

Kingborough



COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the
Kingborough Council to be held on
Monday, 22 June 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. 12 to be held on Monday, 22 June 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

Tuesday, 16 June 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
Monday, 22 June 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

Staff:

4 APOLOGIES

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of Council Meeting No.10 held on 9 June 2020, and the Special Council Meeting No.11 held on 15 June 2020 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

10 June - Budget

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

10.1 Cost of 'Back Our Businesses' Advertisement

Ms Caitlin Sly submitted the following question on notice:

What is the total cost of the television advertisements currently airing featuring the Mayor, including production costs and all placements?

Officer's Response:

Airtime	\$2,000 + GST
Production	\$1,175 + GST
Total	\$3,492.50 (inclusive of GST)

Gary Arnold, General Manager

10.2 Illegal Parking, Summerleas Road

Ms Karen Camino submitted the following question on notice:

On 10 March 2020, Council agreed to monitor parking at the Summerleas Road end of Willowbend Road and install 'No Stopping' signs if illegal parking continued.

Illegal parking continued throughout the four-week period, and for the following two months up to the present date. There are often two or more vehicles illegally parked.

In short, nothing has changed, and the area continues to present a significant hazard to pedestrians. For example, a family group with a father pushing a pram, a toddler on his shoulders, and his very young daughter with a dog on a lead, was recently forced out into the road on the blind corner by a truck which blocked the entire footpath for over an hour.

The problem is ongoing and the hazard to pedestrians is very well documented. When will Council install 'No Standing' signs?

Officer's Response:

Section 208 of the *Road Rules 2009* stipulates that if the road has a continuous dividing line or a dividing strip, the driver must position the vehicle at least 3 metres from the continuous dividing line or dividing strip, unless otherwise indicated by information on or with a parking control sign. Willowbend Road is 5.7 metres wide between kerbs. The 110m section of Willowbend Road commencing at the junction of Summerleas Road has a continuous dividing line and has insufficient width to accommodate on street parking.

Council Officers have undertaken numerous patrols of Willowbend Road over the past 3 months. The level of non-compliance was minimal and only one infringement was issued during this period. Notwithstanding, the road was constructed with a rollover type kerb which give motorists a false indication that it is acceptable to straddle the kerb and park partly over the footpath. In the interests of pedestrian safety Council will install NO STOPPING signs along the section of Willowbend Road marked with a continuous dividing line.

Renai Clark, Roads & Stormwater Engineer

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

12 QUESTIONS ON NOTICE FROM COUNCILLORS

12.1 Building Permits

At the Council meeting on 9 June 2020, **Cr Grace** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Has the building compliance that the Government brought on been extended or not because people are still receiving letters from Council giving them only to June to fix their problem?

Could you please provide us with the number of people who have been issued with these infringement notices for failing to comply and why they are charged so much in costs, and how many have been resolved?

Officer's Response:

To date, Council has not been advised of any extension to the State Government introduced Building Permit Expiry date of 30 June 2020. The expiry date has been introduced for building permits that did not previously have an expiry date specified in the permit. As the date has not yet passed, no person has been issued an infringement notice for non-compliance with the expiry date provisions.

Tasha Tyler-Moore, Manager Development Services

12.2 Sealing of the Road from Alonnah to Lunawanna

At the Council meeting on 9 June 2020, **Cr Bastone** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

I thought the original plan for sealing the Alonnah to the Lunawanna Road included from the Lunawanna Hall to the start of the Lighthouse Road, but it appears to have stopped 150m short. Is there a reason for this?

Officer's Response:

The Department of State Growth have responded to say that there were insufficient funds to complete the sealing of that section of the Bruny Island Main Road on the southern edge of Lunawanna.

Tony Ferrier, Deputy General Manager

12.3 Dog Poo Bags at Silverwater Park and Signage

At the Council meeting on 9 June 2020, **Cr Bastone** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

I read in the latest online Woodbridge News that the dog poo bags have already been installed at Silverwater Park. I went down and I couldn't find them. Could we therefore know when they will be installed? Will the signs that forbid dogs in Silverwater Park and the beach be removed, rather than be there beside the dispenser of dog poo bags?

Officer's Response:

Council has re-purposed an existing dog bag dispenser at Silverwater Park to serve those using the nearby path with dogs. The existing signage refers to the foreshore which is restricted to dogs on lead at all times and will be amended to reflect the provisions of the Dog Management Policy.

David Reeve, Executive Manager Engineering Services

12.4 Dog Ownership in Kingborough

Cr Westwood submitted the following question on notice:

- 1 *How many dogs are registered in Kingborough as at June 2020 (or latest available data)?*
- 2 *How many dogs were registered in Kingborough as at June 2019 (or similar comparable period)?*
- 3 *Has Council noticed an increasing trend in the number of households owning dogs during Covid-19?*
- 4 *Has there been any impact on Council activities relating to dog ownership as a result of Covid-19? ie, demand for poo bags; number of users at dog parks and dog beaches; number of lost and found dogs.*

5 *What percentage of households own dogs in Kingborough?*

Officer's Response:

Due to the Council Agenda timeframe requirements it is not possible to provide the requested data until the next Council meeting to be held on 13 July 2020.

