600,895	350,000
Underlying Result						
Grant Received in Advance	0	0	0	0	0	0
UNDERLYING RESULT	4,635,792	5,288,655	(652,863)	(225,105)	(1,225,105)	(1,000,000)
TOTAL CASH GENERATED	(3,519,928)	(2,476,545)	(1,043,383)	10,128,395	9,628,395	500,000

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	24,178,626	24,025,000	153,626	24,030,000	24,230,000	200,000
Income Levies	1,669,829	1,630,000	39,829	1,630,000	1,630,000	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	61,803	60,030	1,773	80,000	80,000	0
Grants Recurrent	872,600	870,000	2,600	2,290,000	2,290,000	0
Contributions - Cash	81,406	187,470	(106,064)	250,000	150,000	(100,000)
Reimbursements	1,125,576	1,100,000	25,576	1,130,000	1,130,000	0
Other Income	61,886	54,750	7,136	273,000	273,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	28,051,726	27,927,250	124,476	29,683,000	29,783,000	100,000
Expenses						
Employee Costs	540,757	549,170	8,413	711,235	711,235	0
Expenses Levies	1,249,319	1,222,500	(26,819)	1,630,000	1,630,000	0
Loan Interest	0	0	0	0	0	0
Materials and Services	453,698	317,180	(136,518)	425,200	425,200	0
Other Expenses	1,940,301	1,931,150	(9,151)	2,188,800	2,188,800	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	4,244,634	4,020,000	(224,634)	4,955,235	4,955,235	0
Net Operating Surplus/(Deficit) before:	23,807,092	23,907,250	(100,158)	24,727,765	24,827,765	100,000
Depreciation	77,900	63,720	(14,180)	85,000	85,000	0
Loss/(Profit) on Disposal of Assets	(6,034)	0	6,034	500,000	500,000	0
Net Operating Surplus/(Deficit) before:	23,735,226	23,843,530	(108,304)	24,142,765	24,242,765	100,000
Interest	0	0	0	0	0	0
Dividends	929,000	929,700	(700)	1,240,000	1,240,000	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	100,000	100,000	0
Investment Copping	0	0	0	150,000	150,000	0
NET OPERATING SURPLUS/(DEFICIT)	24,664,226	24,773,230	(109,004)	25,632,765	25,732,765	100,000
Grants Capital	1,775,860	238,000	1,537,860	476,000	1,826,000	1,350,000
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	26,440,086	25,011,230	1,428,856	27,108,765	28,558,765	1,450,000
TOTAL CASH GENERATED	24,586,326	24,709,510	(123,184)	25,547,765	25,647,765	(100,000)

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Corporate Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	234,677	227,520	7,157	303,400	303,400	0
User Fees	0	0	0	0	0	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	95,853	98,100	(2,247)	130,800	130,800	0
Internal Charges Income	112,500	112,500	0	150,000	150,000	0
Total Income	443,030	438,120	4,910	584,200	584,200	0
Expenses						
Employee Costs	2,127,418	2,189,303	61,885	2,831,153	2,831,153	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	72,937	183,780	110,843	245,000	95,000	150,000
Materials and Services	600,795	567,480	(33,315)	712,015	712,015	0
Other Expenses	798,617	736,320	(62,297)	879,600	879,600	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	3,600,261	3,676,883	76,622	4,667,768	4,517,768	150,000
Net Operating Surplus/(Deficit) before:	(3,157,231)	(3,238,763)	81,532	(4,083,568)	(3,933,568)	150,000
Depreciation	55,579	130,050	74,471	173,400	173,400	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(3,212,809)	(3,368,813)	156,004	(4,256,968)	(4,106,968)	150,000
Interest	87,354	146,250	(58,896)	195,000	195,000	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(3,125,455)	(3,222,563)	97,108	(4,061,968)	(3,911,968)	150,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(3,125,455)	(3,222,563)	97,108	(4,061,968)	(3,911,968)	150,000
TOTAL CASH GENERATED	(3,069,876)	(3,092,513)	22,637	(3,888,568)	(3,738,568)	150,000

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Governance & Property Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	347,662	303,750	43,912	444,000	494,000	50,000
User Fees	165,716	134,070	31,646	178,784	178,784	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	2,866	0	2,866	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	12,109	6,210	5,899	8,300	8,300	0
Internal Charges Income	0	0	0	0	0	0
Total Income	528,353	444,030	84,323	631,084	681,084	50,000
Expenses						
Employee Costs	1,327,921	1,208,512	(119,409)	1,513,427	1,513,427	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	441,966	361,110	(80,856)	456,255	456,255	0
Other Expenses	116,158	100,170	(15,988)	127,000	127,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,886,045	1,669,792	(216,253)	2,096,682	2,096,682	0
Net Operating Surplus/(Deficit) before:	(1,357,692)	(1,225,762)	(131,930)	(1,465,598)	(1,415,598)	50,000
Depreciation	788	900	112	1,200	1,200	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,358,480)	(1,226,662)	(131,818)	(1,466,798)	(1,416,798)	50,000
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(1,358,480)	(1,226,662)	(131,818)	(1,466,798)	(1,416,798)	50,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,358,480)	(1,226,662)	(131,818)	(1,466,798)	(1,416,798)	50,000
TOTAL CASH GENERATED	(1,357,692)	(1,225,762)	(131,706)	(1,465,598)	(1,415,598)	50,000

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Community Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	655,142	739,710	(84,568)	986,170	986,170	0
Grants Recurrent	3,400	0	3,400	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	51,712	81,540	(29,828)	108,700	108,700	0
Internal Charges Income	0	0	0	0	0	0
Total Income	710,254	821,250	(110,996)	1,094,870	1,094,870	0
Expenses						
Employee Costs	1,111,904	1,186,894	74,990	1,536,998	1,536,998	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	255,342	352,350	97,008	469,600	469,600	0
Other Expenses	131,261	144,220	12,959	178,000	178,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,498,507	1,683,464	184,957	2,184,598	2,184,598	0
Net Operating Surplus/(Deficit) before:	(788,252)	(862,214)	73,962	(1,089,728)	(1,089,728)	0
Depreciation	244,901	198,810	(46,091)	265,000	265,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,033,153)	(1,061,024)	27,871	(1,354,728)	(1,354,728)	0
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(1,033,153)	(1,061,024)	27,871	(1,354,728)	(1,354,728)	0
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,033,153)	(1,061,024)	27,871	(1,354,728)	(1,354,728)	0
TOTAL CASH GENERATED	(788,252)	(862,214)	73,962	(1,089,728)	(1,089,728)	0

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Development Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	1,177,907	1,235,970	(58,063)	1,648,000	1,698,000	50,000
User Fees	863	0	863	0	0	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	0	0	0	0	0	0
Internal Charges Income	0	0	0	0	0	0
Total Income	1,178,771	1,235,970	(57,199)	1,648,000	1,698,000	50,000
Expenses						
Employee Costs	1,782,064	1,886,700	104,636	2,439,841	2,339,841	100,000
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	148,241	162,630	14,389	216,800	216,800	0
Other Expenses	139,954	142,110	2,156	189,500	189,500	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	2,070,259	2,191,440	121,181	2,846,141	2,746,141	100,000
Net Operating Surplus/(Deficit) before:	(891,489)	(955,470)	63,981	(1,198,141)	(1,048,141)	150,000
Depreciation	4,804	5,940	1,136	7,900	7,900	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(896,293)	(961,410)	65,117	(1,206,041)	(1,056,041)	150,000
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(896,293)	(961,410)	65,117	(1,206,041)	(1,056,041)	150,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(896,293)	(961,410)	65,117	(1,206,041)	(1,056,041)	150,000
TOTAL CASH GENERATED	(891,489)	(955,470)	63,981	(1,198,141)	(1,048,141)	150,000

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Environmental Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	60,763	68,310	(7,547)	91,000	91,000	0
User Fees	0	0	0	0	0	0
Grants Recurrent	120,000	120,000	0	120,000	120,000	0
Contributions - Cash	23,838	128,970	(105,132)	172,000	22,000	(150,000)
Reimbursements	0	0	0	0	0	0
Other Income	32	9,630	(9,598)	12,800	12,800	0
Internal Charges Income	0	0	0	0	0	0
Total Income	204,633	326,910	(122,277)	395,800	245,800	(150,000)
Expenses						
Employee Costs	968,424	919,796	(48,628)	1,189,214	1,189,214	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	223,830	378,270	154,440	504,124	504,124	0
Other Expenses	100,975	52,290	(48,685)	70,000	70,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,315,194	1,350,356	35,162	1,763,338	1,763,338	0
Net Operating Surplus/(Deficit) before:	(1,110,561)	(1,023,446)	(87,115)	(1,367,538)	(1,517,538)	(150,000)
Depreciation	2,055	2,250	195	3,000	3,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,112,616)	(1,025,696)	(86,920)	(1,370,538)	(1,520,538)	(150,000)
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(1,112,616)	(1,025,696)	(86,920)	(1,370,538)	(1,520,538)	(150,000)
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,112,616)	(1,025,696)	(86,920)	(1,370,538)	(1,520,538)	(150,000)
TOTAL CASH GENERATED	(1,110,561)	(1,023,446)	(87,115)	(1,367,538)	(1,517,538)	(150,000)

KINGBOROUGH COUNCIL - March 2020

Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	4,321,385	4,222,000	99,385	4,222,000	4,322,000	100,000
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	625	0	625	0	0	0
User Fees	32,710	27,000	5,710	36,000	36,000	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	7,470	(7,470)	10,000	10,000	0
Reimbursements	0	0	0	0	0	0
Other Income	385,541	289,530	96,011	491,100	491,100	0
Internal Charges Income	52,497	52,470	27	70,000	70,000	0
Total Income	4,792,759	4,598,470	194,289	4,829,100	4,929,100	100,000
Expenses						
Employee Costs	4,219,989	3,952,110	(267,879)	4,418,770	4,418,770	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	5,142,486	4,984,430	(158,056)	6,625,108	6,625,108	0
Other Expenses	81,050	120,650	39,600	144,080	144,080	0
Internal Charges Expense	164,997	164,970	(27)	220,000	220,000	0
Total Expenses	9,608,522	9,222,160	(386,362)	11,407,957	11,407,957	0
Net Operating Surplus/(Deficit) before:	(4,815,763)	(4,623,690)	(192,073)	(6,578,857)	(6,478,857)	100,000
Depreciation	7,769,694	7,363,530	(406,164)	9,818,000	10,318,000	(500,000)
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(12,585,457)	(11,987,220)	(598,237)	(16,396,857)	(16,796,857)	(400,000)
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(12,585,457)	(11,987,220)	(598,237)	(16,396,857)	(16,796,857)	(400,000)
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(12,585,457)	(11,987,220)	(598,237)	(16,396,857)	(16,796,857)	(400,000)
TOTAL CASH GENERATED	(20,355,151)	(19,350,750)	(1,004,401)	(6,578,857)	(6,478,857)	100,000

KINGBOROUGH COUNCIL - March 2020

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES AND FIRE LEVIES						
General Rate	24,178,626	24,025,000	153,626	24,178,626	24,030,000	148,626
Fire Levy - General Land	336,331	325,000	11,331	336,331	325,000	11,331
Fire Levy - Permanent Brigade	409,862	410,000	(138)	409,862	410,000	(138)
Fire Levy - Volunteer Brigade	923,636	895,000	28,636	923,636	895,000	28,636
TOTAL RATES AND LEVIES	25,848,455	25,655,000	193,455	25,848,455	25,660,000	188,455
USER FEES						
KWS Corporate Support & Dividend	61,803	60,030	1,773	61,803	80,000	(18,197)
TOTAL USER FEES	61,803	60,030	1,773	61,803	80,000	(18,197)
GRANTS RECURRENT						
Grants - Federal	872,600	870,000	2,600	872,600	2,290,000	(1,417,400)
TOTAL RECURRENT GRANTS	872,600	870,000	2,600	872,600	2,290,000	(1,417,400)
GRANTS CAPITAL						
Grants - Federal Capital	348,008	0	348,008	348,008	0	348,008
Grants - State Capital	605,000	238,000	367,000	605,000	476,000	129,000
Grants - Other Capital	822,852	0	822,852	822,852	0	822,852
TOTAL CAPITAL GRANTS	1,775,860	238,000	1,537,860	1,775,860	476,000	1,299,860
OTHER INCOME						
Carrying Amount of Assets Retired	0	0	0	0	(500,000)	500,000
Contributions - Capital Works	9,045	0	9,045	9,045	0	9,045
Contributions - Public Open Space	72,360	187,470	(115,110)	72,360	250,000	(177,640)
Contributions - Non Monetary Assets	0	0	0	0	1,000,000	(1,000,000)
Interest On Overdue Rates	51,273	52,500	(1,227)	51,273	70,000	(18,727)
Investment Copping	0	0	0	0	150,000	(150,000)
Tas Water Dividend	929,000	929,700	(700)	929,000	1,240,000	(311,000)
Motor Tax Reimbursement	9,476	0	9,476	9,476	200,000	(190,524)
Pensioner Rate Remission (State Govt)	1,125,576	1,100,000	25,576	1,125,576	1,130,000	(4,424)
Proceeds of Sale of Assets	6,034	0	6,034	6,034	0	6,034
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	100,000	(100,000)
Sundry Receipts	1,137	2,250	(1,113)	1,137	3,000	(1,863)
TOTAL OTHER INCOME	2,203,902	2,271,920	(68,018)	2,203,902	3,643,000	(1,439,098)
TOTAL INCOME	30,762,620	29,094,950	1,667,670	30,762,620	32,149,000	(1,386,380)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	543,006	549,170	6,164	543,132	711,235	168,103

KINGBOROUGH COUNCIL - March 2020

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
MATERIALS AND SERVICES						
Aquatic Centre Feasibility Study (Grant)	77,888	0	(77,888)	119,902	0	(119,902)
Bruny Island Destination Action Plan	20,000	33,750	13,750	20,000	45,000	25,000
Consultancy Services	58,685	33,750	(24,935)	58,685	45,000	(13,685)
Derwent Estuary Monitoring Cont.	26,891	26,000	(891)	26,891	26,000	(891)
Hobart City Deal	22,045	0	(22,045)	22,045	0	(22,045)
Internal Audit Fees	21,130	16,500	(4,630)	21,130	33,000	11,870
New Equipment & Furniture	0	900	900	0	1,200	1,200
Plant and Vehicles Costs	9,348	13,500	4,152	9,348	18,000	8,652
Street Banners	4,199	0	(4,199)	4,449	0	(4,449)
Telephone	976	1,530	554	1,336	2,000	664
Water & Sewerage	213,072	191,250	(21,822)	213,072	255,000	41,928
TOTAL MATERIALS AND SERVICES	454,235	317,180	(137,055)	496,858	425,200	(71,658)
OTHER EXPENSES						
Advertising & Marketing	7,548	16,470	8,922	7,588	22,000	14,412
Audit Committee (Sitting Fees)	7,271	8,280	1,009	7,271	11,000	3,729
Citizenship Ceremonies	4,305	0	(4,305)	4,841	0	(4,841)
Community Consultation	108	3,780	3,673	175	5,000	4,825
Council Elections	18,316	20,000	1,684	18,316	20,000	1,684
Council Functions	6,168	7,470	1,302	10,208	10,000	(208)
Councillors Allowances	293,965	296,280	2,315	293,965	395,000	101,035
Councillors Conferences	1,867	3,780	1,913	1,867	5,000	3,133
Councillors Expenses	16,845	9,000	(7,845)	16,845	12,000	(4,845)
Councillors Expenses - Mayroll Vehicle	683	0	(683)	683	0	(683)
Councillors P.A. Insurance	354	2,000	1,646	354	2,000	1,646
Courier Services	86	300	214	86	300	214
Donations	1,200	7,470	6,270	1,200	10,000	8,800
K Comm Enterprise Centre	35,000	35,000	0	35,000	35,000	0
Kingborough News & Snapshot	5,402	9,000	3,598	10,452	12,000	1,548
Land Tax	267,807	200,000	(67,807)	267,807	300,000	32,193
Legal Fees	0	8,280	8,280	(0)	11,000	11,000
Mayroll Donations	5,934	3,780	(2,154)	5,934	5,000	(934)
Rate Remissions - Council Other	11,355	18,000	6,645	11,355	18,000	6,645
Rate Remissions - Government	1,073,304	1,103,000	29,696	1,073,304	1,130,000	56,696
Rate Remissions - Fire Pensioner	57,543	55,000	(2,543)	57,543	55,000	(2,543)
Staff Functions	2,612	1,260	(1,352)	2,612	3,000	388
Southern Metro Bicycle Program Prog	12,000	12,000	0	12,000	12,000	0
Subscriptions - LGAT	62,775	60,000	(2,775)	62,775	60,000	(2,775)
Subscriptions - Other	5,860	2,500	(3,360)	5,860	2,500	(3,360)
Sundry	8,378	13,500	5,122	10,148	18,000	7,852
Tourism	30,830	35,000	4,170	30,830	35,000	4,170
TOTAL OTHER EXPENSES	1,937,515	1,931,150	(6,365)	1,949,018	2,188,800	239,782

KINGBOROUGH COUNCIL - March 2020

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
FIRE LEVIES EXPENSE						
Fire Levy - General Land	249,864	243,750	(6,114)	249,864	325,000	75,136
Fire Levy - Permanent Brigade	312,330	307,500	(4,830)	312,330	410,000	97,670
Fire Levy - Volunteer Brigade	687,125	671,250	(15,875)	687,125	895,000	207,875
TOTAL FIRE LEVIES EXPENSE	1,249,319	1,222,500	(26,819)	1,249,319	1,630,000	380,681
TRANSFERS EXPENSE						
Public Open Space	60,560	0	(60,560)	60,560	0	(60,560)
TOTAL TRANSFERS EXPENSE	60,560	0	(60,560)	60,560	0	(60,560)
DEPRECIATION	77,900	63,720	(14,180)	77,900	85,000	7,100
TOTAL EXPENSES	4,322,534	4,083,720	(238,814)	4,376,788	5,040,235	663,447
TOTAL SURPLUS/ DEFICIT	26,440,086	25,011,230	1,428,856	26,385,832	27,108,765	(722,933)