Scott Basham, Manager Compliance & Community Development

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OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

Planning Authority commenced at

13 OFFICERS REPORTS TO PLANNING AUTHORITY

13.1 PSA-2019-5 PLANNING SCHEME AMENDMENT- REZONING FROM LIGHT INDUSTRIAL TO COMMUNITY PURPOSE AND ASSOCIATED DEVELOPMENT APPLICATION (DA-2019-655) FOR CHANGE OF USE AT 50 HUNTINGFIELD AVENUE, HUNTINGFIELD

File Number: PSA-2019-5 and DA-2019-655

Author: Adriaan Stander, Strategic Planner

Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	All Urban Planning Pty Ltd on behalf of Tasmanian Catholic Education Office
Owner:	Institute of Mine Seismology Pty. Ltd.
Current Zoning:	Light Industrial Zone
Purpose:	The purpose of this report is to consider representations that have been received following the public exhibition of draft amendment (PSA-2019-5) to the Kingborough Interim Planning Scheme 2015 and the associated development application (DA-2019-655) to establish a school on the site.
Representations:	Two representations were received during the exhibition period. One representation is from TasWater indicating no objection, but with a request to include additional conditions in the draft development permit. The other representation is from Tasmania Fire Service indicating no objection or intent to be present at a future Planning Commission hearing.
Recommendation:	That Council notes the representations to PSA-2019-5 and DA-2019-655 together with the officer's responses and recommend to the Tasmanian Planning Commission that the draft Permit (DA-2019-655) be modified as per TasWater's representation.

1. BACKGROUND

- 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). The application is to rezone land located at 50 Huntingfield Avenue, Huntingfield from Light Industrial Zone to Community Purpose Zone. The intent is to convert the existing office building into a school building which will operate as an extension of the nearby St Aloysius Catholic College Campus, located at 12 Nautilus Grove, Huntingfield.
- 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.

- 1.3 At its meeting on 27 April 2020, Council considered the above applications and resolved to initiate the planning scheme amendment and to issue a draft development permit for the associated development application.
- 1.4 A copy of the certified draft amendment (see Attachment 1) and draft development permit (see Attachment 2) was forwarded to the Tasmanian Planning Commission.
- 1.5 Both applications were placed on public exhibition for 28 days from 6 May 2020 to 3 June 2020.
- 1.6 Two representations were received during the exhibition period. One representation is from TasWater indicating no objection with a request to include additional conditions in the draft development permit. The other representation is from Tasmania Fire Service also indicating no objection or intent to be present at a future Planning Commission hearing.
- 1.7 TasWater's representation is discussed in more detail in Section 5 of this report.

2. THE PROPOSAL

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 Vodafone as a call centre. The building is currently occupied by the Institute of Mine Seismology.
- 2.4 A detailed description of the site and context is provided in Council's agenda of 27 April 2020.



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

Proposal in detail

- 2.5 The proposal is for an amendment to KIPS 2015 to rezone land at 50 Huntingfield Avenue from Light Industrial Zone to Community Purpose Zone.
- 2.6 The associated development application seeks change of use to a secondary school with associated educational staff training. The proposal includes the following components:

Change of use

- Retrofitting the existing office building into teaching areas for 265 students.
- Ultimately the school will be able to accommodate a maximum of 565 students in 2023 based on capacity the building, parking as well as traffic considerations.
- The above will include office and teacher training areas for 45 staff initially and up to 90 staff in 2023.
- A cafeteria area will be provided within the building.
- Existing landscaped areas will be converted into 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 works

- The north western part of the existing carparking area 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 works

- The site has an existing ground-based sign noting "*Institute of Mine Seismology*".
- The application proposes to replace the existing signage with the name and logo for the new school.

2.7 Both applications are described in more detail in Council's agenda of 27 April 2020.

3. PLANNING ASSESSMENT

- 3.1 Detailed assessments of both applications are provided Council's agenda of 27 April 2020.
- 3.2 The assessment of the application to amend the planning scheme concluded that it meets the assessment criteria provided under Section 32(1) of the former provisions of LUPAA. The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993* as well as the relevant State Policies.

- 3.3 The assessment of the development application concluded that it meets the outcomes sought by the KIPS 2015. Where it is not able to comply with assessable solutions, sufficient justification has been provided in support of the application either through the relevant performance criteria or alternative solutions.
- 3.4 The planning scheme amendment and associated development application was supported and initiated by Council at its meeting of 27 April 2020 for the reasons outlined the agenda report.

4. STATUTORY REQUIREMENTS

- 4.1 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.*
- 4.2 The purpose of this report is to consider the issues raised by the representations as per Section 39(2) of the LUPAA and to make recommendations to the draft development permit.

5. PUBLIC CONSULTATION AND SUBMISSIONS RECEIVED

- 5.1 The draft amendment and associated development application were placed on public exhibition in accordance with Section 38 of the former provisions of LUPAA for a duration of 28 days between 6 May 2020 and 3 June 2020.
- 5.2 The exhibition/notification process included:
 - Advertisement in The Mercury on Saturday, 9 May 2020 and Wednesday, 13 May 2020;
 - Exhibition on Council's website;
 - Written notification to owners and occupants of land immediately adjoining and surrounding the subject site; and
 - Referral to TasWater and Tasmania Fire Services.
- 5.4 The Planning Commission has been provided copy of the above and with a list of those properties and individuals notified.
- 5.5 Representations were received from TasWater and Tasmania Fire Services. As indicated elsewhere in this report, no objections were raised, however TasWater

recommended inclusion of the following additional conditions to the draft development permit for DA-2019-655:

1. *A suitably sized water supply with metered connections / sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.*
2. *Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.*
3. *Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.*

5.6 The above additional conditions are standard and not considered unreasonable. The proposed changes have no impact on Council's initial assessment of the application or will result in substantial changes to the development.

5.7 The above, does not require changes to the wording of the draft development permit, however Appendix A of the permit (the conditions of TasWater) is to be replaced with their amended representation received by Council on 26 May 2020. A copy of TasWater's amended presentation is provided in Appendix 3.

6. FINANCE

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

7. CRITICAL DATES

7.1 Council has 35 days from the close of the notification period (3 June 2020) to forward its report to the Commission, unless the Commission grants an extension of time if requested

7.2. No extension to the above timeframe is required.

7.3 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.

7.4 If the Commission approves the amendment, the amendment takes effect seven days after being signed by the Commission, unless a date is specified.