KINGBOROUGH COUNCIL - March 2020

Finance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Charges - Certificates	228,807	209,970	18,837	228,807	280,000	(51,193)
Licenses - Fees & Fines	0	1,800	(1,800)	0	2,400	(2,400)
Legal Fees & Collection Costs	5,870	15,750	(9,880)	5,870	21,000	(15,130)
TOTAL FEES AND FINES	234,677	227,520	7,157	234,677	303,400	(68,723)
OTHER INCOME						
Bruny Island PO Commissions	42,242	29,970	12,272	42,242	40,000	2,242
Commissions	2,954	3,600	(646)	2,954	4,800	(1,846)
Fire Levy	49,973	48,780	1,193	49,973	65,000	(15,027)
Interest - Bank & Investments	87,354	146,250	(58,896)	87,354	195,000	(107,646)
Sundry Receipts	562	6,750	(6,188)	562	9,000	(8,438)
TOTAL OTHER INCOME	183,086	235,350	(52,264)	183,086	313,800	(130,714)
ONCOSTS						
Oncost Recovery - Garbage Rates	112,500	112,500	0	112,500	150,000	(37,500)
TOTAL ONCOSTS	112,500	112,500	0	112,500	150,000	(37,500)
TOTAL INCOME	530,263	575,370	(45,107)	530,263	767,200	(236,937)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	934,240	940,579	6,339	934,240	1,216,439	282,199
MATERIALS AND SERVICES						
Consultants	0	7,470	7,470	0	10,000	10,000
Contractors	662	0	(662)	662	0	(662)
New Equipment & Furniture	0	1,530	1,530	0	2,000	2,000
Plant and Vehicles Costs	17,293	20,970	3,677	17,293	28,000	10,707
Printing	0	0	0	415	0	(415)
Stationery	15,241	18,720	3,479	15,241	25,000	9,759
Telephone	66,220	76,500	10,280	66,220	102,000	35,780
TOTAL MATERIALS AND SERVICES	99,416	125,190	25,774	99,831	167,000	67,169
OTHER EXPENSES						
Advertising & Marketing	1,741	1,530	(211)	1,741	2,000	259
Audit Fees (External)	22,890	23,000	110	22,890	46,000	23,110
Bank Charges	69,403	65,970	(3,433)	69,403	88,000	18,597
Collection Costs & Commissions	10,264	15,030	4,766	10,264	20,000	9,736
Fringe Benefits Tax	55,481	69,000	13,519	55,481	92,000	36,519
Insurance - Councillors & Officers Liability (Fidelity)	21,249	15,000	(6,249)	21,249	15,000	(6,249)
Insurance - Industrial Special Risk	128,941	102,000	(26,941)	128,941	102,000	(26,941)

KINGBOROUGH COUNCIL - March 2020

Finance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Insurance - Public Liability	223,383	235,000	11,617	223,383	235,000	11,617
Legal Fees & Retainers	32,045	11,250	(20,795)	32,045	15,000	(17,045)
Minor Cash Discrepancies	1	0	(1)	1	0	(1)
Printing - Finance	11,342	9,000	(2,342)	14,626	12,000	(2,626)
Printing - Rates	2,295	1,530	(765)	2,295	2,000	(295)
Postage	23,127	22,500	(627)	23,127	30,000	6,873
Postage - Rates	49,150	45,000	(4,150)	49,150	60,000	10,850
Post Office Expenses	11,688	9,000	(2,688)	11,688	12,000	312
Procurement Expenses	15,348	15,030	(318)	18,379	20,000	1,621
Staff Costs	1,337	0	(1,337)	1,337	0	(1,337)
Sundry	265	720	455	265	1,000	735
Valuation Fees	69,350	52,470	(16,880)	69,350	70,000	650
TOTAL OTHER EXPENSES	749,302	693,030	(56,272)	755,617	822,000	66,383
DEPRECIATION	3,305	4,500	1,195	3,305	6,000	2,695
LOAN INTEREST	72,937	183,780	110,843	72,937	245,000	172,063
TOTAL EXPENSES	1,856,916	1,947,079	90,163	1,863,646	2,456,439	592,793
TOTAL SURPLUS/ DEFICIT	(1,326,653)	(1,371,709)	45,056	(1,333,383)	(1,689,239)	355,856

KINGBOROUGH COUNCIL - March 2020

Information Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Sundry Receipts	122	9,000	(8,879)	122	12,000	(11,879)
TOTAL OTHER INCOME	122	9,000	(8,879)	122	12,000	(11,879)
TOTAL INCOME	122	9,000	(8,879)	122	12,000	(11,879)
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL INFORMATION SERVICES EMPLOYEE BENEFITS	518,486	531,400	12,914	518,486	687,158	168,672
TOTAL CUSTOMER SERVICE EMPLOYEE BENEFITS	420,307	430,944	10,637	420,763	557,028	136,265
TOTAL EMPLOYEE BENEFITS	938,793	962,344	23,551	939,249	1,244,186	304,937
MATERIALS AND SERVICES						
Computer - Consumables	8,256	7,560	(696)	9,071	10,100	1,029
Computer - Hardware Maintenance	22,527	17,280	(5,247)	52,203	23,000	(29,203)
Computer - Minor Upgrades	2,686	2,430	(256)	2,686	3,200	514
Computer - Software Maintenance	340,977	280,920	(60,057)	380,421	330,000	(50,421)
Equipment Maintenance	32,705	28,530	(4,175)	34,561	38,000	3,439
IT Contract Services	46,724	45,000	(1,724)	74,895	60,000	(14,895)
New Equipment & Furniture - IT	0	720	720	0	1,000	1,000
New Equipment & Furniture - Customer Service	0	720	720	0	1,000	1,000
Plant and Vehicle Costs	7,874	7,020	(854)	7,874	9,315	1,441
Records Storage	18,008	15,030	(2,978)	18,008	20,000	1,992
Telephone	3,763	5,400	1,637	5,247	7,200	1,953
TOTAL MATERIALS AND SERVICES	483,520	410,610	(72,910)	584,967	502,815	(82,152)
OTHER EXPENSES						
Subscriptions	4,118	720	(3,398)	4,118	1,000	(3,118)
Sundry	60	450	390	60	600	540
TOTAL OTHER EXPENSES	4,178	1,170	(3,008)	4,178	1,600	(2,578)
DEPRECIATION	50,603	123,750	73,147	50,603	165,000	114,397
TRANSFERS EXPENSE	495	0	(495)	495	0	(495)
TOTAL EXPENSES	1,477,588	1,497,874	20,286	1,579,491	1,913,601	334,110
TOTAL SURPLUS/ DEFICIT	(1,477,467)	(1,488,874)	11,407	(1,579,370)	(1,901,601)	322,231

KINGBOROUGH COUNCIL - March 2020

Organisational Development - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	256,668	286,380	29,712	258,873	370,528	111,655
MATERIALS AND SERVICES						
Contractors	14,405	11,250	(3,155)	14,405	15,000	595
Materials	182	0	(182)	182	0	(182)
New Equipment & Furniture	40	900	860	40	1,200	1,160
Plant and Vehicles Costs	8,772	19,530	10,758	8,772	26,000	17,228
Telephone	675	0	(675)	744	0	(744)
TOTAL MATERIALS AND SERVICES	24,074	31,680	7,606	24,143	42,200	18,057
OTHER EXPENSES						
Advertising & Marketing	2,350	0	(2,350)	2,350	0	(2,350)
Employee Assistance Service	2,080	1,530	(550)	2,080	2,000	(80)
Legal Fees & Technical Advice	5,139	15,030	9,891	5,139	20,000	14,861
Postage	6	0	(6)	6	0	(6)
Printing	779	1,530	751	779	2,000	1,221
Risk Management	20,213	16,470	(3,743)	27,068	22,000	(5,068)
Staff Tea & Coffee	4,999	6,030	1,031	4,999	8,000	3,001
Sundry	3,355	1,530	(1,825)	3,355	2,000	(1,355)
TOTAL OTHER EXPENSES	38,922	42,120	3,198	45,777	56,000	10,223
DEPRECIATION	1,670	1,800	130	1,670	2,400	730
TOTAL EXPENSES	321,335	361,980	40,645	330,463	471,128	140,665
TOTAL SURPLUS/ DEFICIT	(321,335)	(361,980)	40,645	(330,463)	(471,128)	140,665

KINGBOROUGH COUNCIL - March 2020

Compliance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
By-Laws & Other Fees & Fines	53,156	45,000	8,156	53,156	60,000	(6,844)
Pound Fees - Dogs	3,537	4,500	(963)	3,537	6,000	(2,463)
Dog Registration Fees	127,809	117,000	10,809	127,809	195,000	(67,191)
Licenses - Fees & Fines	36,054	41,220	(5,166)	36,054	55,000	(18,946)
Parking - Fees & Fines	114,022	96,030	17,992	114,022	128,000	(13,978)
Recovered Legal Fees & Collection Costs	13,083	0	13,083	13,083	0	13,083
TOTAL FEES AND FINES	347,662	303,750	43,912	347,662	444,000	(96,338)
OTHER INCOME						
Sundry Receipts	0	4,950	(4,950)	0	6,600	(6,600)
TOTAL OTHER INCOME	0	4,950	(4,950)	0	6,600	(6,600)
TOTAL INCOME	347,662	308,700	38,962	347,662	450,600	(102,938)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	482,729	471,060	(11,669)	482,849	609,306	126,457
MATERIALS AND SERVICES						
Contractors	1,645	3,240	(1,595)	2,255	4,375	(2,120)
Fire Hazard Inspection & Abatement	0	2,250	(2,250)	0	3,000	(3,000)
Light & Power	45	0	(45)	45	0	(45)
New Equipment & Furniture	1,019	2,250	(1,231)	1,019	3,000	(1,981)
Plant and Vehicles Costs (Internal)	20,062	24,030	(3,968)	20,062	32,000	(11,938)
Telephone	4,848	3,780	(1,068)	4,848	5,000	(152)
TOTAL MATERIALS AND SERVICES	27,620	35,550	(7,930)	28,230	47,375	(19,145)
OTHER EXPENSES						
Advertising & Marketing	1,476	2,970	(1,494)	1,476	4,000	(2,524)
Dog Signage	2,014	0	(2,014)	2,014	0	(2,014)
Feed for Animals	152	900	(748)	267	1,200	(933)
Legal Fees & Retainers	32,115	18,000	(14,115)	32,147	24,000	(8,147)
Postage	0	2,250	(2,250)	0	3,000	(3,000)
Pound Maintenance & Upgrade	640	2,250	(1,610)	640	3,000	(2,360)
Refund Fees & Charges	100	900	(800)	100	1,200	(1,100)
Sundry	11,808	13,500	(1,692)	13,408	18,000	(4,592)
TOTAL OTHER EXPENSES	48,304	40,770	(7,534)	50,052	54,400	(4,348)
DEPRECIATION	788	900	(112)	788	1,200	(412)
TOTAL EXPENSES	559,441	548,280	(11,161)	561,918	712,281	(150,363)
TOTAL SURPLUS/ DEFICIT	(211,580)	(239,580)	28,000	(214,058)	(261,681)	(47,623)

KINGBOROUGH COUNCIL - March 2020

Property & Emergency Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Fees - Burial Plots	1,935	4,500	(2,565)	1,935	6,000	(4,065)
Rental - Adventure Bay East Cove Jetty	10,243	7,470	2,773	10,243	10,000	243
Rental - 98 Beach Road Kingston	18,059	18,000	59	18,059	24,000	(5,941)
Rental - Blackmans Bay Hall	12,132	18,000	(5,868)	12,132	24,000	(11,868)
Rental - Bruny Other Halls	323	900	(577)	323	1,200	(877)
Rental - Dennes Point Hall	13,735	15,030	(1,295)	13,735	20,000	(6,265)
Rental - Dru Pt Bicentennial Park	664	1,800	(1,136)	664	2,400	(1,736)
Rental - General Halls & Buildings	1,480	2,970	(1,490)	1,480	4,000	(2,520)
Rental - Glensyn Units	9,320	9,270	50	9,320	12,384	(3,064)
Rental - Kettering South	623	200	423	623	200	423
Rental - Kingston Hall	14,295	9,000	5,295	14,295	12,000	2,295
Rental - KSC Other Buildings	594	0	594	594	0	594
Rental - Margate Hall	4,714	4,500	214	4,714	6,000	(1,286)
Rental - Sandfly Hall	1,571	900	671	1,571	1,200	371
Rental - Taroona Fire Station	3,264	2,430	834	3,264	3,200	64
Rental - Taroona Tennis Club	629	450	179	629	600	29
Rental - Twin Ovals Preconct	360	0	360	360	0	360
Rental - Twin Oval Pavillion	15,249	7,470	7,779	15,249	10,000	5,249
TOTAL USER FEES	109,188	102,890	6,298	109,188	137,184	(27,996)
CONTRIBUTIONS						
Contributions	2,866	0	2,866	2,866	0	2,866
TOTAL CONTRIBUTIONS	2,866	0	2,866	2,866	0	2,866
OTHER INCOME						
Fortified Deposits	0	360	(360)	0	500	(500)
Sundry Receipts	12,109	450	11,659	12,109	600	11,509
TOTAL OTHER INCOME	12,109	810	11,299	12,109	1,100	11,009
TOTAL INCOME	124,163	103,700	20,463	124,163	138,284	(14,121)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	379,350	301,842	(77,508)	378,992	391,001	12,009
EMERGENCY MANAGEMENT ACTIVITIES						
Community Recovery Grants - Community Survey	10,097	0	(10,097)	11,850	0	(11,850)
Community Recovery Grants - Emergency Volunteers	625	0	(625)	688	0	(688)
Community Recovery Grants - Roadshows	13,936	0	(13,936)	14,145	0	(14,145)
Community Recovery Grants - CBD Resilience Programs	14,790	0	(14,790)	14,790	0	(14,790)
Community Recovery Grants - B/Bay Resilience Program	3,780	0	(3,780)	3,780	0	(3,780)

KINGBOROUGH COUNCIL - March 2020

Property & Emergency Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Community Recovery Grants - Whitewater Flood Study	20,700	0	(20,700)	20,700	0	(20,700)
Emergency Services Bruny	3,806	2,700	(1,106)	3,806	3,600	(206)
Emergency Management Committee	1,429	7,470	6,041	1,429	10,000	8,571
Natural Disaster Resilience Program	72	15,030	14,958	72	20,000	19,928
Southern SES	14,401	15,000	599	14,401	15,000	599
Taroona Landslide Monitoring	18	4,800	4,783	18	4,800	4,783
TOTAL EMERGENCY MANAGEMENT ACTIVITIES	83,655	45,000	(38,655)	85,678	53,400	(32,278)
PROPERTY MANAGEMENT ACTIVITIES						
CC TV Maintenance	0	2,250	2,250	0	3,000	3,000
Civic Centre Cleaning	23,770	9,000	(14,770)	27,598	12,000	(15,598)
Legal Fees	16,881	9,000	(7,881)	16,881	12,000	(4,881)
Property Surveys	5,747	2,250	(3,497)	5,747	3,000	(2,747)
Recreational Planning	8,895	7,470	(1,425)	8,895	10,000	1,105
Valuations	2,882	4,500	1,618	2,882	6,000	3,118
TOTAL PROPERTY MANAGEMENT ACTIVITIES	58,175	34,470	(23,705)	62,003	46,000	(16,003)
OTHER EXPENSES						
Advertising & Marketing	1,808	2,250	442	2,001	3,000	999
Community Consultation	3,489	2,250	(1,239)	3,489	3,000	(489)
Consultancy Services	0	4,500	4,500	0	6,000	6,000
New Equipment & Furniture	340	1,800	1,460	604	2,400	1,796
Plant and Vehicles Costs - Internal	6,902	9,000	2,098	6,902	12,000	5,098
Refund Fees & Charges	1,024	0	(1,024)	1,024	0	(1,024)
Sundry	7,118	2,700	(4,418)	10,660	3,600	(7,060)
Telephone	1,924	0	(1,924)	1,924	0	(1,924)
TOTAL OTHER EXPENSES	22,605	22,500	(105)	26,603	30,000	3,397
TOTAL EXPENSES	543,785	403,812	(139,973)	553,276	520,401	(32,875)
TOTAL SURPLUS/ DEFICIT	(419,622)	(300,112)	(119,510)	(429,114)	(382,117)	(46,997)

KINGBOROUGH COUNCIL - March 2020

Turf Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Rental - Gormley Park	105	0	105	105	0	105
Rental - Kettering Oval	0	100	(100)	0	100	(100)
Rental - Kingston Beach Oval	95	200	(105)	95	300	(205)
Rental - Lightwood Ovals	414	200	214	414	300	114
Rental - Sherburd Park Oval	27	200	(173)	27	300	(273)
Rental - Snug Oval	827	600	227	827	800	27
Rental - Twin Oval (1) AFL Ground	43,029	8,100	34,929	43,029	10,800	32,229
Rental - Twin Oval (2) Cricket Ground	11,633	21,780	(10,147)	11,633	29,000	(17,367)
Rental - Woodbridge Oval	200	0	200	200	0	200
TOTAL USER FEES	56,329	31,180	25,149	56,329	41,600	14,729
OTHER INCOME						
Salary Oncost Recovery	286,388	225,000	61,388	286,388	300,000	(13,612)
Sundry Receipts	0	450	(450)	0	600	(600)
TOTAL OTHER INCOME	286,388	225,450	60,938	286,388	300,600	(14,212)
TOTAL INCOME	342,717	256,630	86,087	342,717	342,200	517
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	221,850	160,690	(61,160)	221,850	196,000	(25,850)
TURF ACTIVITIES						
AFL Preseason Game 2020	24,293	0	(24,293)	24,293	0	(24,293)
Alonnah Oval	7,749	8,070	321	7,749	10,000	2,251
Gordon Oval	390	0	(390)	390	0	(390)
Gormley park	34,334	37,260	2,926	34,334	46,000	11,666
Kelvedon Oval	39,891	41,310	1,419	39,908	51,000	11,092
Kettering Oval	19,021	28,350	9,329	19,021	35,000	15,979
Kingston Beach oval	42,269	48,570	6,301	38,119	60,000	21,881
Lightwood Park Oval 1	38,866	46,110	7,244	38,866	57,000	18,134
Lightwood Park Oval 2	25,508	36,450	10,942	25,508	45,000	19,492
Lightwood Park Oval 3	18,006	27,570	9,564	18,006	34,000	15,994
Margate Oval	23,987	37,260	13,273	26,787	46,000	19,213
Sandfly Oval	13,913	27,570	13,657	14,213	34,000	19,787
Sherburd Park	36,572	42,060	5,488	36,572	52,000	15,428
Snug Oval	33,786	37,260	3,474	33,791	46,000	12,209
KSC Sports Precinct	100,848	56,700	(44,148)	104,015	70,000	(34,015)
Twin Oval 1 (AFL)	140,821	97,200	(43,621)	144,023	120,000	(24,023)
Twin Oval 2 (Cricket)	213,726	166,860	(46,866)	218,536	206,000	(12,536)

KINGBOROUGH COUNCIL - March 2020

Turf Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Woodbridge Oval	13,202	18,660	5,458	13,202	23,000	9,798
Non ground specific	21,169	0	(21,169)	21,058	0	(21,058)
TOTAL TURF ACTIVITIES	848,351	757,260	(91,091)	858,391	935,000	76,609
OTHER EXPENSES						
New Equipment & Furniture	0	900	900	0	1,200	1,200
Plant and Vehicles Costs - Internal	16,159	16,470	311	16,159	22,000	5,841
Refund Fees & Charges	0	450	450	0	600	600
Sundry	378	6,030	5,652	378	8,000	7,622
Telephone	383	1,800	1,417	383	2,400	2,017
TOTAL OTHER EXPENSES	16,920	25,650	8,730	16,920	34,200	17,280
TOTAL EXPENSES	1,087,121	943,600	(143,521)	1,097,161	1,165,200	68,039
TOTAL SURPLUS/ DEFICIT	(744,404)	(686,970)	(57,434)	-754,445	(823,000)	68,555

KINGBOROUGH COUNCIL - March 2020

Arts - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Rental & Commission - Arts Hub	389	900	(511)	389	1,200	(811)
TOTAL USER FEES	389	900	(511)	389	1,200	(811)
OTHER INCOME						
Program & Event Charges	418	2,250	(1,832)	418	3,000	(2,582)
TOTAL OTHER INCOME	418	2,250	(1,832)	418	3,000	(2,582)
TOTAL INCOME	807	3,150	(2,343)	807	4,200	(3,393)
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	63,121	61,277	(1,844)	63,121	79,307	16,186
MATERIALS AND SERVICES						
Contractors	1,567	7,470	5,903	1,567	10,000	8,433
Materials	3,885	7,920	4,035	5,177	10,500	5,323
Plant and Vehicles Costs - Internal	245	0	(245)	245	0	(245)
Telephone	480	720	240	480	1,000	520
TOTAL MATERIALS AND SERVICES	6,176	16,110	9,934	7,469	21,500	14,031
OTHER EXPENSES						
Abel Tasman Art Prize	0	4,500	4,500	0	7,000	7,000
Advertising & Marketing	654	0	(654)	1,433	0	(1,433)
Channel Folk Museum	11,000	11,000	0	11,000	11,000	0
Display Art Acquisition	2,000	2,500	500	2,000	5,000	3,000
Kingborough Creative Awards	1,000	7,470	6,470	1,000	10,000	9,000
Sundry	200	0	(200)	200	0	(200)
TOTAL OTHER EXPENSES	14,854	25,470	10,616	15,633	33,000	17,367
TOTAL EXPENSES	84,151	102,857	18,706	86,223	133,807	47,584
TOTAL SURPLUS/ DEFICIT	(83,344)	(99,707)	16,363	(85,415)	(129,607)	44,192

KINGBOROUGH COUNCIL - March 2020

Community Hub - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Equipment & Plant Hire - Clients (Events)	150	7,470	(7,320)	150	10,000	(9,850)
Lease Income - Commercial Tenancy	55	9,000	(8,945)	55	12,000	(11,945)
Venue Hire Income - Multi Purpose Hall	4,865	11,250	(6,385)	4,865	15,000	(10,135)
Venue Hire Income - Meeting Rooms	5,733	11,250	(5,517)	5,733	15,000	(9,267)
Venue Hire Income - Co Working Space	2,327	11,250	(8,923)	2,327	15,000	(12,673)
TOTAL USER FEES	13,130	50,220	(37,090)	13,130	67,000	(53,870)
OTHER INCOME						
Advertising & Sponsorship	0	900	(900)	0	1,200	(1,200)
Sundry Receipts	0	360	(360)	0	500	(500)
TOTAL OTHER INCOME	0	1,260	(1,260)	0	1,700	(1,700)
TOTAL INCOME	13,130	51,480	(38,350)	13,130	68,700	(55,570)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	76,375	78,856	2,481	76,375	102,228	25,853
MATERIALS AND SERVICES						
Building Maintenance	0	9,000	9,000	0	12,000	12,000
Cleaning Costs	12,643	22,500	9,857	20,323	30,000	9,677
Contractors - Technical	0	4,500	4,500	0	6,000	6,000
Equipment Maintenance	2,354	2,430	76	2,864	3,200	336
Light & Power	11,117	13,500	2,383	11,117	18,000	6,883
New Equipment & Furniture	456	0	(456)	1,104	0	(1,104)
Plant Maintenance	0	2,250	2,250	0	3,000	3,000
Replacement Hire Equipment	0	1,530	1,530	0	2,000	2,000
Stationery	1,253	0	(1,253)	1,253	0	(1,253)
Telephone - Charges	0	1,530	1,530	0	2,000	2,000
Waste Disposal	0	2,610	2,610	0	3,500	3,500
TOTAL MATERIALS AND SERVICES	27,824	59,850	32,026	36,661	79,700	43,039
OTHER EXPENSES						
Advertising & Marketing	0	7,470	7,470	2,000	10,000	8,000
Subscriptions	0	900	900	0	1,200	1,200
Sundry	1,002	9,000	7,998	1,346	12,000	10,654
TOTAL OTHER EXPENSES	1,002	17,370	16,368	3,346	23,200	19,854
TOTAL EXPENSES	105,201	178,576	73,375	116,382	235,128	118,746
TOTAL SURPLUS/ DEFICIT	(92,071)	(127,096)	35,025	(103,252)	(166,428)	63,176

KINGBOROUGH COUNCIL - March 2020

Kingborough Sports Centre - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Fitness Centre - Casual	12,478	11,250	1,228	12,478	15,000	(2,522)
Fitness Centre - Membership	240,581	225,000	15,581	240,581	300,000	(59,419)
Fitness Centre - Programs	28,687	33,750	(5,063)	28,687	45,000	(16,313)
Fitness Centre - School Bookings	3,823	3,780	43	3,823	5,000	(1,177)
Rental - Indoor Cricket Centre	9,540	10,440	(900)	9,540	13,970	(4,430)
Rental - Other Buildings	340	0	340	340	0	340
Rental - Telstra Tower	5,703	2,970	2,733	5,703	4,000	1,703
Sports Centre - General Hire	1,836	3,780	(1,944)	1,836	5,000	(3,164)
Sports Centre - Hire Equipment	1,373	1,530	(157)	1,373	2,000	(627)
Sports Centre - Kiosk Sales	149,418	127,530	21,888	149,418	170,000	(20,582)
Sports Centre - Martial Arts	18,895	21,780	(2,885)	18,895	29,000	(10,105)
Sports Centre - Sale Sports Goods	316	1,530	(1,214)	316	2,000	(1,684)
Sports Centre - School Bookings	0	7,470	(7,470)	0	10,000	(10,000)
Sports Centre - Squash	14,728	16,470	(1,742)	14,728	22,000	(7,272)
Sports Centre - Stadium Basketball	24,631	96,210	(71,579)	24,631	128,250	(103,619)
Sports Centre - Stadium Netball	11,316	64,170	(52,854)	11,316	85,500	(74,184)
Sports Centre - Stadium Other	107,369	53,460	53,909	107,369	71,250	36,119
Sports Centre - Table Tennis	6,546	7,470	(924)	6,546	10,000	(3,454)
TOTAL USER FEES	637,578	688,590	(51,012)	637,578	917,970	(280,392)
OTHER INCOME						
KSC Advertising	(1,023)	3,780	(4,803)	-1,023	5,000	(6,023)
Charges Recovered	37,830	41,220	(3,390)	37,830	55,000	(17,170)
Sponsorship	4,852	15,030	(10,178)	4,852	20,000	(15,148)
TOTAL OTHER INCOME	41,659	60,030	(18,371)	41,659	80,000	(38,341)
TOTAL INCOME	679,237	748,620	(69,383)	679,237	997,970	(318,733)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	662,827	722,018	59,191	663,007	934,211	271,204
SPORTS CENTRE EXPENSES						
Advertising & Marketing	2,000	2,250	250	4,000	3,000	(1,000)
Building Maintenance	35,821	22,500	(13,321)	37,021	30,000	(7,021)
Cleaning	10,423	6,750	(3,673)	11,758	9,000	(2,758)
Equipment Maintenance	3,882	3,420	(462)	3,933	4,500	567
General Maintenance	596	0	(596)	1,076	0	(1,076)
Hire Equipment Replacement	436	720	284	436	1,000	564
Kiosk Purchases	84,594	63,720	(20,874)	85,326	85,000	(326)

KINGBOROUGH COUNCIL - March 2020

Kingborough Sports Centre - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Licenses and Subscriptions	9,378	12,780	3,402	12,679	17,000	4,321
Light & Power	56,457	60,030	3,573	56,457	80,000	23,543
New Equipment & Furniture	2,053	6,750	4,697	2,053	9,000	6,947
Plant and Vehicles Costs (Internal)	0	4,950	4,950	0	6,600	6,600
Purchase Sports Goods	374	1,530	1,156	695	2,000	1,305
Refund Fees & Charges	242	270	28	242	300	58
Stationery	629	360	(269)	909	500	(409)
Sundry	1,145	2,250	1,105	1,145	3,000	1,855
Telephone	1,159	900	(259)	1,159	1,200	41
Trophies & Awards	33	0	(33)	33	0	(33)
Waste Disposal	3,784	4,500	716	3,784	6,000	2,216
SPORTS CENTRE TOTAL EXPENSES	213,009	193,680	(19,329)	222,707	258,100	35,393
FITNESS CENTRE EXPENSES						
Advertising & Marketing	369	2,250	1,881	369	3,000	2,631
Equipment Maintenance	1,822	1,530	(292)	2,136	2,000	(136)
Leased Equipment	26,211	31,500	5,289	26,211	42,000	15,789
New Equipment & Furniture	3,014	3,780	766	7,064	5,000	(2,064)
Subscriptions	2,731	4,860	2,129	2,731	6,500	3,769
Sundry	50	720	671	50	1,000	951
TOTAL FITNESS CENTRE EXPENSES	34,197	44,640	10,443	38,561	59,500	20,939
DEPRECIATION	172,807	141,030	(31,777)	172,807	188,000	15,193
TOTAL EXPENSES	1,082,839	1,101,368	18,529	1,097,082	1,439,811	342,729
TOTAL SURPLUS/ DEFICIT	(403,603)	(352,748)	(50,855)	-417,845	(441,841)	23,996

KINGBOROUGH COUNCIL - March 2020

Community Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
Community Development	3,400	0	3,400	3,400	0	3,400
TOTAL GRANTS	3,400	0	3,400	3,400	0	3,400
USER FEES						
Fees	648	0	648	648	0	648
TOTAL USER FEES	648	0	648	648	0	648
OTHER INCOME						
Programs & Events Charges	10,461	7,470	2,991	10,461	10,000	461
Sundry Receipts	131	6,030	(5,899)	131	8,000	(7,869)
Volunteer Program	2,440	4,500	(2,060)	2,440	6,000	(3,560)
TOTAL OTHER INCOME	13,032	18,000	(4,968)	13,032	24,000	(10,968)
TOTAL INCOME	17,080	18,000	(920)	17,080	24,000	(6,920)
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	309,581	302,243	(7,338)	308,569	391,252	82,683
COMMUNITY SERVICES ACTIVITIES						
Community Projects (Non specified)	7,761	9,720	1,959	7,871	13,000	5,129
Community Waste Mgt Education	342	3,780	3,438	342	5,000	4,658
Council Community Grants	9,393	40,000	30,607	9,393	40,000	30,607
Event Support (Outside Workforce)	0	3,780	3,780	0	5,000	5,000
Kids Allowed Program	480	2,250	1,770	480	3,000	2,520
Love Living Locally	5,368	7,470	2,102	5,368	10,000	4,632
Positive Ageing	5,381	6,300	919	6,240	8,400	2,160
School Holiday Program	10,741	12,870	2,129	13,928	17,200	3,272
Salvaged Art Competition	4,718	1,170	(3,548)	4,803	1,500	(3,303)
Saluting Their Service - Lunnawanna Hall	2,000	0	(2,000)	2,000	0	(2,000)
Volunteer Program	5,418	8,280	2,862	5,418	11,000	5,582
Youth Development	10,383	9,720	(663)	11,859	13,000	1,141
Youth Outreach	3,219	5,400	2,181	3,268	7,200	3,932
Yspace Operations	4,852	9,720	4,868	4,916	13,000	8,084
TOTAL COMMUNITY SERVICES ACTIVITIES	70,055	120,460	50,405	75,885	147,300	71,415

KINGBOROUGH COUNCIL - March 2020

Community Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
OTHER EXPENSES						
Advertising & Marketing	2,848	360	(2,488)	3,713	500	(3,213)
Consultancy Services	0	4,140	4,140	0	5,500	5,500
New Equipment & Furniture	1,410	1,350	(60)	1,410	1,800	390
Plant & Vehicle Costs - Internal	11,667	9,000	(2,667)	11,667	12,000	333
Sundry	644	360	(284)	1,322	500	(822)
Telephone - Charges	2,918	3,780	862	2,918	5,000	2,082
TOTAL OTHER EXPENSES	19,487	18,990	(497)	21,030	25,300	4,270
DEPRECIATION	72,094	57,780	(14,314)	72,094	77,000	4,906
TOTAL EXPENSES	471,217	499,473	28,256	477,578	640,852	163,274
TOTAL SURPLUS/ DEFICIT	(454,137)	(481,473)	27,336	(460,498)	(616,852)	156,354

KINGBOROUGH COUNCIL - March 2020

Environmental Health - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Fees - Approvals	12,830	15,030	(2,200)	12,830	20,000	(7,170)
Fees - Immunisation	10,426	6,030	4,396	10,426	8,000	2,426
Licenses - Fees & Fines	33,255	45,000	(11,745)	33,255	60,000	(26,745)
Fees - Sampling	4,253	2,250	2,003	4,253	3,000	1,253
TOTAL FEES AND FINES	60,763	68,310	(7,547)	60,763	91,000	(30,237)
OTHER INCOME						
Sundry Receipts	32	630	(598)	32	800	(768)
TOTAL OTHER INCOME	32	630	(598)	32	800	(768)
TOTAL INCOME	60,795	68,940	(8,145)	60,795	91,800	(31,005)
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	436,141	398,430	(37,711)	436,328	515,314	78,986
MATERIALS AND SERVICES						
Energy & Emissions	6,950	13,950	7,000	6,950	18,500	11,550
Environmental Programs	11,800	11,250	(550)	13,600	15,000	1,400
New Equipment & Furniture	1,151	1,890	739	1,151	2,500	1,349
Plant and Vehicles Costs (Internal)	9,514	11,970	2,456	9,514	16,000	6,486
Telephone	4,229	2,970	(1,259)	4,229	4,000	(229)
TOTAL MATERIALS AND SERVICES	33,644	42,030	8,386	35,444	56,000	20,556
OTHER EXPENSES						
Analysis Costs	29,539	5,220	(24,319)	29,539	7,000	(22,539)
Immunisation Costs	3,546	4,860	1,314	5,697	6,500	803
Legal Fees & Technical Advice	2,562	6,030	3,468	2,562	8,000	5,438
Refund Fees & Charges	1,494	720	(774)	1,494	1,000	(494)
Retainer - Medical Officer of Health	5,000	7,470	2,470	5,000	10,000	5,000
Public Health & Education	3,198	720	(2,478)	4,829	1,000	(3,829)
Sundry	687	720	33	1,578	1,000	(578)
TOTAL OTHER EXPENSES	46,027	25,740	(20,287)	50,700	34,500	(16,200)
DEPRECIATION	2,055	2,250	195	2,055	3,000	945
TOTAL EXPENSES	517,868	468,450	(49,418)	524,527	608,814	84,287
TOTAL SURPLUS/ DEFICIT	(457,073)	(399,510)	(57,563)	(463,732)	(517,014)	53,282