8. RECOMMENDATION

That Council resolves that:

- a) Council notes the representations to PSA-2019-5 and DA-2019-655 together with the officer's response;
- b) Council recommend to the Tasmanian Planning Commission, that the conditions of TasWater, provided in Appendix A of Draft Development Permit DA-2019-655, is to be replaced with their amended representation received by Council on 26 May 2020; and

- 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. **Draft Planning Scheme Amendment PSA-2019-5**
- 2. **Draft Planning Permit DA-2019-655**
- 3. **Prepresentation from TasWater**

Public Copy



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:



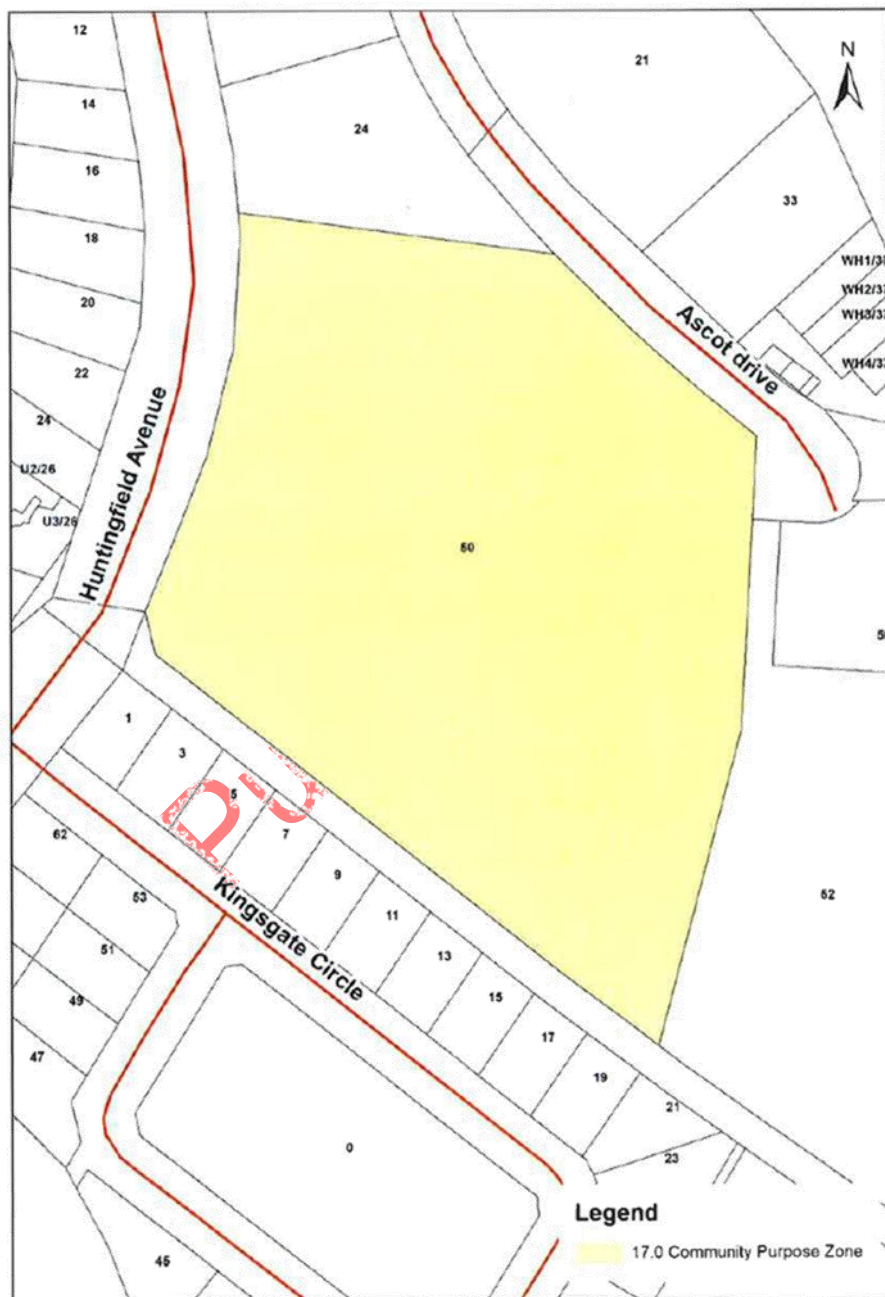
..... Councillor

..... General Manager

1 May 2020 Date



Draft amendment
KIN-PSA-2019-5





Civic Centre
15 Channel Hwy, Kingston, Tasmania 7050
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PLANNING PERMIT

*Land Use Planning and Approvals Act 1993
Kingborough Interim Planning Scheme 2015*

ADDRESS OF THE LAND:

50 Huntingfield Avenue, Huntingfield
131210/62

REFERENCE:

DA-2019-655

THE PERMIT ALLOWS:

Change of use to educational and occasional care (secondary school), alteration to car parking and signage

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.



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
Mail	GPO Box 1393 Hobart TAS 7001		

From: TasWater Development Mailbox
Sent: 26 May 2020 16:08:04 +1000
To: KC Mail
Cc: Xin Barbour;Adriaan Stander
Subject: TasWater Response to Planning Authority Referral of representation for Council permit DA-2019-655
Attachments: Amended SPAN TWDA 2019 01772-KIN.pdf

Dear Sir/Madam

TasWater provides the following comment regarding the referred representation(s) relating to Council permit number DA-2019-655

1. Amended connection conditions and Amended SPAN attached.

TasWater therefore does not object to the proposed development subject to conditions included in TasWater's Amended Submission to Planning Authority Notice TWDA 2019-01772-KIN dated 26/05/2020

If you have any queries, please contact me.

[Sam Bryant](#)

Senior Assessment Officer



D (03) 6237 8642

F 1300 862 066

A GPO Box 1393, Hobart TAS 7001

169 Main Road, Moonah, TAS 7009

E sam.bryant@taswater.com.au

W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).