KINGBOROUGH COUNCIL - March 2020

Natural Resource Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
CONTRIBUTIONS						
NRM	1,373	9,000	(7,627)	1,373	12,000	(10,627)
Tree Preservation	22,465	119,970	(97,505)	22,465	160,000	(137,535)
TOTAL CONTRIBUTIONS	23,838	128,970	(105,132)	23,838	172,000	(148,162)
GRANTS						
Regional Cat Management	120,000	120,000	0	120,000	120,000	0
TOTAL GRANTS	120,000	120,000	0	120,000	120,000	0
OTHER INCOME						
Strategic Weed Control (State Growth)	0	9,000	(9,000)	0	12,000	(12,000)
TOTAL OTHER INCOME	0	9,000	(9,000)	0	12,000	(12,000)
TOTAL INCOME	143,838	257,970	(114,132)	143,838	304,000	(160,162)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	532,283	521,366	(10,917)	532,679	673,900	141,221
NRM ACTIVITIES						
Algona Reserve Mgt Plan	0	6,120	6,120	0	8,124	8,124
Bruny Cat Control Project	1,574	0	(1,574)	3,416	0	(3,416)
Bushland Reserves Signage	0	3,780	3,780	1,263	5,000	3,737
Caregroup Support Program	1,509	10,530	9,021	1,990	14,000	12,010
Climate Change	39,106	24,030	(15,076)	39,106	32,000	(7,106)
Coastal Hazard Project	23,361	43,560	20,199	59,195	58,000	(1,195)
Council Reserves Bushfire Management	20,551	48,780	28,229	21,429	65,000	43,571
D'Entrecasteaux Channel Enviro Project	10,000	7,470	(2,530)	10,000	10,000	0
Environmental Education Program	6,755	7,470	715	11,325	10,000	(1,325)
Kingborough Cat Control Project	47,455	35,280	(12,175)	47,455	47,000	(455)
Kingborough Environmental Fund	27,037	82,530	55,493	29,567	110,000	80,433
Materials	121	0	(121)	121	0	(121)
National Disaster Resilience Grants Prog	12,449	0	(12,449)	15,837	0	(15,837)
Regional Cat Management (DPIPWE)	25,428	18,000	(7,428)	28,428	24,000	(4,428)
Reserve Management	1,300	7,470	6,170	7,500	10,000	2,500
Revegetation Program	4,176	7,470	3,294	7,669	10,000	2,331
Strategic Weed Control (State Growth)	22	9,000	8,978	22	12,000	11,978
Tree Management	43	1,530	1,487	43	2,000	1,957
Waterways and Coastal Management	3,102	7,470	4,368	3,102	10,000	6,898
Weed Control	8,738	29,970	21,232	20,888	40,000	19,112
Wildlife Programs	990	3,780	2,790	990	5,000	4,010
TOTAL NRM ACTIVITIES	233,717	354,240	120,523	309,347	472,124	162,777

KINGBOROUGH COUNCIL - March 2020

Natural Resource Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
OTHER EXPENSES						
Plant and Vehicles Costs - Internal	11,406	7,470	(3,936)	11,406	10,000	(1,406)
Refund Fees & Charges	0	360	360	0	500	500
Sundry	12	720	708	12	1,000	988
TOTAL OTHER EXPENSES	11,417	8,550	(2,867)	11,417	11,500	83
TRANSFERS EXPENSE	21,965	0	(21,965)	21,965	0	(21,965)
TOTAL EXPENSES	799,382	884,156	84,774	875,409	1,157,524	282,115
TOTAL SURPLUS/ DEFICIT	(655,544)	(626,186)	(29,358)	-731,571	(853,524)	121,953

KINGBOROUGH COUNCIL - March 2020

Building & Plumbing Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Building Fees	300,413	107,280	193,133	300,413	143,000	157,413
Building Fees - Expired Permits	81,251	225,000	(143,749)	81,251	300,000	(218,749)
Plumbing Fees	162,091	209,970	(47,879)	162,091	280,000	(117,909)
Plumbing Fees - Expired Permits	44,092	225,000	(180,908)	44,092	300,000	(255,908)
TOTAL USER FEES	587,848	767,250	(179,402)	587,848	1,023,000	(435,152)
TOTAL INCOME	587,848	767,250	(179,402)	587,848	1,023,000	(435,152)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	552,284	572,920	20,636	552,284	740,949	188,665
MATERIALS AND SERVICES						
Consultancy Services	6,880	60,030	53,150	6,880	80,000	73,120
New Equipment & Furniture	2,935	900	(2,035)	8,861	1,200	(7,661)
Plant and Vehicles Costs - Internal	24,703	24,030	(673)	24,703	32,000	7,297
Telephone	1,421	720	(701)	1,421	1,000	(421)
TOTAL MATERIALS AND SERVICES	35,939	85,680	49,741	41,865	114,200	72,335
OTHER EXPENSES						
Legal Fees & Retainers	0	6,390	6,390	0	8,500	8,500
Refund Fees & Charges	3,295	37,530	34,236	3,295	50,000	46,706
Sundry	672	2,250	1,578	672	3,000	2,328
Volunteer Fire Brigade Service (Staff)	630	0	(630)	630	0	(630)
TOTAL OTHER EXPENSES	4,596	46,170	41,574	4,596	61,500	56,904
DEPRECIATION	2,363	2,520	157	2,363	3,400	1,037
TOTAL EXPENSES	595,183	707,290	112,107	601,110	920,049	318,939
TOTAL SURPLUS/ DEFICIT	(7,335)	59,960	(67,295)	(13,262)	102,951	(116,213)

KINGBOROUGH COUNCIL - March 2020

Town Planning - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES & FINES						
Charges - Public Notification	118,117	108,720	9,397	118,117	145,000	(26,883)
Fees - Development/Use Application	335,669	285,030	50,639	335,669	380,000	(44,331)
Fees - Post Approval	136,273	74,970	61,303	136,273	100,000	36,273
TOTAL STATUTORY FEES & FINES	590,059	468,720	121,339	590,059	625,000	(34,941)
USER FEES						
Fees - Other	863	0	863	863	0	863
TOTAL USER FEES	863	0	863	863	0	863
TOTAL INCOME	590,923	468,720	122,203	590,923	625,000	(34,077)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	1,229,150	1,313,780	84,630	1,231,079	1,698,892	467,813
MATERIALS AND SERVICES						
Consultancy Services	82,020	22,500	(59,520)	82,020	30,000	(52,020)
New Equipment & Furniture	4,200	3,780	(420)	4,200	5,000	800
Planning Scheme Review & Maintenance	4,936	20,970	16,034	13,936	28,000	14,064
Plant and Vehicles Costs - Internal	18,063	27,000	8,937	18,063	36,000	17,937
Signage Installation	390	0	(390)	390	0	(390)
Telephone	2,693	2,700	7	2,693	3,600	907
TOTAL MATERIALS AND SERVICES	112,302	76,950	(35,352)	121,302	102,600	(18,702)
OTHER EXPENSES						
Legal Fees & Retainers	60,821	49,500	(11,321)	60,821	66,000	5,179
Refund Fees & Charges	27,493	7,470	(20,023)	27,493	10,000	(17,493)
Statutory Advertising - Developer	46,363	36,000	(10,363)	46,603	48,000	1,397
Subscriptions	275	720	445	275	1,000	725
Sundry	1,036	2,250	1,214	1,036	3,000	1,964
TOTAL OTHER EXPENSES	135,988	95,940	(40,048)	136,228	128,000	(8,228)
DEPRECIATION	2,441	3,420	979	2,441	4,500	2,059
TOTAL EXPENSES	1,479,880	1,490,090	10,210	1,491,049	1,933,992	442,943
TOTAL SURPLUS/ DEFICIT	(888,958)	(1,021,370)	132,412	-900,126	(1,308,992)	408,866

KINGBOROUGH COUNCIL - March 2020

Building Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Salary Oncosts Recovery	48,374	69,200	(20,826)	48,374	90,000	(41,626)
Sundry Receipts	0	360	(360)	0	500	(500)
TOTAL OTHER INCOME	48,374	69,560	(21,186)	48,374	90,500	(42,126)
TOTAL INCOME	48,374	69,560	(21,186)	48,374	90,500	(42,126)
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	138,364	69,890	(68,474)	138,364	90,200	(48,164)
BUILDING ACTIVITIES						
Building Maintenance - General	257,093	74,250	(182,843)	276,397	99,000	(177,397)
Electrical	21,121	71,280	(50,159)	21,601	95,000	(73,399)
Floors	13,182	26,280	(13,098)	15,719	35,000	(19,281)
Graffiti Removal	12,169	7,560	(4,609)	12,169	10,000	(2,169)
Inspections	18,494	19,890	(1,396)	18,494	26,500	(8,006)
Light & Power	70,929	96,030	(25,101)	70,929	128,000	(57,071)
Painting	15,058	59,940	(44,882)	20,308	80,000	(59,692)
Plumbing	56,951	48,780	(8,171)	62,231	65,000	(2,769)
Public Toilet Cleaning	182,888	194,940	(12,052)	188,052	260,000	(71,948)
Roof & Gutter	35,116	22,590	(12,526)	35,116	30,000	(5,116)
Security	3,408	0	(3,408)	3,408	0	(3,408)
Septic Tank Pumping	22,459	22,500	41	22,459	30,000	(7,541)
Septic Tank Maintenance	12,873	11,250	(1,623)	12,873	15,000	(2,127)
Water Supply Delivery	7,347	15,030	(7,683)	7,347	20,000	(12,653)
Window Maintenance	9,791	9,810	19	12,939	13,000	(61)
TOTAL BUILDING ACTIVITIES	738,880	680,130	(58,750)	780,042	906,500	(126,458)
OTHER EXPENSES						
AFL Preseason Game 2020	700	0	(700)	700	0	(700)
New Equipment & Furniture	3,518	720	(2,798)	3,518	1,000	(2,518)
Plant and Vehicles Costs - Internal	6,098	10,710	(4,612)	6,098	14,300	(8,202)
Sundry	312	0	(312)	312	0	(312)
Telephone	1,962	2,250	(288)	1,962	3,000	(1,038)
Volunteer Fire Brigade Service (Staff)	2,636	0	(2,636)	2,636	0	(2,636)
TOTAL OTHER EXPENSES	15,226	13,680	(1,546)	15,226	18,300	(3,074)
DEPRECIATION	122,460	101,250	(21,210)	122,460	135,000	(12,540)
TOTAL EXPENSES	1,014,931	864,950	(149,981)	1,056,093	1,150,000	(93,907)
TOTAL SURPLUS/ DEFICIT	(966,557)	(795,390)	(171,167)	(1,007,719)	(1,059,500)	(136,033)

KINGBOROUGH COUNCIL - March 2020

Engineering - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Fees - Approvals	625	0	625	625	0	625
TOTAL FEES AND FINES	625	0	625	625	0	625
USER FEES						
Food Truck licences	4,200	0	4,200	4,200	0	4,200
TOTAL FEES AND FINES	4,200	0	4,200	4,200	0	4,200
ONCOSTS						
Oncost Recovery - Capital Works Program	45,119	0	45,119	45,119	675,000	(629,881)
Salary Oncost Recovery - Capital Works	270,637	300,020	(29,383)	270,637	390,020	(119,383)
TOTAL ONCOSTS	315,756	300,020	15,736	315,756	1,065,020	(749,264)
TOTAL INCOME	320,831	300,020	20,811	320,831	1,065,020	(744,189)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	1,078,588	1,159,550	80,962	1,078,735	1,499,348	420,613
MATERIALS AND SERVICES						
Consultancy Services	130,676	15,030	(115,646)	185,876	20,000	(165,876)
Equipment Maintenance	140	720	580	140	1,000	860
Light & Power	373,781	313,000	(60,781)	373,781	400,000	26,219
New Equipment & Furniture	190	1,530	1,340	210	2,000	1,790
Pipeline Camera Inspections	2,700	18,000	15,300	7,740	24,000	16,260
Plant and Vehicles Costs (Internal)	44,559	47,970	3,411	44,559	64,000	19,441
Road condition assessment	22	45,000	44,978	22	60,000	59,978
Telephone	9,000	7,650	(1,350)	9,000	10,200	1,200
TOTAL MATERIALS AND SERVICES	561,069	448,900	(112,169)	621,330	581,200	(40,130)
OTHER EXPENSES						
Advertising & Marketing	0	720	720	0	1,000	1,000
DBYD Costs	3,867	7,470	3,603	3,867	10,000	6,133
Legal Fees & Retainers	2,500	0	(2,500)	2,500	0	(2,500)
Road Safety Program	7,458	22,500	15,042	11,061	30,000	18,939
Subscriptions	2,060	2,250	190	2,060	3,000	940
Stationery	0	180	180	0	180	180
Sundry	716	900	184	716	1,200	484
TOTAL OTHER EXPENSES	16,600	34,020	17,420	20,204	45,380	25,176
DEPRECIATION	9,700	11,250	1,550	9,700	15,000	5,300
TOTAL EXPENSES	1,665,958	1,653,720	(12,238)	1,729,969	2,140,928	410,959
TOTAL SURPLUS/ DEFICIT	(1,345,127)	(1,353,700)	8,573	(1,409,138)	(1,075,908)	(333,230)

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KINGBOROUGH COUNCIL - March 2020

Plant - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
ONCOST RECOVERY						
Hire Charges - Internal Plant & Vehicles	1,401,259	1,559,970	(158,711)	1,401,259	2,080,000	(678,741)
Plant & Vehicle Cost Recovery	2,600	0	2,600	2,600	0	2,600
Salary Oncost Recovery	65,214	0	65,214	65,214	0	65,214
TOTAL PLANT COST RECOVERY	1,469,073	1,559,970	(90,897)	1,469,073	2,080,000	(610,927)
OTHER INCOME						
Reimbursements - Fuel Tax Credits	26,737	18,000	8,737	26,737	24,000	2,737
Sundry Receipts	912	450	462	912	600	312
TOTAL OTHER INCOME	27,649	18,450	9,199	27,649	24,600	3,049
TOTAL INCOME	1,496,722	1,578,420	(81,698)	1,496,722	2,104,600	(607,878)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	171,278	106,390	(64,888)	171,411	138,000	(33,411)
MATERIALS AND SERVICES						
Contracts - External	1,085	7,470	6,385	1,085	10,000	8,915
Disposal Charges	851	0	(851)	851	0	(851)
GPS Tracker	4,879	3,600	(1,279)	4,879	4,800	(79)
Fuel and Oil	234,883	210,780	(24,103)	234,991	281,000	46,009
Materials	12,366	49,500	37,134	12,978	66,000	53,022
Mechanical Workshop Equipment	7,932	9,000	1,068	7,932	12,000	4,068
Motor Vehicle Registration	77,685	60,750	(16,935)	79,584	81,000	1,416
Parts	106,879	92,970	(13,909)	142,504	124,000	(18,504)
Plant & Vehicle Cost - Internal	68,648	26,280	(42,368)	68,648	35,000	(33,648)
Plant & Vehicles Maintenance	4,131	22,500	18,369	4,368	30,000	25,632
Servicing & Repairs - External	85,717	90,000	4,283	101,329	120,000	18,671
Tyres and Tubes	17,492	34,470	16,978	17,492	46,000	28,508
Workshop Consumables	17,510	12,780	(4,730)	17,405	17,000	(405)
Workshop Expenses	72	13,500	13,429	266	18,000	17,735
Light & Power	515	0	(515)	515	0	(515)
TOTAL MATERIALS AND SERVICES	640,644	633,600	(7,044)	694,827	844,800	149,973

KINGBOROUGH COUNCIL - March 2020

Plant - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
OTHER EXPENSES						
Insurance - Motor Vehicle	46,043	50,000	3,957	46,043	50,000	3,957
Insurance Claims	1,617	2,250	633	1,617	3,000	1,383
Radio Licences & Repairs	383	2,970	2,588	383	4,000	3,618
Radio Sites - Maintenance	0	720	720	0	1,000	1,000
Sundry	434	1,530	1,096	434	2,000	1,566
TOTAL OTHER EXPENSES	48,475	57,470	8,995	48,475	60,000	11,525
DEPRECIATION	658,500	603,720	(54,780)	658,500	805,000	146,500
TOTAL EXPENSES	1,518,897	1,401,180	(117,717)	1,573,213	1,847,800	274,587
TOTAL SURPLUS/ DEFICIT	(22,175)	177,240	(199,415)	(76,490)	256,800	(333,290)

KINGBOROUGH COUNCIL - March 2020

Private Works - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Private Works Income	30,626	71,280	(40,654)	30,626	95,000	(64,374)
Reimbursements - State Gov't	257,887	198,720	59,167	257,887	265,000	(7,113)
TOTAL OTHER INCOME	288,513	270,000	18,513	288,513	360,000	(71,487)
TOTAL INCOME	288,513	270,000	18,513	288,513	360,000	(71,487)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	18,525	0	(18,525)	18,525	0	(18,525)
PRIVATE WORKS ACTIVITIES						
Bruny Main Road	204,863	175,500	(29,363)	206,655	234,000	27,345
Other Works	104,855	56,340	(48,515)	121,252	75,000	(46,252)
TOTAL PRIVATE WORKS ACTIVITIES	309,718	231,840	(77,878)	327,907	309,000	(18,907)
TOTAL EXPENSES	328,243	231,840	(96,403)	346,432	309,000	(37,432)
TOTAL SURPLUS/ DEFICIT	(39,730)	38,160	(77,890)	(57,919)	51,000	108,919

KINGBOROUGH COUNCIL - March 2020

Recreation & Reserves - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Sundry Receipts	0	720	(720)	0	1,000	(1,000)
TOTAL OTHER INCOME	0	720	(720)	0	1,000	(1,000)
ONCOSTS						
Oncost Recovery	514,884	546,180	(31,296)	514,884	710,000	(195,116)
TOTAL ONCOSTS	514,884	546,180	(31,296)	514,884	710,000	(195,116)
TOTAL INCOME	514,884	546,900	(32,016)	514,884	711,000	(196,116)
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	534,324	500,300	(34,024)	550,584	610,000	59,416
RESERVE ACTIVITIES						
Beach Raking	2,499	4,590	2,091	2,499	6,000	3,501
Carpark Maintenance	2,562	0	(2,562)	2,562	0	(2,562)
Dead Animal removal	1,700	0	(1,700)	1,700	0	(1,700)
Event Support	16,660	12,420	(4,240)	16,965	16,500	(465)
Garden Maintenance	158,847	159,030	183	159,353	212,000	52,647
Graffiti Removal	665	7,470	6,805	665	10,000	9,335
Grass Control	404,699	352,530	(52,169)	406,049	470,000	63,951
Illegal Dumping of Rubbish	1,142	0	(1,142)	1,142	0	(1,142)
Irrigation Systems - Instal & Maint.	10,279	25,470	15,191	10,279	34,000	23,721
KWS Maintenance	7,858	27,000	19,142	8,403	36,000	27,597
Litter Bins	5,230	9,360	4,130	6,013	12,500	6,487
Litter Collection	13,250	3,870	(9,380)	13,250	5,000	(8,250)
Maintenance of Cemeteries	12,956	9,810	(3,146)	12,956	13,000	44
Minor Playground Repairs	29,068	77,220	48,152	33,270	103,000	69,730
Park Infrastructure Maintenance	111,892	108,810	(3,082)	111,949	145,000	33,051
Reserve Fire Control	41,100	60,030	18,930	41,100	80,000	38,900
Reserve Infrastructure Maintenance	184,646	157,590	(27,056)	186,134	210,000	23,866
Playground Inspections	17,056	55,530	38,474	17,056	74,000	56,944
Plumbing	231	0	(231)	231	0	(231)
Storm Damage	1,661	0	(1,661)	1,661	0	(1,661)
Street Furniture Maintenance	(2,876)	11,970	14,846	-636	16,000	16,636
Track Maintenance	165,557	192,870	27,313	165,822	257,000	91,178

KINGBOROUGH COUNCIL - March 2020

Recreation & Reserves - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Tree Inspections	19,269	23,220	3,951	19,419	31,000	11,581
Tree Maintenance	230,819	221,220	(9,599)	234,476	295,000	60,524
Tree Stump Grinding	16,150	9,810	(6,340)	16,150	13,000	(3,150)
Vandalism	3,685	3,870	185	3,685	5,000	1,315
TOTAL RESERVE ACTIVITIES	1,456,606	1,533,690	77,084	1,472,154	2,044,000	571,846
OTHER EXPENSES						
Insurance Claims	1,000	1,530	530	1,000	2,000	1,000
Plant & Vehicle	24,603	15,030	(9,573)	24,603	20,000	(4,603)
Storm Damage - May 2018	16,344	0	(16,344)	41,168	0	(41,168)
Sundry	1,006	0	(1,006)	1,006	0	(1,006)
Telephone - Charges	10,367	8,280	(2,087)	10,367	11,000	633
TOTAL OTHER EXPENSES	53,320	24,840	(28,480)	78,144	33,000	(45,144)
DEPRECIATION	624,374	502,470	(121,904)	624,374	670,000	45,626
TOTAL EXPENSES	2,668,625	2,561,300	(107,325)	2,725,257	3,357,000	631,743
TOTAL SURPLUS/ DEFICIT	(2,153,741)	(2,014,400)	(139,341)	(2,210,373)	(2,646,000)	435,627

KINGBOROUGH COUNCIL - March 2020

Stormwater - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES						
Rates - Stormwater Charge	1,300,489	1,270,000	30,489	1,300,489	1,270,000	30,489
TOTAL RATES	1,300,489	1,270,000	30,489	1,300,489	1,270,000	30,489
TOTAL INCOME	1,300,489	1,270,000	30,489	1,300,489	1,270,000	30,489
EXPENSES						
TOTAL EMPLOYEE BENEFITS	21,295	93,100	71,805	21,295	115,000	93,705
STORMWATER ACTIVITIES						
Cleaning Gross Pollutant Traps	12,536	45,810	33,274	14,643	61,000	46,357
Drainage Easements	239	0	(239)	239	0	(239)
House Connections	7,206	15,390	8,184	7,206	20,500	13,294
Illegal Dumping of Rubbish	285	0	(285)	285	0	(285)
Inspections & Site Checks	27,533	34,470	6,937	27,533	46,000	18,467
Manhole/Pit Maintenance	69,908	49,950	(19,958)	70,296	66,500	(3,796)
Pipe Cleaning	53,536	52,470	(1,066)	54,689	70,000	15,311
Pipe Repairs	32,847	23,310	(9,537)	32,883	31,000	(1,883)
Pit Cleaning	56,654	42,030	(14,624)	56,654	56,000	(654)
Rain Garden Maintenance - New Developments	1,875	3,780	1,905	1,875	5,000	3,125
Recreational Water Quality	32,040	56,250	24,210	32,040	75,000	42,960
Stormwater Management Plan	56,684	0	(56,684)	56,684	0	(56,684)
Stormwater Contamination Investigation	8,779	0	(8,779)	8,779	0	(8,779)
Urban Kerb & Gutter Maintenance	1,124	0	(1,124)	1,534	0	(1,534)
TOTAL STORMWATER ACTIVITIES	361,246	323,460	(37,786)	365,341	431,000	65,659
OTHER EXPENSES						
Insurance Claims	0	1,530	1,530	0	2,000	2,000
Sundry	234	0	(234)	234	0	(234)
TOTAL OTHER EXPENSES	234	1,530	1,296	234	2,000	1,766
DEPRECIATION	855,721	813,780	(41,941)	855,721	1,085,000	229,279
TOTAL EXPENSES	1,238,496	1,231,870	(6,626)	1,242,590	1,633,000	390,410
TOTAL SURPLUS/ DEFICIT	61,993	38,130	23,863	57,898	(363,000)	420,898

KINGBOROUGH COUNCIL - March 2020

Transport - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
ONCOSTS						
Oncost Recovery	801,866	988,450	(186,584)	801,866	1,285,000	(483,134)
TOTAL ONCOSTS	801,866	988,450	(186,584)	801,866	1,285,000	(483,134)
TOTAL INCOME	801,866	988,450	(186,584)	801,866	1,285,000	(483,134)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	982,850	1,070,470	87,620	986,340	1,328,000	341,660
ROAD ACTIVITIES						
Carpark Maintenance	10,002	5,940	(4,062)	10,002	8,000	(2,002)
Crossover Repairs	11,622	9,450	(2,172)	11,622	12,500	878
Dead Animal Removal	30,459	15,030	(15,429)	33,446	20,000	(13,446)
Drainage - Easements	6,404	22,590	16,186	6,404	30,000	23,596
Footpath Inspection	17,420	26,190	8,770	17,420	35,000	17,580
Footpath Repair	158,505	168,750	10,245	162,700	225,000	62,300
Graffiti Removal	8,667	11,340	2,673	8,727	15,000	6,273
Guide Posts	19,569	41,670	22,101	19,569	55,500	35,931
Handrails & Guardrails Maintenance	17,184	34,470	17,286	17,037	46,000	28,963
Illegal Dumping of Rubbish	8,274	11,700	3,426	8,274	15,500	7,226
Inspection & Site Checks	73	0	(73)	73	0	(73)
KWS Site Maintenance	5,910	11,340	5,430	5,910	15,000	9,090
Materials Bruny Main Rd	1,211	0	(1,211)	1,211	0	(1,211)
Light & Power	1,484	0	(1,484)	6,765	0	(6,765)
Linemarking	4,545	7,830	3,285	4,725	10,500	5,775
Pedestrian Crossing Maintenance	2,863	7,470	4,607	2,863	10,000	7,137
Roundabout Maintenance	1,907	7,470	5,563	1,977	10,000	8,023
Roadside Retaining Walls	7,149	11,340	4,191	8,891	15,000	6,109
Roadside Slashing	159,267	180,000	20,733	207,810	240,000	32,190
Rural Culvert Cleaning	61,869	75,150	13,281	62,256	100,000	37,744
Rural Culvert Maintenance	91,739	41,220	(50,519)	91,286	55,000	(36,286)
Sealed - Asphalt Corrections	30,175	90,000	59,825	30,675	120,000	89,325
Sealed - Major Repairs	28,864	135,090	106,226	33,167	180,000	146,833
Sealed - Minor Repairs	182,716	207,000	24,285	197,071	276,000	78,929
Sealed - Edge Break Repairs	38,398	75,150	36,752	38,398	100,000	61,602
Sealed - Pothole Repairs	48,520	90,000	41,480	60,880	120,000	59,120
Sealed - Shoulder Reinstatement	103,195	122,940	19,745	109,160	164,000	54,840
Sealed - Shoulder Grading	21,053	84,060	63,007	22,078	112,000	89,922
Sealed - Table Drain Maintenance	57,456	122,940	65,484	58,110	164,000	105,890
Signage Installation	150	0	(150)	150	0	(150)

KINGBOROUGH COUNCIL - March 2020

Transport - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Signage replacement/maintenance	63,094	72,720	9,626	63,351	97,000	33,649
Storm Damage	38,314	37,440	(874)	38,364	50,000	11,636
Street Light Repairs	4,230	4,500	270	4,230	6,000	1,770
Subsoil Drainage Maintenance	4,505	7,470	2,965	4,768	10,000	5,232
Sweeping	96,394	107,280	10,886	98,052	143,000	44,948
Traffic Counters	6,128	11,340	5,212	6,128	15,000	8,872
Traffic Island Maintenance	5,500	7,470	1,970	5,500	10,000	4,500
Tree Inspections	436	0	(436)	436	0	(436)
Tree Removal & Maintenance	190,786	135,090	(55,696)	192,901	180,000	(12,901)
Urban Kerb & Gutter Maintenance	36,082	37,440	1,358	39,345	50,000	10,655
Unsealed - Maintenance Grading	478,379	292,590	(185,789)	488,163	390,000	(98,163)
Unsealed - Pothole Patching	156,872	97,470	(59,402)	158,820	130,000	(28,820)
Unsealed - Table Drains	255,194	138,780	(116,414)	257,763	185,000	(72,763)
Unsealed - Road Surface Repairs	76,357	76,590	233	80,886	102,000	21,114
Vandalism	132	0	(132)	132	0	(132)
Weed Spraying	6,045	37,440	31,395	30,927	50,000	19,073
TOTAL ROAD ACTIVITIES	2,555,096	2,679,750	124,654	2,708,421	3,572,000	863,579
BRIDGE ACTIVITIES						
Bridge General Maintenance	44,362	65,340	20,978	46,427	87,000	40,573
Bridge Inspections	27,498	22,950	(4,548)	47,053	30,500	(16,553)
Boat Ramps	12,391	26,550	14,159	12,674	35,500	22,826
Jetties Maintenance	21,549	20,610	(939)	21,549	27,500	5,951
TOTAL BRIDGE ACTIVITIES	105,801	135,450	29,649	127,704	180,500	52,796
OTHER EXPENSES						
Insurance Claims	5,861	3,420	(2,441)	5,861	4,500	(1,361)
Plant & Vehicle Costs (Internal)	13,784	19,240	5,456	13,784	25,000	11,216
Sundry Expenses	522	1,530	1,008	522	2,000	1,478
Telephone - Charges	4,554	3,780	(774)	4,554	5,000	446
Telstra Cable Damage	0	720	720	0	1,000	1,000
Volunteer Fire Brigade Service (Staff)	3,986	0	(3,986)	3,986	0	(3,986)
TOTAL OTHER EXPENSES	28,708	28,690	(18)	28,708	37,500	8,792
DEPRECIATION						
Depreciation Roads	5,072,755	4,942,530	(130,225)	5,072,755	6,590,000	1,517,245
Depreciation Bridges	258,952	251,280	(7,672)	258,952	335,000	76,048
TOTAL DEPRECIATION	5,331,707	5,193,810	(137,897)	5,331,707	6,925,000	1,593,293
TOTAL EXPENSES	9,004,162	9,108,170	104,008	9,182,881	12,043,000	2,860,119
TOTAL SURPLUS/ DEFICIT	(8,202,296)	(8,119,720)	(82,576)	(8,381,015)	(10,758,000)	2,376,985

KINGBOROUGH COUNCIL - March 2020

Waste Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES						
Rates - Garbage Collection	3,020,896	2,952,000	68,896	3,020,896	2,952,000	68,896
TOTAL CONTRIBUTIONS	3,020,896	2,952,000	68,896	3,020,896	2,952,000	68,896
USER FEES						
Waste Charges Other	4,465	4,500	(35)	4,465	6,000	(1,535)
Waste Management Charges Bruny	24,045	22,500	1,545	24,045	30,000	(5,955)
TOTAL USER FEES	28,510	27,000	1,510	28,510	36,000	(7,490)
OTHER INCOME						
Carbon Credits	68,310	0	68,310	68,310	80,000	(11,690)
TOTAL OTHER INCOME	68,310	0	68,310	68,310	80,000	(11,690)
TOTAL INCOME	3,117,716	2,979,000	138,716	3,117,716	3,068,000	49,716
EXPENSES						
MATERIALS AND SERVICES						
Baretta Transfer Station - Building Maint.	0	2,970	2,970	0	4,000	4,000
Barretta Transfer Station - Site Maint.	0	3,780	3,780	0	5,000	5,000
Bin Transfer to Baretta	81,438	95,220	13,782	81,438	127,000	45,562
Bruny Transfer Station	156,085	126,720	(29,365)	156,085	169,000	12,915
Disposal Fees (KWS)	446,291	438,030	(8,261)	446,291	584,000	137,709
Environmental Costs	170,132	176,220	6,088	170,132	235,000	64,868
Greenwaste - Barretta/Bruny Charges	13,738	25,470	11,732	13,738	34,000	20,262
Kerbside Collection	500,176	472,500	(27,676)	500,176	630,000	129,824
Kerbside Greenwaste	15,510	0	(15,510)	15,510	0	(15,510)
Kerbside Recycling	525,483	472,500	(52,983)	525,483	630,000	104,517
Light & Power	1,595	1,800	205	1,595	2,400	805
Litter Collection	203,932	191,250	(12,682)	203,932	255,000	51,068
SKM Recycling Assistance Package	33,459	0	(33,459)	33,459	0	(33,459)
Waste Management Officer - Reimbursement	60,750	60,750	0	60,750	81,000	20,250
TOTAL MATERIALS AND SERVICES	2,208,589	2,067,210	(141,379)	2,208,589	2,756,400	547,811
OTHER EXPENSES						
Advertising	530	0	(530)	530	0	(530)
Southern Waste Strategy	0	12,780	12,780	0	17,000	17,000
Sundry	92	720	628	92	1,000	908
TOTAL OTHER EXPENSES	622	13,500	12,878	622	18,000	17,378

KINGBOROUGH COUNCIL - March 2020

Waste Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INTERNAL CHARGES EXPENSE						
Oncosts - Administration	112,500	112,500	0	112,500	150,000	37,500
Oncosts - Works	52,497	52,470	(27)	52,497	70,000	17,503
TOTAL INTERNAL CHARGES EXPENSE	164,997	164,970	(27)	164,997	220,000	55,003
DEPRECIATION						
	133,767	108,720	(25,047)	133,767	145,000	11,233
TOTAL EXPENSES	2,507,975	2,354,400	(153,575)	2,507,975	3,139,400	631,425
TOTAL SURPLUS/ DEFICIT	609,742	624,600	(14,858)	609,742	(71,400)	681,142

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KINGBOROUGH COUNCIL - March 2020

Works - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
CONTRIBUTIONS						
Contributions	0	7,470	(7,470)	0	10,000	(10,000)
TOTAL CONTRIBUTIONS	0	7,470	(7,470)	0	10,000	(10,000)
OTHER INCOME						
Oncost Recovery - Kerbside Garbage	52,497	52,470	27	52,497	70,000	(17,503)
Sundry Receipts	820	0	820	820	25,000	(24,181)
TOTAL OTHER INCOME	53,317	52,470	847	53,317	95,000	(41,684)
TOTAL INCOME	53,317	59,940	(6,624)	53,317	105,000	(51,684)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	501,982	510,230	8,248	515,754	660,169	144,415
MATERIALS AND SERVICES						
Building Maintenance	2,246	34,470	32,224	2,246	46,000	43,754
Cleaning	3,466	4,860	1,394	4,178	6,500	2,322
Equipment Maintenance	0	2,610	2,610	0	3,500	3,500
Light & Power	17,272	21,420	4,148	17,272	28,500	11,228
New Equipment & Furniture	675	2,970	2,295	675	4,000	3,325
Plant & Vehicles Costs Internal	11,453	24,030	12,577	11,453	32,000	20,547
Telephone	5,906	6,030	124	6,266	8,000	1,734
TOTAL MATERIALS AND SERVICES	41,018	96,390	55,372	42,090	128,500	86,410
OTHER EXPENSES						
Garbage Removal	1,892	0	(1,892)	1,892	0	(1,892)
Stationery	2,006	3,780	1,774	2,006	5,000	2,994
Sundry	3,145	3,150	5	3,739	4,200	461
TOTAL OTHER EXPENSES	7,043	6,930	(113)	7,637	9,200	1,563
DEPRECIATION	33,464	28,530	(4,934)	33,464	38,000	4,536
TOTAL EXPENSES	583,506	642,080	58,574	598,945	835,869	236,924
TOTAL SURPLUS/ DEFICIT	(530,190)	(582,140)	51,950	(545,628)	(730,869)	185,241

18.3 KINGSTON PARK IMPLEMENTATION REPORT



**KINGSTON PARK
IMPLEMENTATION REPORT**
April 2020



This report is regularly updated and released for public information.

1. INTRODUCTION

This report has been prepared as a quarterly update on the progress of the Kingston Park project. It is Council's way of regularly reporting to the Kingborough community. Such reports have been produced since August 2017.

Although this project has been underway for several years, it was not until early 2018, that significant construction commenced on the site. It is important that a reporting mechanism such as this explains what this construction entails and what will happen in the future. It is also important that the financial status of the project is described – bearing in mind that, although large up-front costs are necessary to provide the initial public infrastructure, these are more than outweighed by the subsequent direct and indirect economic and social benefits for Kingborough.

Council is providing this report every three months for general public information. Within it there is a description of the background to the project (2) – as there will always be many people who are not aware as to why it is so critically important for Kingborough. The subsequent sections describe the main construction projects (3) that are being managed by Council – these currently are the Community Hub, Goshawk Way road, Pardalote Parade (road and pedestrian corridor) and the Public Open Space (including a large children's playground). Following this there is a section on the land release strategy (4) for the site – how land is to be subdivided and developed over time. There is then a financial report (5) consisting of the expenditure to date, the amount of project borrowings and future short-term expenditure. The section on communications (6) reports on the latest news about the project and how this has been or will be more broadly communicated and the final section deals with project governance (7) and administration.

The main updates each quarter will be made to sections (3), (5) and (6). It is these sections that should be focused on by those who have been regularly reading these reports and following the project's ongoing progress. **An Appendix to this report also includes a timeline that briefly summarises what has been achieved to date.**

Council is interested in obtaining any comments or thoughts about the project. There is an opportunity to do this by emailing the Kingston Park Project Team at: kingstonpark@kingborough.tas.gov.au There will of course be many good ideas that could be incorporated within the project as people become more informed and enthusiastic about it. The detailed aspects of the Kingston Park Development Plan continue to evolve and it is important that everyone has an open mind to future opportunities.