Disclaimer

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Amended 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
All Urban Planning	St Aloysius Section 43A Combined Planning Scheme Amendment & Application for Planning Permit for Educational and occasional care, 50 Huntingfield Avenue, Huntingfield		--	27/09/2019
Conditions				
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME <u>AND</u> PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> 1. TasWater does not object/objects to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p>Advice only to be used when outside serviced land.</p> <p>Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 				



TRADE WASTE

4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment of \$351,28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required by the due date as noted on the statement when issued by TasWater.

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.

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

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

OPEN SESSION RESUMES

Open session resumed at

14 NOTICES OF MOTION

14.1 Live Streaming Council Meetings

The following Notice of Motion was submitted by **Cr Westwood**

RECOMMENDATION

That Council's relevant policies and procedures be updated to allow for live video streaming of Council meetings held in the Council Chambers.

Background

Council meetings have been live streamed during COVID-19 arrangements. Given the technology is already set up and available at the Civic Centre, it would not be expensive or difficult to establish. It would lead to more people being able to watch and less people having to physically attend the Civic Centre.

Annual General Meetings have already been successfully live-streamed from the Civic Centre for three consecutive years.

Officer's Response

Whilst live video streaming of meetings held in the Council Chambers can be achieved using the current technology, an additional camera will be required to provide improved coverage, along with an upgrade to the live event streaming service to reduce complexity and provide system redundancy.

An update of the Council Meeting Audio Recording Guidelines will be provided to Council for consideration.

In the meantime, Council meetings can continue to be streamed (in lieu of public attendance) either remotely or from the Chambers under the provisions of the interim COVID-19 Ministerial Notices until at least 31 October 2020

Fred Moulton, Executive Manager Information Services

15 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

16 PETITIONS RECEIVED IN LAST PERIOD

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

17 OFFICERS REPORTS TO COUNCIL

17.1 FINANCIAL HARDSHIP POLICY

File Number: 12.250

Author: Tim Jones, Manager Finance

Authoriser: John Breen, Chief Financial Officer

Strategic Plan Reference

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

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

1. PURPOSE

- 1.1 The purpose of this report is to replace Council's Interim Financial Harship Policy with a new Financial Hardship Policy.

2. BACKGROUND

- 2.1 Council acknowledges that its ratepayers are facing significant uncertainty and unprecedented economic conditions arising from the COVID-19 pandemic, which are expected to disproportionately impact ratepayers.
- 2.2 Council needs to have a fair hardship policy in place and the proposed policy is to provide guidelines for assistance during the COVID-19 pandemic and be an ongoing guide for hardship assistance.
- 2.3 Any actions need to be affordable to ensure Council's financial viability and that it can support local businesses to recover.
- 2.4 On 23 March 2020, Council adopted an Interim Rates Financial Hardship Policy. Subsequently the Local Government Association of Tasmania (LGAT) have produced a draft template for Tasmanian Councils' to base their Hardship Policies on.
- 2.5 Rates are levied on all property owners within a municipality as a means of funding a Council's operations, both Operational and Capital.
- 2.6 Council also generates revenue from rental, predominantly from community groups and sports clubs.
- 2.7 Council's annual revenue is approximately \$40 million, of which \$30 million is from rates.
- 2.8 The *Local Government Act 1993* s.86A(1)(a) specifies "Rates constitute taxation for the purposes of local government, rather than a fee for a service".
- 2.9 The *Local Government Act 1993* s.125 and 126 gives Council the ability to postpone the due date for the payment of rates.

125. Postponement of payment

- (1) A ratepayer may apply to the council for a postponement of payment of rates on the ground of hardship.
- (2) An application is to be –
 - (a) made in writing; and
 - (b) lodged with the general manager.

126. Conditions of postponement

- (1) A council may grant a postponement of the payment of rates for a specified period if satisfied that such payment would cause hardship.
- (2) A council may grant a postponement of payment of rates –
 - (a) on the condition that the ratepayer pay interest on the amount of rates postponed at a rate fixed by the council; and
 - (b) on any other condition the council determines.
- (3) Interest fixed under [subsection \(2\) \(a\)](#) is not to exceed the prescribed percentage as calculated in [section 128 \(2\)](#) .

2.10 The *Local Government Act* s.129 gives Council the ability to remit part, or all, rates paid or payable.

129. Remission of rates

- (1) A ratepayer may apply to the council for remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under [section 128](#) .
- (2) An application is to be –
 - (a) made in writing; and
 - (b) lodged with the general manager.
- (3) A council, by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer.
- (4) A council, by absolute majority, may grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.
- (5) The general manager is to keep a record of the details of any remission granted under this section.

2.11 The application of these sections is delegated to the General Manager by Council, and he has in turn delegated the application of this section to the Chief Financial Officer and the Manager Finance. Any remission given are reported to Council quarterly.

3. STATUTORY REQUIREMENTS

3.1 Rates are levied under the *Local Government Act* 1993, Tasmania.

4. DISCUSSION

4.1 The *Local Government Act* 1993 gives Council the ability to vary the due date for the payment of rates, and/or to remit all, or part, of rates paid, or payable.

4.2 Rates are a taxation and the source of funding for Council's operation. It is extremely rare for any taxation to be remitted.

- 4.3 Kingborough's financial situation means it does not have a financial buffer for large scale remissions in times of natural disaster, or States of Emergency. Any significant loss of revenue, or cash flow, would require loan funding to replace.
- 4.4 This Policy proposal provides hardship rates relief for Residential ratepayers, Commercial/Industrial ratepayers, and rental relief for tenants of Council properties.
- 4.5 If Council Officers consider assistance may be justified, however a ratepayer does not qualify under this policy, the request for assistance will be submitted to Council for decision.