2. PROJECT BACKGROUND

Kingston Park is the former Kingston High School site and is located immediately to the north of the Kingston Central Business District. The redevelopment of this site constitutes the most

important development opportunity within Kingston and how it is developed will be critical in determining the future viability of the whole Kingston CBD. It is the most critical single project for the economic future of the Kingborough municipality. The subject land is shown in the figure below.



Figure 1 – Site Boundaries

The future development of the 11.3ha Kingston Park site can only be considered within the context of this CBD. Its primary objective is to encourage and complement the future sustainable development of the whole of central Kingston and Kingborough more generally. A great deal more private and public investment will occur within Kingston if the whole central area is progressively developed in a cohesive and attractive manner.

Development that occurs on the site will provide local recreational and cultural attractions and fill gaps in the services that the local community needs. If Kingston is to be the main commercial centre south of Hobart, then this will depend on how this Kingston Park site is developed. It has been often stated that this is a once in a lifetime opportunity for Kingborough, in that its development will really improve the public amenity and facilities within central Kingston. It is a truly unique development opportunity and care must be taken to obtain the optimum result.

Kingborough has, for the last 20 to 30 years, had a greater increase in population than any other municipality in Tasmania and this is expected to continue to grow at a similar rate in the next few decades. Kingborough's close proximity to Hobart, the availability of suitable land, good transport routes and the area's inherent natural attractions as a coastal municipality have all been major drawcards for new residents. However, 60% of all Kingborough's employed people travel north to Hobart or beyond to work. There should be many more local services and employment opportunities in order to reduce this daily traffic out of Kingborough – making it more convenient for local residents and reducing travel times and congestion in Hobart. It is within this context that building a strong, sustainable CBD is so important.

A Development Plan for the Kingston Park site was prepared during 2012-2013 (a copy is on Council's website) and it described the proposed development that is to occur on the site. It contains an urban design framework that enables new forms of development and the planned delivery of infrastructure to support that development. There is to be a mix of commercial and residential uses, together with public open space and community and cultural facilities. About one-third of the site's area is utilised by each of these generic land uses – that is, one third is to be sold for residential or commercial use, one third is retained for public open space and one third is for community uses and public infrastructure.

Although a great deal has occurred since that Development Plan was prepared, it still forms the basis for most of the current and future site development that is occurring.

For Council, this project also needs to be economically feasible. The brief for the original Development Plan required that a proposal be developed that addressed local land use needs, was well designed and broke-even financially. This is a stand-alone project that is not being implemented at the expense of other scheduled public infrastructure projects in the municipality. Land is to be sold (for purposes that will further activate the CBD) so that there is revenue to pay for the public and community facilities that are to be provided on the same site.

The urban design provides for a vehicular 'boulevard' (Goshawk Way) that passes through the site – from the former school's entrance through to a new junction with Beach Road. A pedestrianised 'promenade' (Pardalote Parade) extends from Channel Court, through the existing Council parking area on John Street, past the new Kingston Health Centre and Community Hub through to the walkway under the Southern Outlet. Figure 2 below provides an overview of what is proposed. Apart from a few detailed design changes, this layout is essentially still consistent with what was proposed in the original Development Plan.



Figure 2 – Site Development Plan

Council has previously commissioned independent economic assessments of this project and they have determined that the project will make a significant contribution to the Kingborough economy. The economic benefits of the project were found to be during both the construction phase and on an ongoing basis within Kingborough. During construction, many jobs will be created – then determined to be about 67 jobs per year over a 10-year construction period (worth almost \$80M per annum) – and \$90M worth of development will occur on site (generating \$205M worth of multiplier impacts). The eventual redevelopment of the site will generate well in excess of 600 new jobs and increase the ongoing retail expenditure by about \$3.7M per annum within Kingston.

It is worth noting that these figures were determined in 2015, and the current Project Development Agreement (with the contracted private developer) predicts that about three times as much future development will in fact occur on this site, with commensurate increases in economic benefits. It is envisaged that a more up to date independent economic assessment (or cost-benefit study) will be commissioned in the near future.

While these economic benefits are significant, there will also be a stimulation of additional investment on other nearby private properties within central Kingston. An early investment by Council will build local confidence – and there is some recent evidence that this is in fact occurring. It is also worth noting that there will be future increased rate revenue benefits from this project for Council, within both the Kingston Park site and central Kingston more

generally. Some of this additional revenue to Council will need to cover the future costs associated with the ongoing management and maintenance of the playground, parklands, streetscape and maintaining the Community Hub facility. It is proposed that the project (including the private development on site) will be fully completed within about 10 years.

The economic benefits for Kingston are complemented and enhanced by the many social and community benefits that this proposed site development will provide. The future growth in demand for services is inevitable (as a consequence of an increasing population) and this project is primarily about preparing the Kingborough community for this growth. Future generations will judge us on how well we have taken the opportunity to utilise this land to develop a truly sustainable and viable central business district.

The social benefits of the project include the availability of a new and expanded Kingston Health Centre; a new multi-purpose Community Hub facility that will provide spaces for a variety of community and cultural activities (the future “heart” of central Kingston); a large area of public open space with a children’s playground and other landscaped features and spaces for outdoor events; the inclusion of higher density residential areas that will bring increased activity into central Kingston, making it a safer and more attractive place to visit; and the potential for commercial entertainment and more things to do that encourage social interaction and community well-being.

A high quality of urban design is also an important component of this project. It is intended that Kingston Park will be a showpiece and an example for other private developments throughout the municipality. It will provide attractions that are creative and innovative in order to generate increased visitor levels and community pride – and so help to sustain the long-term future of central Kingston and the Kingborough municipality.

3. PROJECT DEVELOPMENT COMPONENTS

3.1 Goshawk Way

Goshawk Way is to be the main through road within Kingston Park and will provide the main vehicular access to all the main parts of the site. Its first stage of construction has initiated the site development and enabled the inclusion of the Community Hub and the State Government’s Kingston Health Centre (both now constructed) – and will then facilitate the further subdivision and development of the rest of the site. An important aspect of this road construction is that the main reticulated services and other related infrastructure are being provided to facilitate the overall redevelopment – such as stormwater, water, sewerage, power and telecommunications.

This through road provides an additional traffic option that will assist in taking the pressure off other through roads such as John Street and the Channel Highway. This will have an impact on the final design and upgrade of that part of the Channel Highway between John and

Hutchins streets. Its relationship with these other roads within central Kingston is shown in Figure 3 below.

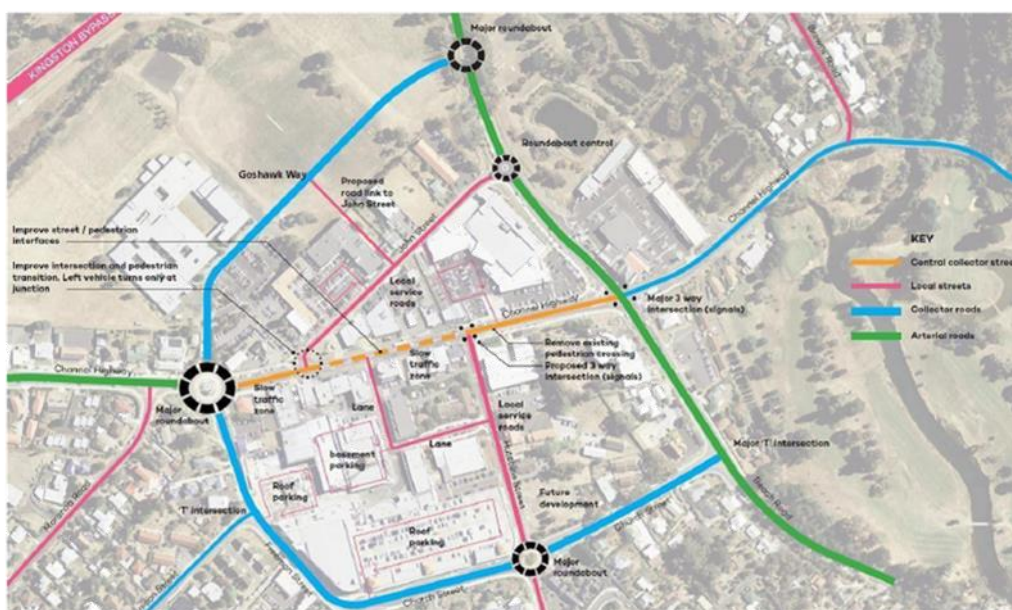


Figure 3 – Future traffic management within central Kingston

It should be noted that decisions are yet to be made regarding some of the detailed proposals shown in this figure. Council commissioned GHD consultants to undertake a major traffic study of the central Kingston area (completed in 2019). Traffic impacts across the whole of the CBD (and beyond) were considered and recommendations made for the necessary road and junction upgrades in order to ensure efficient traffic flow and public safety. This has informed the design of roadworks around the periphery of Kingston Park and a future works program for road upgrades across the whole CBD. Further consideration from a pedestrian perspective has also been provided within the Kingston Place Strategy 2020-2050 prepared by PlaceScore consultants.

The completed construction of the first stage of Goshawk Way is consistent with the alignment shown within the original Site Development Plan. It involved the construction of the road from the Freeman Street roundabout through to just beyond the northern corner of the Health Centre site, as well as the link road through to John Street (Skipper Lane). This provides the necessary access to adjoining properties, facilitating their future development. The road was widened by a few metres to accommodate some roadside parking and wider footpaths. Goshawk Way will extend through to the Huon Highway where a new roundabout will be constructed. Figure 4 below shows the extent of the proposed roadworks (together with draft Channel Highway and John Street upgrades – the latter having been completed at the beginning of 2020).



Figure 4 – Road construction within Kingston Park and proposed upgrade of Channel Highway

The second stage of construction is proposed to be carried out within the next year or two and will involve the completion of Goshawk Way through to, and including, the new Huon Highway roundabout (the Huon Highway commences just after the John Street roundabout on Beach Road). The aerial photograph below shows the current situation on site.



Figure 5 – Site in February 2020 (Goshawk Way will connect to Huon Highway in foreground)

3.2 Community Hub

The Community Hub provides for a variety of community uses and will encourage increased social interaction in Kingston. It will be complemented by the adjoining landscaped areas, public open space and children's playground. Following the completion of an architectural design competition, March Studio Architects were appointed project architects. A detailed design of the facility was then completed and a planning permit issued.

In 2017 Council was successful in obtaining a grant of \$2.8M for the construction of the Community Hub under the Australian Government's Building Better Regions Fund and this grant was more than matched by Council funds. Tenders were called for its construction and a contract awarded to Hutchinson Builders. Construction commenced in early April 2018 and was completed in March 2019 with a formal opening occurring at that time.

During 2019, Council transitioned the Hub to its full capacity and reviewed the future operational requirements and resources that are needed to ensure the facility is fully operational.

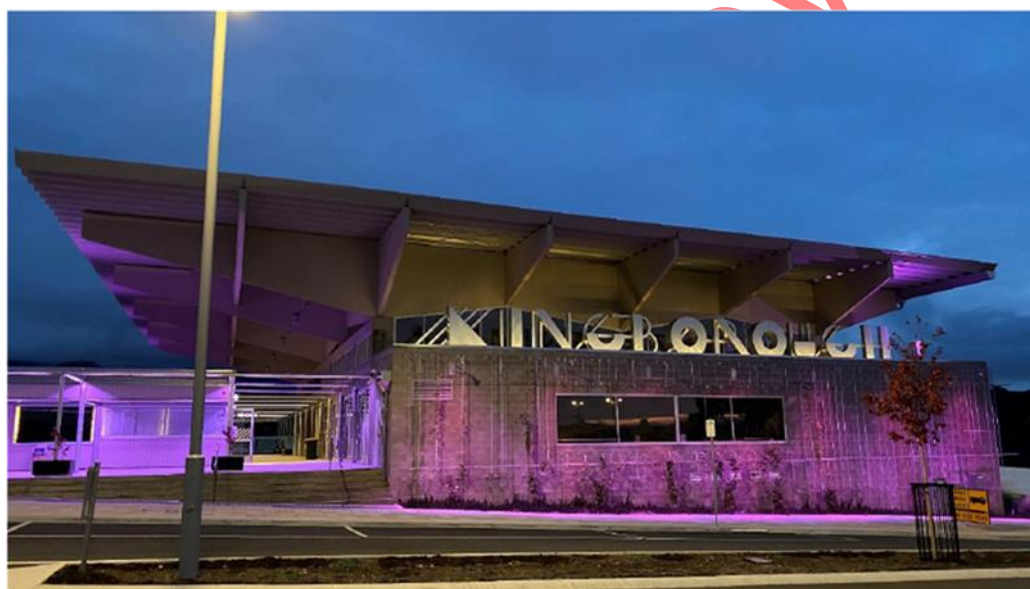


Figure 6 – Community Hub front entrance

The following is a description of what the Community Hub includes. Upon entering the proposed building, there is an internal corridor that takes the visitor past a **reception area** (with a facility manager there at most times) and a future **tourism kiosk** will provide information about tourism and local community activities and attractions. **Public amenities and storage** within such a facility are obviously essential and their locations are indicated in the floor plan in Figure 7 below.

The **multi-purpose hall** provides a larger indoor space to be hired or generally used for displays, presentations, performances, workshops, exhibitions etc. The **town square** is the break-out public space from the multi-purpose hall – separated by a large door that is lowered from the ceiling and to which a cinema screen is attached. It is an area where other functions

can be held – either in conjunction with the hall or separately. The design provides for all-abilities access, good acoustics, the incorporation of audio technology, power for community events, free Wi-Fi, solar water heating and security.

A **café** will be located alongside the town square and this will be leased out by Council. Before a tenant is sourced for this purpose, the Kingston Park private developers (Traders in Purple) **have leased** this area as their sales office for a short term – **including a small public coffee bar**. At the conclusion of the tenancy agreement with Traders in Purple, a lessee for the café will be obtained and it will be fully fitted out for commercial use.

There is a room provided as a designated **co-working space** with individual workstations for people to work, study or meet with colleagues, plus a larger **meeting room** that is now available for community use and for hire. There is the capacity to add future modules and features to the building, plus there is a good connection to the **adjoining public open spaces** – particularly in relation to a future kitchen garden, children's playground and outdoor spaces for community events.

Public activities within the Hub were put on hold in March 2020 as a consequence of the COVID – 19 pandemic. Council staff have occupied some of the rooms and will continue to do so for as long as is necessary. This pandemic has had a much broader impact on all community activity and has stalled some aspects of the Kingston Park project. We are yet to understand the full impact of this.

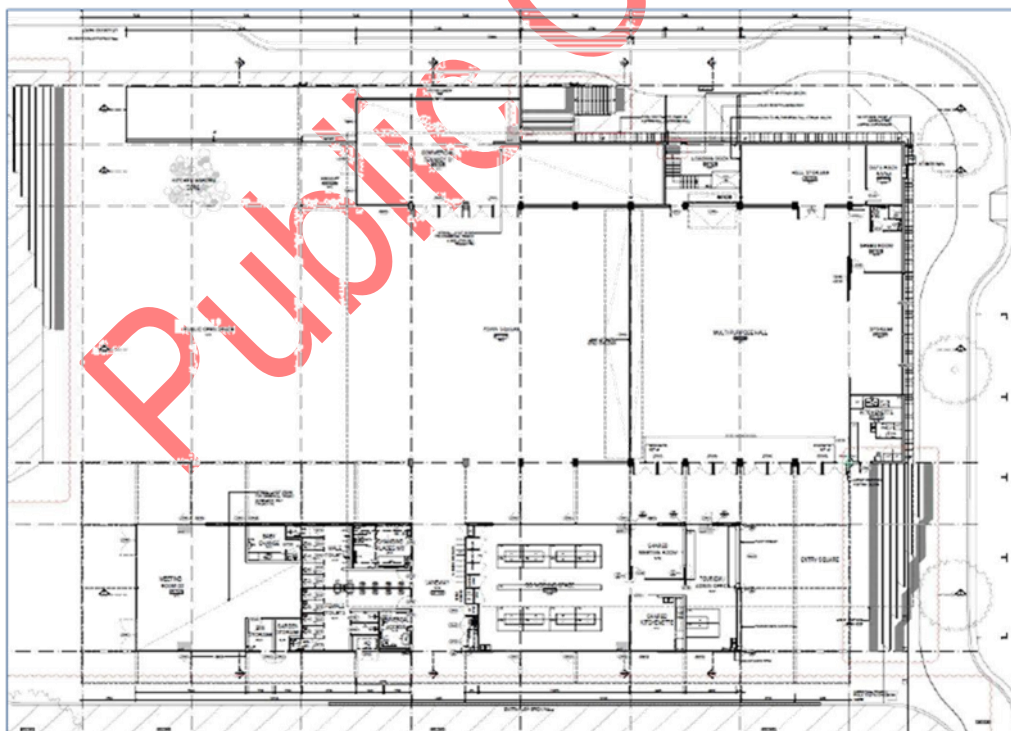


Figure 7 – Community Hub floor plan

Figure 8 Photos below are courtesy of Alex Beem



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3.3 Pardalote Parade

Pardalote Parade is the main pedestrian spine that connects the Channel Court retail precinct with Kingston Park. It then continues through the centre of the site to the pedestrian underpass at the Southern Outlet. It links the Kingston Health Centre, Community Hub and recreational areas to nearby residential and commercial precincts.

Pardalote Parade has two distinctly different sections. The first stage, which is south and east of Goshawk Way, is for pedestrians only and passes through the existing John Street car parking area (part of which will be retained for public parking). The second stage is to the north and will provide vehicular access (and wide footpaths) to the playground and the medium density residential areas in Kingston Park's south western corner. Part of this latter section has been constructed in order to facilitate access to the Community Hub.

Council has commissioned the landscape architecture consultants Playstreet, to design the pedestrian component and this design process is currently well underway – with the current proposal shown in Figure 10 below. It is envisaged that construction of this pedestrian section of Pardalote Parade will commence by about the end of 2020. Part of this land is to be sold to the John Street Medical Centre to cater for the parking needs of that business.

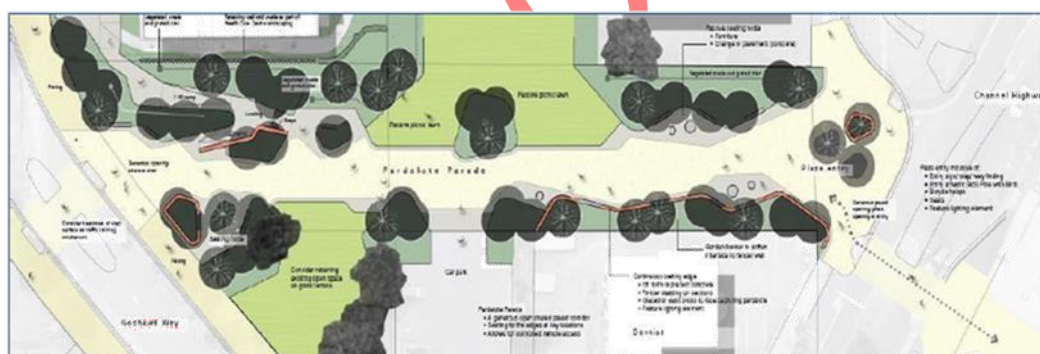


Figure 10 – Pardalote Parade (conceptual framework by Playstreet)

Pardalote Parade will be constructed to a high quality with spaces for resting, outdoor eating, vegetation, public art and shelter. Its design will need to be sensitively considered in order to encourage the activation of adjoining developments. Specific consideration will be given to safe pedestrian and bicycle access along the whole length of Pardalote Parade.

3.4 Public Open Space

The design of the public open space area is an important stage in the future development of the overall site. The original Site Development Plan provided a basic description of what would be provided and Playstreet have prepared a more detailed design – see Figure below.



Figure 11 – Public Open Space concept design by Playstreet

The original Site Development Plan provided a basic description of what would be provided and this has been used as the starting point for the current design. This design followed a very extensive public consultation process. Figure 12 below shows the construction stages for the public open space. In the first instance, areas 1A and 1B will be constructed so that the whole playground is able to be delivered before the end of 2020. The adjoining parking area (area 3) is also to be constructed by this time, although final designs are yet to be completed and an approved permit obtained.

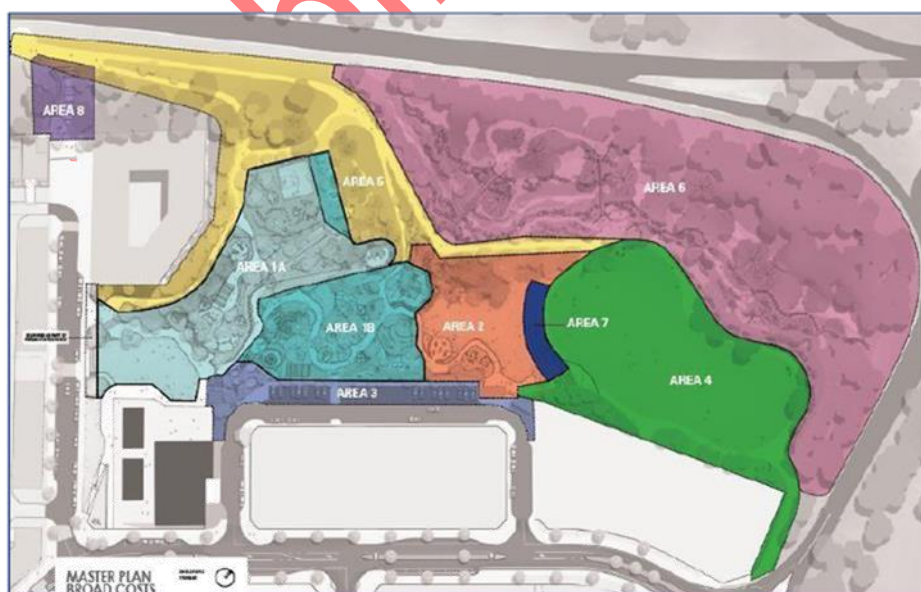


Figure 12 – Stages of public open space construction (concept design by Playstreet)

For many people, Kingston Park will be best known for the recreational attractions it offers and the spaces for community events and family gatherings. The future exciting and unique nature-based playground will be located immediately to the west and north of the Community Hub – encouraging creative and inventive play for all children (see Figure 14 below). Construction of the playground commenced in February 2020 and is progressing well (see Figure 13 below).



Figure 13 – Construction as at March 2020

The broader public open space area will include a wide range of recreational components in addition to the children's playground – such as other scattered play features, BBQ shelters, spaces for public events and performances, pedestrian and bike trails (the bike trails will be around the perimeter of the playground), grassed areas for general play, water features, scattered seats and benches, trees for shade and gardens for aesthetic appeal, natural areas, sculptures and other examples of public art, and quiet rest areas. Designated parking is to be provided in certain locations and on adjoining roadsides.

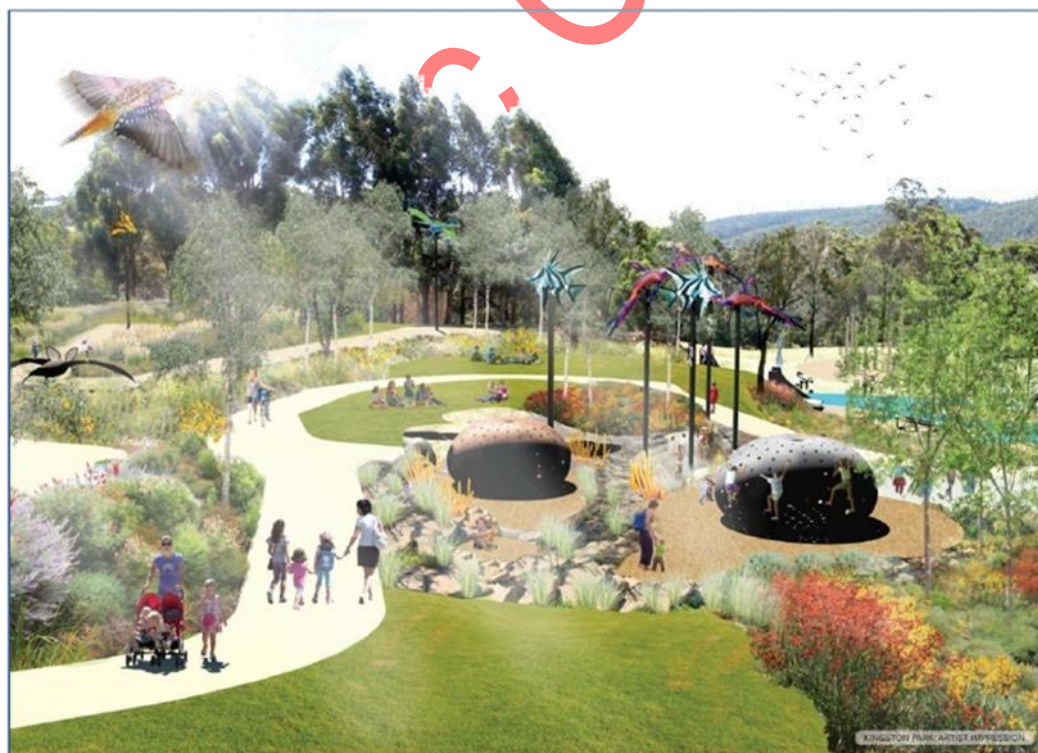


Figure 14 – Playground concept design images by Playstreet

Playstreet consultants, have or are now, designing and overseeing for Council:

- The pedestrian section of Pardalote Parade between Channel Highway and Goshawk Way – including public consultation, submission of development application (DA), full detailed design and documentation for a construction tender and supervision through the construction process.
- The new playground located north of the Community Hub – including public consultation, submission of DA, full detailed design and documentation for a construction tender and supervision through the construction process.
- The landscaping adjacent to the Community Hub building and linkages from the Hub building to the new playground facility – including submission of DA, full detailed design and documentation for a construction tender and supervision through the construction process.
- The remainder of the public open space – including public consultation, submission of DA, full detailed design and documentation for a construction tender and supervision through the construction process, plus the delivery of packages of works that could be suitable for future grant applications (to assist in funding the development of the public open space).
- The concept design for the proposed Channel Highway streetscape improvements between Hutchins and John Streets.

This design work commenced at the end of 2018 and the main design components were completed by late 2019. The consultants conducted an extensive public engagement program as part of this process and Council subsequently consulted further (during June 2019) on how the construction might be financed. Strong public support for both the proposed design and the taking out of interest-free loans was obtained.

3.5 Public Parking

Public parking is currently provided within Kingston Park. **This is on a temporary basis while construction is occurring, although it is not expected that** such free all-day public parking will be provided within the eventual development. Council is not obliged to provide expensive public land for people to park their cars all day at no cost within a CBD. It is a very inefficient use of land, particularly when the lost opportunities for alternative uses are considered. As the whole community is subsidising a benefit being gained by a few individuals, a user-pays system is ultimately the only fair option. It is proposed that an appropriate regime for all-day public parking within the CBD will be implemented once sufficient alternative park-and-ride facilities are available **elsewhere**.

The **previous** temporary parking area (on the school's old concrete slab) **has been** replaced by a new parking area just north of Skipper Lane – **as from late February 2020**. The **former** parking area is to be developed as part of **a new** residential precinct (stages 1 and 2) within Kingston Park. The new parking facility will have a life of about 5 years before this land too

is developed. It will be replaced by additional on-street public parking and additional spaces within a private multi-storey parking facility.

New public parking areas will be provided in order to meet the internal needs of Kingston Park. In a general sense, it is proposed that there be a total of 150 spaces within Kingston Park – 80 of which are required for the Community Hub (its planning permit requires 77), about 30 spaces for the users of the public open space and 40 spaces made available to replace that lost from the existing John Street car park. Private developments will need to provide parking for their own needs.

It is acknowledged that, with the further development of the CBD, the demand for all-day parking will increase. This has been witnessed in recent years by the rapid take-up of the temporary parking that was provided within Kingston Park. It will however still be important not to duplicate the recent experience where community expectations have been raised by providing what is an excessive amount of all-day parking within the CBD. This discourages a change in behaviour with people travelling by car into the centre of Kingston rather than using other travel alternatives or parking on the fringes.

It is particularly important that there are good bus services (both into Kingston and Hobart), in order that people will choose to catch the bus rather than drive their car. This is particularly the case for those people that work in Kingston, who will in future find it increasingly difficult to find a convenient all-day parking space. Good bus services into Kingston enable local residents to more easily shop and visit other services, as well as reducing traffic and parking needs. A new bus interchange is to be constructed as part of the Channel Highway upgrade. A convenient and good quality bus service will be an important part in ensuring a sustainable and viable CBD.

More Hobart commuters should also be catching the bus closer to their residences – but this will require more frequent bus services within suburban areas. Those commuters that currently park at Kingston Park may in future need to utilise park-and-ride facilities dispersed around the greater Kingston area (such as at the Huntingfield roundabout). Ideally, there would then be express routes into Hobart. Council is working closely with Metro and the Department of State Growth in facilitating these changes.

During 2019 Council commissioned GHD consultants to prepare a Parking Plan for central Kingston in order to identify the actual parking needs, future works programs and as a basis for assessing future development applications that generate the need for additional parking. It builds on the previous work done in 2016 when a Central Kingston Parking Strategy was prepared (copies of both the Parking Strategy and Parking Plan are on Council's website).

4. LAND DISPOSAL

The future development of land within Kingston Park for private residential and commercial purposes is based on a Land Release Strategy that ensures revenue is obtained to pay for the public infrastructure and facilities that Council must provide. The future disposal of land will essentially stay true to the original Site Development Plan – acknowledging that it will need to be adapted to take advantage of favourable development opportunities. It was important

that the land release process is attractive for potential investors, while also meeting other needs such as preventing land banking and meeting community expectations.

In 2017, the consultancy firm NAVIRE was appointed as Council's Principal Property Advisor. A Land Release Strategy was subsequently prepared and this was supported by detailed financial modelling that forecasted all the project's costs and revenue. The complexities of such urban renewal as this are acknowledged – "it is full of challenges and takes time – time that typically traverses political and property market cycles".

Council does have an opportunity to effectively create a new market for a higher density of residential development within Kingston Park. This is the most viable financial option for Council (based on local market analysis) and will also help in reinvigorating central Kingston. New residents will be attracted by being so close to the CBD and the services on offer (health centre, community hub, cafes, public open space, playground etc).

Council's guiding principles for urban renewal at Kingston Park are:

- (1) Developing a shared vision
- (2) Delivering supportive infrastructure
- (3) Facilitating seed/catalyst projects
- (4) Having land control
- (5) Managing market conditions

These principles are embedded within the Kingston Park project – by way of providing the essential public infrastructure and some early catalyst developments (eg Community Hub, Health Centre, playground) – rather than relying on future private developers to do this. This was an early decision of Council and was supported by expert property advice.

The Land Release Strategy produced by NAVIRE provided the necessary blueprint for Council to follow in staging the sale of land within Kingston Park. It strikes an appropriate balance between low risk/low return options, compared to high risk/high return options. It is based on a 'post pre-sales' approach, where land is only sold after both a planning permit for the proposed development and pre-sale commitments are obtained. This should enable the land to be sold for a higher amount (increasing revenue to Council), without imposing unacceptable risks. In order to achieve this, it was necessary for Council (with the assistance of NAVIRE) to convince prospective developers of the value and unique opportunity that Kingston Park represents.

The land parcels that were identified as being potentially suitable for private development (in accordance with the original Site Development Plan) are shown in Figure 15 below.

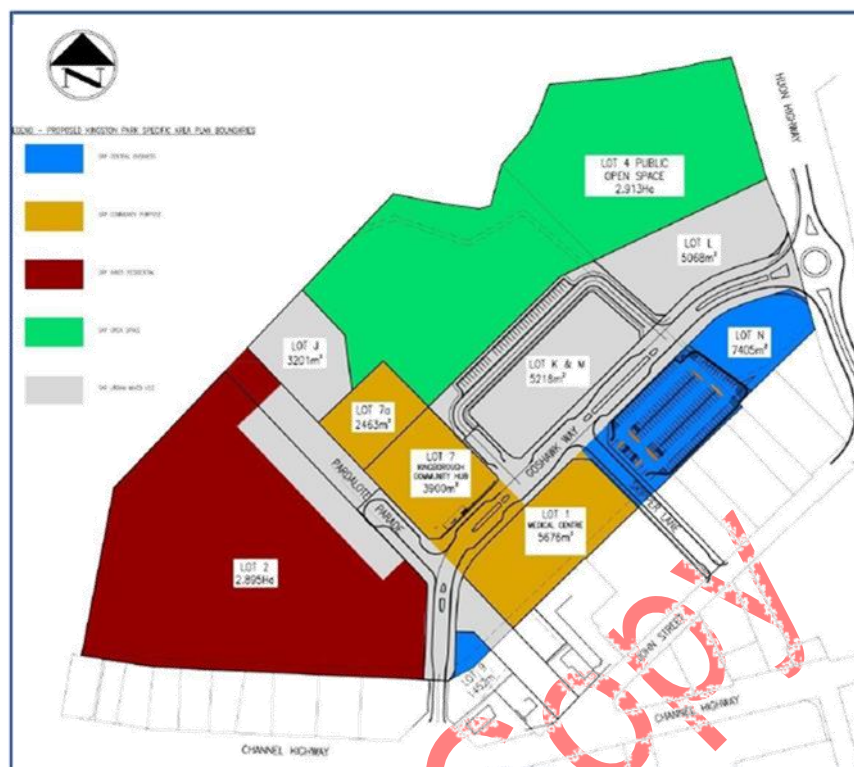


Figure 15 – Shown in red, grey and blue are parcels of land potentially available for private development

An Expression of Interest package was released in March 2018 and responses obtained from potential developers in May 2018. This provided an indication of the level of interest that exists and informed Council of the type of development that is most viable and for which the highest return can be obtained. The potential developers were then shortlisted and were provided with a 'Request for Proposal' brief. More detailed submissions were received in August 2018, after which a preferred developer was selected and a Project Delivery Agreement negotiated (and signed by both parties).

In November 2018, it was announced that Traders in Purple would be the developer for the entire site (except for lots 1, 4, 7 & 7a) shown in Figure 14 above). Traders in Purple have completed 60 projects in the Sutherland, Illawarra and Moreton Bay regions over nearly 40 years. They have also purchased and are developing two major properties in northern Tasmania.

Their proposed development is shown by the early concept diagrams in Figure 16 below. It consists of a mix of residential types (small lots, townhouses and apartments), retail, other commercial uses, cinema and parking.

The southern precinct is to be developed as the first stage and is to consist of 80 townhouse style residences within a strata development that will also contain a small local community club facility (proposed to ultimately contain a pool, kiosk and function space). The subsequent stages will include **residential townhouses and apartments** (lot J) and apartment blocks with

ground floor commercial and internal private parking (lots K and M). The later stages include the commercial components (lot N) and additional apartment blocks (lot L).



Figure 16 – Proposed Traders in Purple site development (early concepts)

The residential components provide for a total of **almost 400** dwellings. The whole project is anticipated to be implemented over a period of about 8-10 years and will evolve and change slightly over time. The future commercial development aims to maximise employment opportunities (eg office development) and to provide for local entertainment attractions.

It is also important that the planning scheme requirements for Kingston Park align with the proposed development of the site. The current planning scheme includes specific provisions that facilitate the implementation of the Development Plan, as well as reducing developer risk and community uncertainty. This existing Specific Area Plan (SAP) within the planning scheme has been reviewed and a final draft prepared so that an updated version can be included within the planning scheme (following the normal statutory assessment and approval process). **This new SAP is currently before the Tasmanian Planning Commission, with hearings set for early May 2020.** It was necessary to amend the scheme (by way of the new SAP) in order to ensure that future property boundaries align accurately with Zone boundaries. The proposed subdivision of the whole site is shown in Figure 17 below.