Residential Ratepayers

- 4.6 This proposal formalises current practices for the deferring of residential rates. Council staff currently waive interest and penalties when required under delegations.
- 4.7 Additionally, staff regularly vary due dates in discussion with ratepayers. Currently Council have approximately 2,500 ratepayers on direct debit arrangements. The majority of these arrangements are calculated at the start of the year to assist cash flow of ratepayers.
- 4.8 In addition to postponement of payment of rates, Council staff also waive Interest and Penalties and Charges for errors of fact, and gesture of goodwill. These are reported to Council quarterly.
- 4.9 Hardship applications, when received, are resolved through establishing payment arrangements, or allowing debt to accrue on a property until the property is sold.

Commercial/Industrial Ratepayers

- 4.10 The policy provides rate relief for commercial, and industrial, ratepayers depending on the level of revenue loss for the ratepayer. A ratepayer will be required to provide evidence of their loss of revenue.
- 4.11 The relief measures are as proposed by LGAT for Tasmanian Councils.
- 4.12 Relief is only provided to ratepayers with a turnover of less than \$500,000. This measure is to target relief to smaller local businesses.
- 4.13 Rate relief can only be provided to ratepayers. However where a landlord agrees to pass on any relief to a commercial, or industrial, tenant, the policy provides the assistance for the tenant. This will be on a similar basis to a commercial ratepayer, and subject to the same qualification and revenue verification.
- 4.14 Applications for assistance on residential investment properties will generally not be considered.

Tenants of Council Properties

- 4.15 Council have some tenants who may find, due to circumstances beyond their control, they are unable to conduct their normal activities. An example would be the suspension of a sporting competition as in the COVID-19 crisis.
- 4.16 Rental relief will usually only be granted where the tenant is not using the Council facilities. This relief will only be available where the hardship is for a period of longer than one month.

5. FINANCE

- 5.1 Remission of Interest and Penalties, and postponement of due dates for small numbers of ratepayers would not have a significant impact on Council.
- 5.2 However, successive years of deficit operations and budgets, mean Council does not have large financial reserves. If a large number of ratepayers were granted a rate postponement this would have a cash flow impact and may require Council obtaining a loan to fund this. This would incur an interest cost.
- 5.3 Additionally, any significant number of rate remissions would also require loan funding, and in this case future rate increases to fund repayments.
- 5.4 It is anticipated this policy would only have a significant impact on Council in times of a major emergency or crisis.

6. ENVIRONMENT

- 6.1 There is no impact on the environment from this policy.

7. COMMUNICATION AND CONSULTATION

- 7.1 This policy will be communicated to ratepayers.

8. RISK

- 8.1 Financial risks are covered in section 5.
- 8.2 In times of a major emergency, or crisis, there may be community calls for expanded hardship policies including but not limited to rates holidays and a cap on rates. However, these approaches are likely to limit Council's ability to support businesses and households during the recover phase of the pandemic and create a large debt.

9. CONCLUSION

- 9.1 Council is not in the financial position of being able to grant a large number of rate remissions.
- 9.2 The proposed policy mirrors the provisions proposed by the Local Government Association of Tasmania (LGAT) and is considered appropriate and proportionate.
- 9.3 If a large number of ratepayers meet hardship policy guidelines and wish to postpone the due date for their payment of rates, Council may need to fund this through additional borrowing.

10. RECOMMENDATION

That Council adopt the attached Financial Hardship Policy.

ATTACHMENTS

1. Financial Hardship Policy

NEW POLICY FOR APPROVAL



Policy No: **1.18**
 Approved by Council **June 2020**
 New Review Date: **June 2022**
 Responsible Officer: **Manager Finance**

Minute No: **TBA**
 ECM File No: **12.250**
 Version: **1.0**

Financial Hardship Policy	
POLICY STATEMENT	<p>1.1 Kingborough Council acknowledges that from time to time some residents/ratepayers may suffer from financial hardship.</p> <p>1.2 The purpose of this policy is to provide assistance to those ratepayers who are experiencing financial hardship.</p>
DEFINITIONS	<p>2.1 'Financial Hardship' is when a ratepayer is unable to pay their bills, or meet other financial obligations, when they are due.</p>
OBJECTIVE	<p>3.1 This policy is to help ratepayers who are suffering financial hardship by providing relief via alternative payment arrangements to the requirement to pay Council rates and charges. Relief may also be available in the application of interest and penalties applied to overdue rates.</p>
SCOPE	<p>4.1 This policy establishes the guidelines for the assessment of financial hardship applications.</p>
PROCEDURE (POLICY DETAIL)	<p>5.1 A ratepayer may be eligible for consideration for hardship assistance in the payment of rates, service charges, interest and penalties, where:</p> <ul style="list-style-type: none"> the person is unable to pay rates, or charges, when due and payable, for reasons beyond the person's control, or payment would cause the person hardship. <p>5.2 What is Financial Hardship? Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios, beyond a primary residence or a business's primary operating space, may be employed to improve an applicant's cash flow and financial sustainability. Applications for assistance on residential investment properties will generally not be considered. The nature of a hardship application means Council will request financial information.</p> <p>5.3 Assistance for Residential Council will consider waiving the application of interest and penalties and a deferment of due dates for payment. In most instances an application for deferment will only be agreed if the ratepayer enters into, and adheres to, a direct debit payment plan.</p> <p>5.4 Assistance for Commercial and Industrial Any rate relief will only be available upon provision of evidence of loss of revenue over the previous year. It will only be available for ratepayers with an annual turnover of less than \$500,000.</p>



Policy No: **1.18**
 Approved by Council **June 2020**
 New Review Date: **June 2022**
 Responsible Officer: **Manager Finance**

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 Version: **1.0**

	<p>For a revenue loss, over the previous year, of:</p> <ul style="list-style-type: none"> • between 75 - 100% <ul style="list-style-type: none"> ○ there will be a waiver of rates for the quarter where the revenue loss is verified by evidence supplied; • between 50 – 75% <ul style="list-style-type: none"> ○ there will be negotiated payment terms and/or waiver of penalty and interest charges over the following twelve months; • between 30 – 50% <ul style="list-style-type: none"> ○ there will be negotiated payment terms and/or waiver of penalty and interest charges over following six months; • between 0 – 30% <ul style="list-style-type: none"> ○ there will be no benefit provided unless they show individual cause, in which case some benefit may be considered. <p>5.5 Tenants of Commercial properties</p> <p>Rate relief can only be provided to a ratepayer that is the landlord of a commercial property where that ratepayer agrees to provide the rate relief to a commercial tenant. A landlord may apply on a tenant's behalf, on condition that:</p> <ul style="list-style-type: none"> • the revenue loss of the tenant is verified under the same criteria as the commercial ratepayer above; and • the landlord agrees to pass the rate relief on to the tenant and the tenant must verify they have received the rate relief. <p>Where a commercial property has multiple tenants', relief may be given to portions of a property that are associated with individual tenants. Council will determine appropriate allocations.</p> <p>5.6 The assistance given to tenants will be to treat each tenant as a "stand alone" ratepayer and apply the assistance from 5.4 above.</p> <p>5.7 Application process</p> <p>Ratepayers seeking assistance from this policy should apply via the application form on Council's website.</p> <p>5.8 Assistance for Tenants of Council properties</p> <p>Council will consider any application for rental relief from tenants of Council properties where, due to circumstances beyond their control, they are unable to conduct their normal activities. Rental relief will usually only be granted where the tenant is not using the Council facilities. This relief will only be available where the hardship is for a period of longer than one month.</p> <p>5.9 Normal outgoings that are charged to tenants will still be payable.</p> <p>5.10 Limit of Rate/Rental relief</p> <p>Any rate or rental relief under this policy will only be for a period of no longer than twelve months. Applications should be submitted quarterly.</p>
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Policy No: **1.18**
 Approved by Council **June 2020**
 New Review Date: **June 2022**
 Responsible Officer: **Manager Finance**

Minute No: **TBA**
 ECM File No: **12.250**
 Version: **1.0**

GUIDELINES	<p>6.1 A ratepayer or tenant seeking relief under this policy must apply by completing the application form and describing why they are in genuine financial hardship. The application form is available on the Council website.</p> <p>6.2 Assistance can only be given to ratepayers. If the ratepayer agrees to pass any assistance provided, in full, on to a tenant, a tenant will be assessed individually using the above turnover criteria. This may mean only a portion of a rate assessment will qualify for hardship assistance.</p> <p>6.3 Council may ask the ratepayer to provide evidence that they are suffering, or will suffer, genuine financial hardship. For Commercial and Industrial ratepayers independently verified turnover information will be required.</p> <p>6.4 Ratepayers and tenants will be assisted through consideration of the application of interest and penalties on overdue rates and an extension of due dates for payment.</p> <p>6.5 Decisions for applications under this policy are to be made by</p> <ul style="list-style-type: none"> • Rates Officers, for the deferment of the payment due-date, or the waiving of interest and penalties, and where these alternative payment arrangements still result in the full payment of rates within the financial year. • Chief Financial Officer, or Manager Finance, for decisions up to \$2,500, or payment of rates over multiple rating years, • Executive Manager Governance and Community Services, for decisions on tenants' rental up to \$2,500, and • General Manager for decisions above \$2,500.
COMMUNICATION	<p>7.1 Members of the public</p> <p>7.2 Kingborough Councillors</p> <p>7.3 Kingborough Council staff</p>
LEGISLATION	8.1 Sections 125 and 126 of the <i>Local Government Act 1993</i> .
RELATED DOCUMENTS	9.1 Nil
AUDIENCE	10.1 Ratepayers

APPLICATION FOR FINANCIAL HARDSHIP CONSIDERATION

Kingborough Council has approved a Financial Hardship Policy which will be used to assist households, businesses and clubs for the 2020-21 financial year. This Policy provides for the deferral of rates and charges and remission or deferral of user fees and charges.

Name	
Address	
Ratepayer name	
What assistance are you seeking from Council?	
Reason for application	
If a landlord, will you pass the benefit of this remission onto your tenant(s)?	
Property address	
PID	
Employment Details	
Additional information you would like to add to this application	
Contact Telephone number	
Contact email address	

17.2 COMMUNITY GRANTS COVID 19**File Number: 10.207****Author: Julie Alderfox, Community Development Officer****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 provide Council with recommendations for grant funding allocations for projects from the Community Grants Quick Response Covid-19 grant round.

2. BACKGROUND

- 2.1 At its meeting on the 27 April 2020 Council resolved as per Minute (C250/7-2020), to approve a targeted quick turnaround grant round that would encourage community groups and organisations to devise innovative programs in response to the coronavirus pandemic.
- 2.2 The grant round utilises funds allocated to Round 2 of the 2019/2020 Community Grants program.
- 2.3 The maximum amount available for any one grant remains at \$3,000.
- 2.4 Given the extraordinary circumstances facing many community groups at this time it was deemed appropriate to waive the usual rule that more than one project from any community group per year would not be funded.

3. STATUTORY REQUIREMENTS

- 3.1 Grants are required to be listed in 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 The applications as listed in the attached table have been assessed against the grant guidelines. Recommendations are provided for Council's consideration.
- 4.3 In accordance with the guidelines, the recommended grant for each recipient totals no more than 50% of the grant project cost.
- 4.4 An amount of \$14,515.00 is recommended to fund projects that meet the criteria for the Quick Response Covid 19 Community Grant round.
- 4.5 The Recovery Working Group which formed in response to the pandemic met to discuss the applications. The Recovery working Group is made up of Council's Emergency

Management Coordinator, Recovery Coordinator, Communications and Engagement Advisor, Coordinator Community Services & Community Development Officer.