Figure 17 – Proposed land subdivision

In future years, there will inevitably be risks associated with any normal market driven process. Market conditions will fluctuate over time and this will require a degree of flexibility and for Council (and Traders in Purple) to take the best opportunities as they arise. There is a risk that unexpected issues will get raised and proposals put forward that will test Council's resolve. However there is also a good possibility that the private components are more successful and popular than expected and Council is able to achieve outcomes and land prices that are beyond what is currently anticipated (the contract with the developer guarantees a minimum price for the purchases of the respective land parcels).

This private development that is to occur within Kingston Park is particularly critical in revitalising the central Kingston area and addressing the need for additional community services and employment opportunities within the municipality.

5. FINANCIAL MANAGEMENT

5.1 Financial Situation

Council is closely monitoring all the financial affairs relating to this project. All actual costs are attributed to the project – including project management, internal loan repayments and staff time/costs. Council now has more information on the revenue expectations now that a Project Delivery agreement has been signed with the contracted developer. This will become even clearer once the project evolves further and private development stages are delivered.

A series of financial scenarios based on many different assumptions has been developed. Council has chosen the most likely and most advantageous scenario as being the basis for moving forward. This took into account:

- the economic and market reality over the long term;
- catalyst project and infrastructure delivery timing;
- Council's peak debt (borrowing facility) capacity;
- Council's final net financial position; and
- the proposed land uses described in the Development Plan (accommodating some relatively minor changes).

This chosen scenario is being constantly updated as further expenditure occurs and tender information becomes available. The current (and initial) expectation is that the final net result, by the end of the project (say, by about 2028), is that Council is likely to incur a financial loss of about \$5M. Such a loss however needs to be seen in the context of it having provided for the revitalisation of the Kingston CBD, a new Community Hub facility, a major playground, extensively landscaped public open space and increased rate revenue for Council over the longer term.

As noted above, the project expenditure also includes the amount of staff time and other related project costs (including an interest charge for internal borrowings) on top of the actual construction costs for each component. Additional income is expected from the future land sales and this is to be received from the end of 2019 onwards.

The following table indicates the project expenditure and income that has been incurred to date (up until 28 February 2020). Inclusion of the normal March 2020 figures have been delayed because of the coronavirus affecting Council's internal priorities.

	EXPENDITURE (\$,000)								
PROJECT COMPONENTS	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	TOTAL
Site Planning	290	73	37	32					432
Land Purchase		144						1,324	1,468
Site Preparation		47	1,077	85	60				1,269
Comm Hub Design				39	170	184	29		422
Comm Hub Const'n						1,579	6,430	117	8,126
Comm Hub Equip't							218	4	222
Parking Strategy				41	5		41	2	89
Parking Construction								384	384
CBD Road Design				113	64	46			223
Goshawk Way Const'n					12	1,529	1,438	26	3,005
POS & PP Design						19	218	202	439
POS Items/Const'n							73	172	245
Land Disposal					57	132	109	3 2	330
Governance/Admin				8	9	88	152	127	390
TOTAL	290	264	1,122	320	373	3,577	8,709	2,390	17,045
INCOME (\$,000)									
Government Grants	220					219	2,300	280	3,019
DHHS contribution					377				377
NET COST	70	264	1,122	320	(4)	3,358	6,409	2,110	13,648
Internal interest @3%	2	11	47	54	54	162	129	65	523
PROJECT COST									12,495
Borrowings						2,700	6,100		8,800
CURRENT COST									5,371

Most of the costs to date can be attributed to the construction of the Community Hub and Goshawk Way, the demolition of the old school buildings and the land purchase from the Crown (which was finalised in 2019). The cost to construct the Community Hub has exceeded expectations. This was mainly due to the challenges of the architectural design and the subsequent contractual variations that resulted, together with external assessments of these variation requests.

Now that the land is owned by Council, it will be further subdivided into lots that are to be retained and sold. The original land value was significantly reduced to account for the fact that the land will be developed in accordance with the Development Plan – that is, almost half of the total area would be developed for public or community based purposes (compared to what might have been the case if the land had been sold to a private developer with no obligations to provide such community facilities). An initial subdivision application has been lodged over the Council owned property and is currently under assessment.

5.2 Borrowings

Up until June 2018, all borrowings for the project have been internal loans – against Council's existing cash reserves. These loans (plus interest) will be repaid by the project to Council. Since then, expenditure has reached a point where external loans are required to fund the project.

Council has an approval from Treasury to borrow \$10M as part of the Local Government Loan Council Allocation. Council has now borrowed \$2.8M (of this \$10M) to help fund the construction of the Community Hub. This matched the grant from the Australian Government (under the Building Better Regions Fund) for the same amount.

As well as this, the State Government will provide an additional interest free loan of \$6M (which will need to be repaid within 5 years). This is being provided under the State Government's accelerated local government capital program (ALGCP) and is on the basis that a number of construction projects are brought forward – these being the Pardalote footpath/road, the stages 2 & 3 of the public open space and the second stage of the Goshawk Road construction. This will enable a higher priority to be given to the construction of these roads and services, so that the Kingston Park project can generate income from land sales and repay these loans. It is expected that the interest free loan will be repaid from the settlement of the first stage of the land sales in 2022/23.

Borrowings of \$2.7M and \$1.2M under the ALGCP have been previously drawn to fund some of the current works. Recent consideration has been given to taking out an interest free loan to fully fund the construction of the playground. Of the abovementioned \$6M interest free loan, \$2.1M was allocated for this playground and a loan has now been taken out for this amount – meaning that the full \$6M allocation from the ALGCP has now been borrowed.

The full cost of this playground is estimated to be in the order of \$5M. An additional \$2.9M in interest free loans would be required to fully fund this work. Public consultation was conducted in this regard and there was a very strong level of support for Council to borrow

the additional money for this purpose. Council has subsequently approved that an additional \$2.9 million be borrowed from the ALGCP (over and above the existing \$6 million) in order to fully fund the construction of the proposed Kingston Park playground.

The impact of the additional borrowings is that Council will finish the project with around \$8 million in borrowings that would be repaid over a ten-year period. The additional interest expense, on the \$2.9 million loan, would be approximately \$100K from 2025/26 onwards. This can be comfortably accommodated within Council's Long-Term Financial Plan.

5.3 Anticipated Expenditure in 2019/20

During the 2019/20 financial year it was anticipated that the following Council related activities (and estimated total expenditure, including in-house Council costs) would occur:

GOSHAWK WAY	Design the second stage of Goshawk Way including the roundabout on the Huon Highway and prepare everything ready for construction.
STORMWATER TREATMENT	Design of stormwater disposal alongside the Kingston Wetlands and prepare everything ready for construction.
TEMPORARY CARPARK	Construction of car parking area (within parcel N) – to have a life of about 3-4 years.
COMMUNITY HUB	Essentially completed from a Kingston Park perspective though there may be some miscellaneous final requirements.
PARDALOTE PARADE	Design of Pardalote Parade (both sections) and subsequent construction of road component and initial arrangements in place for the construction of the pedestrian component.
PLAYGROUND	Completion of playground design and commence construction, including pathways and parking (about 60% completed by end of year).
PUBLIC OPEN SPACE	Further design for the balance of the public open space area so that future external funding can be sought.
OTHER COSTS	In-house project management, public engagement and governance.
	Land subdivision and advice from principal property consultant.
	Payment for land upon transfer of titles from the Crown.
	Loan interest repayments.
TOTAL	About \$6.5M

Most of the above works are on schedule, although it is now anticipated that there will be some delays in the last few months of the year as a result of the coronavirus outbreak. In particular, it is now likely that the design of the pedestrian section of Pardalote Parade will not be progressed (though this is primarily due to the uncertainties relating to the adjoining Channel Highway design) and that the design of the second stage of Goshawk Way will not be finalised (primarily due to delays in obtaining DSG approval). Finalising the stormwater design has also not progressed as quickly as anticipated and there will be a need for further

negotiations with TasWater on the future use/management of the land that they use as an overflow for their sewerage pump station.

Apart from commencing the playground construction, this year has primarily been about taking stock following the completion of the Community Hub and main road construction in the two previous years. The focus has been on completing the designs for various components and getting ready for their subsequent construction (including approval and tendering processes). The list above provides an indication of what was proposed during the year. All of this expenditure will be paid for from the abovementioned borrowings.

6. PUBLIC COMMUNICATIONS

To date, public information about the project has been provided by way of the following:

- Public surveys and seeking public comment – preparing the Development Plan, the naming competition, input into the public open space design and comments on the proposed borrowings for the playground construction.
- Public exhibition of draft documents – including master plans, Development Plan, proposed community hub design and proposed playground and open space designs.
- Displays of proposals at the Civic Centre.
- Advertised development applications for proposed site works.
- Newspaper articles, media releases and information on Council's Facebook page.
- Copies of relevant documents placed on Council's website.

A Communications and Community Engagement Strategy was prepared for Kingston Park a few years ago and is still relevant as it is consistent with Council's recently approved Communications and Engagement Framework 2020. The objectives of this Strategy are:

1. To provide information about the project and to seek input and suggestions as the project is being delivered.
2. To facilitate a broad understanding about the social and economic benefits that this project will deliver to the Kingborough community.
3. To enhance Kingborough Council's reputation as a council committed to providing accurate and up-to-date information, as well as consulting with and meeting the expectations of the Kingborough community.
4. To proactively identify and manage media interest in this project so that key messages are broadcasted to the public and other stakeholders.
5. To promptly respond to concerns about the project and to address any issue that requires clarification or immediate action.
6. To provide for an effective two-way dialogue that will achieve positive community and developer feedback and will enhance the overall delivery of the project.

The key messages within the Strategy are that:

- Council is committed to informing and consulting with the community regarding the future development of the Kingston Park site.
- Council is acting in the best long-term interests of the municipality in the way it is managing the future development of this site. This project will improve the liveability of central Kingston and enable the creation of a sustainable central business district that can support the local needs of the Kingborough community.
- This is a particularly complex project with a number of on-ground components being delivered in a concurrent manner at different stages – including design, negotiation, approval, construction and maintenance phases. Each component supports the delivery of others and is being managed in a coordinated way.
- This project is self-funding in that the community facilities are to be funded from the sale of land within Kingston Park (with a Land Release Strategy to maximise revenue) and external grants. Loans will be taken out in order to fund project management and construction and these will be repaid from external sources to the maximum extent possible with any Council 'subsidy' kept to a minimum.
- Council has already carried out many investigations – in regard to previous public consultation, economic feasibility studies, the Site Development Plan, Land Release Strategy, engineering designs etc – and these will continue to be refined and new ones done as the project progresses.

The delivery mechanisms include:

- Regular and established Council media releases – quarterly Council News and monthly Snapshots.
- The Kingborough Council website providing up-to-date information and background documents that detail particular aspects of the project – <https://www.kingborough.tas.gov.au/development/kingston-park/>
- Media releases – for all southern Tasmanian media.
- Digital and social media – information on Facebook, Twitter, Instagram and YouTube.
- Paid Advertising – mainly in print media but also potentially on local radio/television.
- Signage and branding – the project has been 'branded' (see below) and signage **has been** placed at the entrance to the future pedestrian section of Pardalote Parade.
- Meetings – briefings and consultation with stakeholders, State and Federal politicians, developers, interested groups and individuals.
- Public displays – provided as needed in the Civic Centre or other public places.
- Public information – by way of public forums (open two-way dialogue) or as written information (brochures, reports and correspondence).

The brand that has been developed represents a lively and dynamic representation of what the proposed development of Kingston Park represents. It is used (for example) on the information sign on John Street – shown below:



7. PROJECT GOVERNANCE

The implementation of the Development Plan is Council's responsibility. As previously indicated, Council has decided to retain direct control of the site development – including the initial provision of the core public infrastructure (Goshawk Way, Pardalote Parade, Community Hub, Playground and Public Open Space) and the subsequent subdivision process that will enable the release of land parcels to the private developer.

The benefits of this more direct approach are that it allows Council to exert a greater control over the desired site development; ensure there is consistency in the standard of public infrastructure construction (eg high quality streetscapes); achieve an optimum revenue stream and to facilitate the site development as early as possible (without land banking).

This requires a more hands-on management style within Council. An internal steering committee has been established to closely monitor the project and it meets on a monthly basis. This is an extremely complex project that has many different dimensions and requires many different specialist skills. There is a full-time Project Manager appointed to oversee the implementation of the on-ground works and support staff includes a part time Project Officer and Project Administrator. A Probity Advisor from the consultancy firm Wise Lord & Ferguson is an observer on the steering committee and provides procurement and governance advice. Reports to Council are provided whenever major decisions must be made and in order to provide regular updates on general progress.

Council is conscious of a perception that it may have a conflict of interest – in that Council is effectively both the developer (to a certain extent) and the regulator for this site. However, the mitigating factors in this regard are that this dual role is already provided for in the legislation; the existing Kingston Park Specific Area Plan within the planning scheme leaves

Council with little discretion; Council's construction work that would require planning permits is limited to public infrastructure and facilities; the underlying objective of the Development Plan is to support and encourage other commercial developments in central Kingston; and that this project is so important to the Kingborough community that its management cannot be delegated to any other body.

Bearing in mind the above points, the project will continue to be overseen by Council and the existing internal steering committee. This Implementation Report will form the main communication mechanism for updating the general community on the project's progress.

The internal Project Plan for Kingston Park considers governance and strategic requirements, project benefits, reviews and reporting, project definition and objectives, success criteria, constraints and assumptions, stakeholder impacts, implementation timeframes, project cost and revenue (both to date and in the future), communications, functionality, risk management and project completion.

A formal relationship exists with Traders in Purple as the sole private developer for Kingston Park. A partnership arrangement is defined by a Project Delivery Agreement. This is a legal document that protects the interests of Council and guarantees a minimum revenue from the sale of land (with the potential for increased amounts). Formal Project Control Group meetings are held every two months and other fortnightly meetings are held with the Traders in Purple local project manager. This arrangement has been operating smoothly for the last few years.

The main contact officers in regard to this project are:

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Sarah Wilcox
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You may also contact the Kingston Park Project Team at the following email address:
kingstonpark@kingborough.tas.gov.au

APPENDIX

KINGSTON PARK TIMELINE

DATE	ACTIVITY
July 2007	Heads of Agreement between Council and the Tasmanian Government to relocate the Kingston High School.
June 2008	Completion of Kingston Central Area Master Plan and Heads of Agreement between Council and the Government for cooperative implementation.
January 2011	Kingston High School vacates the site.
July 2011	Public consultation completed on future use of site – strong community pressure to create a place that will be the future “heart” of Kingborough.
September 2011	Council expresses an interest to Government in purchasing the land – subsequent investigations by Treasury on disposal options and briefing of Council.
October 2011	Temporary public parking provided on the old school parking area.
December 2011	Council applies for Liveable Cities grant from Australian Government to conduct investigations into the best use of the site and grant (\$200K) approved for Site Development Plan in April 2012.
May 2012	Sale offer of \$8.3M made by Government but rejected by Council with deferment sought until after a Site Development Plan was completed.
July 2012	Appointment of consultants (following open tendering process) to prepare Site Development Plan. Subsequent public consultation and preparation of a number of interim reports.
May 2013	Site Development Plan completed and subsequently endorsed by Council in July 2013.
December 2013	Government decision to sell land to Council at reduced price (based on the implementation of the adopted Site Development Plan). Council decides to purchase and Sale Agreement and Licence to Occupy site issued, with 10% deposit on land paid. July
July 2014	Council decision to directly manage the future development and disposal of the site itself
September 2014	Approvals obtained and tenders called for demolition of former high school buildings, with demolition commencing in February 2015
November 2014	Project steering committee formed (including external probity advisor) and has met every month since.
October 2015	Demolition of former high school buildings completed (except for gymnasium as it was retained for likely inclusion within future community hub facility)
October 2015	Council decision to conduct architectural design competition for Community Hub

May 2016	Central Kingston Parking Strategy completed by consultants and endorsed by Council
June 2016	Completion of Community Hub architectural design competition – winning entry from March Studio architects
July 2016	Conclusion of public naming competition with successful “Kingston Park” entry
October 2017	Building Better Regions Fund grant of \$2.8M obtained for construction of Community Hub
November 2017	Appointment of NAVIRE consultants to develop a Land Release Strategy and to advise Council on its subsequent implementation
December 2017	Appointment of Spectran contractors to construct Goshawk Way stage 1 and subsequent commencement of construction
January 2018	Council adopts Land Release Strategy, market process and associated governance arrangements
March 2018	Expressions of Interest sought from prospective developers (closed May 2018). Requests for final proposals closed in August 2018.
April 2018	Community Hub construction commences (following approvals and tender process)
September 2018	Council decision to award contract to Traders in Purple with final Project Delivery Agreement signed in November 2018.
October 2018	Playstreet consultants appointed to design public open space, including Pardalote Parade and children’s playground and subsequent public consultation on the design (over the following six months)
February 2019	Kingston Health Centre opens
March 2019	Community Hub construction completed and official opening held
October 2019	Playground design finalised and subsequent planning permit granted in January 2020
November 2019	Planning permit granted for stage 1 residential development to Traders in Purple
December 2019	Balance of land (former high school site) transferred into Council’s ownership
February 2020	Parking area (150 spaces) constructed and closure of temporary parking to enable proposed residential development
February 2020	Playground construction commences and due to be completed by November 2020
March 2020	Final Kingston Place Strategy 2020-2050 received from PlaceScore consultants

19 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

That in accordance with the *Local Government (Meeting Procedures) Regulations 2015* Council, by absolute majority, move into closed session to consider the following items:

Confirmation of Minutes

Regulation 34(6) *In confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.*

Applications for Leave of Absence

Regulation 15(2)(h) *applications by councillors for a leave of absence*

In accordance with the Kingborough Council *Meetings Audio Recording Guidelines Policy*, recording of the open session of the meeting will now cease.

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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