4.6 Full applications are available for review in the Councillors Room.

4.7 Successful applicants will be notified immediately after approval.

5. FINANCE

5.1 The total amount allocated in Round 1 of the 2019/2020 Community Grants Program was \$13,393 out of the available \$20,000. The remaining funds would have been made available to Round 2 applicants had the program been oversubscribed.

6. ENVIRONMENT

6.1 There are no environmental implications associated with this report.

7. COMMUNICATION AND CONSULTATION

7.1 The grant round was promoted in local print media, on Council's website, social media and via direct email to community groups.

8. RISK

8.1 No risks have been identified.

9. CONCLUSION

9.1 A total of seven (7) applications were received seeking a total of \$17,215.00. Following assessment against the criteria, grants to the value of \$14,515.00 are recommended for funding. The left-over funds will remain unspent.

9.2 Whilst not meeting all aspects of the essential grant criteria, the Recovery Working Group felt the unsuccessful application (Yogfence) was an innovative response to the coronavirus pandemic and appropriately targeted.

10. RECOMMENDATION

That Council approve the allocation for funding as outlined in the attached table.

ATTACHMENTS

1. List of Applicants

	Applicant	Project	Amount requested	Amount recommended
1	Kingborough Community Missions	Purchase of Freezer/s for expanded post-covid food relief program	\$3000	\$3000
2	Yogfence	Offer of free fencing classes for Kingston Youth – promoting social distancing while exercising	\$2700	\$0.00
3	Taroona Neighbourhood Garden	Seeds of Hope – seed raising and education program to encourage greater food production within a community garden.	\$3000	\$3000
4	Westwinds Community centre	Connecting our Community Mosaic Project – online learning and practical community arts project. To be installed at Silverwater Park.	\$1015	\$1015
5	Friends of Library Kingston	For the provision of e-readers to allow current home library clients to access a broader range of items without requiring internet.	\$3000	\$3000
6	Taroona Community Association	'Track Down Taroona'. Create a walking map to encourage outdoor recreation, social connection in Taroona	\$1500	\$1500
7	Kingborough Helping Hands	Caring for Our Community - launch a program which will aim to respond to increased need for essentials post covid.	\$3000	\$3000
TOTAL			\$17, 215	\$14,515

17.3 STORMWATER SYSTEM MANAGEMENT PLAN

File Number: TS2850, 2.218

Author: Alexander Aronsson, Stormwater Engineer

Authoriser: David Reeve, Executive Manager Engineering Services

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.1 Service provision meets the current and future requirements of residents and visitors.

1. PURPOSE

- 1.1 The purpose of this report is to summarise the findings of Council's developed *Stormwater System Management Plan* and to seek Council's endorsement for a number of recommendations made in this report.

2. BACKGROUND

- 2.1 Kingborough Council engaged Engeny to develop a *Stormwater System Management Plan (SSMP)* for the urban areas of the municipality.
- 2.2 The SSMP consists of several investigations. These are:
- A high-level assessment of the current level of service provided by Council's stormwater network;
 - A preliminary identification of areas exposed to elevated flood risk from overland flow; and
 - An identification of stormwater management opportunities available for Council to consider to improve the current level of service provided to the community.
- 2.3 The SSMP represents a preliminary assessment of Council's stormwater systems and should be considered a live document, where future, more detailed investigations of identified issues will refine the level of details presented in the SSMP.
- 2.4 It should be noted that the Kingston CBD and Blackmans Bay Catchment Resilience Programs have already progressed beyond the SSMP in terms of detailed analysis for the respective areas. These studies did however build on preliminary results from the SSMP provided to the consultants.

3. STATUTORY REQUIREMENTS

- 3.1 Under the *Urban Drainage Act 2013* (UDA) Council must develop a stormwater system management plan for the urban areas of its municipality.
- 3.2 A stormwater system management plan is to specify (as stated in the UDA):
- a) *Plans for the management of any assets used for the delivery of a stormwater service;*

- b) *The level of risk from flooding for each urban stormwater catchment in the public stormwater system; and*
- c) *Any other matters prescribed in the regulations or that the council considers appropriate.*

4. DISCUSSION

4.1 The objectives of the SSMP were to:

- Fulfil the requirements of the Urban Drainage Act 2013;
- Assess overall drainage deficiencies in the municipal area;
- Highlight key drainage issue areas (flood risk hotspots); and
- Provide high level recommendations for future investigations and studies.

4.2 As required by the UDA, the SSMP addresses the stormwater systems of the urban areas within Kingborough. Urban areas of the municipality were defined based on the presence of stormwater infrastructure (systems) and clusters of population. The urban areas of Tarooma, Bonnet Hill, Kingston, Kingston Beach, Blackmans Bay, Margate, Electrona, Snug, Conningham and Kettering were included in the SSMP.

4.3 Catchments within the urban areas of Kingborough are generally quite steep and ultimately discharge into the Derwent Estuary. A combination of high-density property development and the lack of formalised overland flow path corridors have resulted in several locations being directly impacted by the capacity of the piped network to prevent or reduce the risk of overland flow flooding.

4.4 The SSMP identified that Council's stormwater network generally consists of:

- Approx. 9,500 pipes
- Approx. 4,400 manholes
- Approx. 3,700 entry pits
- Approx. 5,000 house connections

4.5 A high-level stormwater pipe capacity assessment was undertaken which is presented in Appendix A of the report. The assessment concludes that:

- Approx. 3,000 out of 9,500 pipes (32%) have less than a 39% AEP (2-year ARI) capacity; and
- Approx. 5,000 out of the 9,500 pipes (53%) have less than 5% AEP (20-year ARI) capacity.

4.6 The current design standard, or level of service expected to be provided by Council, is for the minor stormwater system (the piped network) to have sufficient capacity to cater for a 5% AEP storm event. Although the assessment was a high-level study only, it does provide Council with a good indication of the state of its assets in relation to expected level of service and will provide a useful tool for strategic planning moving forward.

4.7 Further, approx. 2,700 out of 9,500 pipes (28%) are 225 mm in diameter or less and only 1,100 of these are on public land. Pipes with a diameter of 225 mm or less are prone to blockages. Therefore, Council should consider adopting a minimum pipe size for future developments/upgrades of its stormwater network.

4.8 The SSMP identified a number of general drainage issues within Kingborough:

- Many pit inlets are less than 500 mm deep. Given the steep flow paths in the study area, this may result in flow surcharge;
- Insufficient pit sizes resulting in insufficient flow capture. A number of inlet pits have lintels with ineffective or no grates, and lintels were estimated to be only 600 mm long;
- Overland flow path within private properties are not maintained and are even built over or obstructed in many cases due to no provision of easements or drainage reserves. This is not in accordance with the current Tasmanian Subdivision Guidelines, which requires that provision should be made to allow stormwater to up to a 1% AEP (100-year ARI) storm event to flow overland without undue inundation to any properties;
- A significant part of Council's drainage infrastructure (approx. 40% of the pipes) is located on private properties without the provision of easements; and
- Many of the observed drainage issues are considered to relate to the lack of a formal planning instrument for stormwater management.

4.9 Preliminary overland flow modelling for a 1% AEP storm event was undertaken as part of the SSMP. The hydrologic and hydraulic model utilised for the SSMP was not calibrated or verified against a historic storm event and the results is therefore considered to be preliminary and indicative only. The overland flow mapping is presented in Appendix B of the report. The results were used to identify key flooding 'hotspots'. An area was identified as a 'Hotspot' by being a cluster of two or more buildings affected by H2 flood hazard or worse (refer to next section for explanation). Areas exposed to creek, rivulet, river and/or coastal flooding and where only local ponding were occurring were not considered as hotspots for overland flooding.

4.10 In flood risk management, the following flood hazard vulnerability classification is commonly used:

- H1 – Generally safe for vehicles, people and buildings;
- H2 – Unsafe for small vehicles;
- H3 – Unsafe for vehicles, children and the elderly;
- H4 – Unsafe for vehicles and people;
- H5 – Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure; and
- H6 – Unsafe for vehicles and people. All building types considered vulnerable to failure.

4.11 A total of 33 hotspots were identified within the municipality of Kingborough, listed in Table 6.1 of the report, and the locations of these hotspots are presented in Appendix C. The ten worst flood affected hotspots were derived based on the severity of the flooding (the level of flood hazard present) and the number of houses affected.

4.12 The top ten identified hotspots within the municipality, as listed in Table 7.1 of the report, are (in order of priority): 1. Channel Court Shopping Centre, 2. Coles Kingston Plaza, 3. Kingston Gateway Plaza, 4. Roslyn to Pearsall Avenue, 5. Ewing Avenue, 6. Ocean Esplanade A, 7. Ocean Esplanade B, 8. Suncoast Drive, 9. Harris Court and 10. Sunny Avenue.

- Although Coles Kingston Plaza is prioritised as number 2 based on the preliminary modelling, feedback from the shopping centre from the May 2018 flood indicates that the actual flood risk is much less than what the preliminary modelling indicates as it did not flood in May 2018.
- 4.13 To reduce the flood hazard levels at the prioritised hotspots, six structural mitigation options were conceptually identified. These options are indicative only and their effectiveness was not modelled as part of this study. The six options are listed in Table 7.2 and presented in Appendix D of the report.
- 4.14 Furthermore, a higher order prioritisation was undertaken for the identified structural mitigation options where a high-level evaluation of the flood risk and the associated indicative infrastructure cost to mitigate the flood risk was weighed. This assessment resulted in a top 5 ranking, listing the most viable structural mitigation options. These are, in order of priority: 1. hotspot 19 and 23 – Roslyn Avenue, Pearsall Avenue and Ocean Esplanade B, 2. hotspot 7 and 8 – Channel Court Shopping Centre and Sherburd Street, 3. hotspot 9 and 10 – Kingston Gateway Plaza and Coles Kingston Plaza, 4. hotspot 11 and 12 – James Avenue and Ewing Avenue, and 5. hotspot 25, 26 and 27 – Roslyn Avenue to Wells Parade.
- 4.15 In addition to structural flood mitigation measures, other non-structural measures have been identified for Council to consider in future planning. These can be broadly grouped into three categories: Planning and Development Management Measures, Emergency Management Measures and Community and Catchment Management Measures.
- 4.16 Identified Planning and Development Management Measures are:
- Council to adopt a stormwater management policy; and
 - Council to utilise overland flow path mapping as a development trigger.
- 4.17 Identified Emergency Management Measures are:
- Prepare flood emergency management plans; and
 - Provide flood risk information to emergency management agencies.
- 4.18 Identified Community and Catchment Management Measures are:
- Consider making stormwater and flooding information available;
 - Provide email address for the community to submit photos and videos of storm events;
 - Undertake detailed flood risk management studies; and
 - Develop a community awareness program.

5. FINANCE

- 5.1 Some of the recommendations arising from the study will require both capital and operational expenditure in the future. Any expenditure unable to be accommodated within next year's budget allocation will be the subject of future Council reports specific to each recommendation.

6. ENVIRONMENT

- 6.1 Natural values potentially at risk from extreme weather events and climate change within the municipality catchment have not been addressed as part of this study.

7. COMMUNICATION AND CONSULTATION

- 7.1 There has been no community engagement in relation to this study to date due to the preliminary nature of the SSMP. Future community communication and consultation will occur as required as the level of detail of the study is increased.
- 7.2 A Flood Study FAQ has been prepared and will be published on Council's website to provide information regarding the background and results of Council's finalised flood risk studies to date.

8. RISK

- 8.1 A major part of this study's intention was to apply preliminary classifications of the flood risk within the municipality (as per requirements in the UDA) during a 1% AEP storm event, and where applicable, develop mitigation strategies to suggest management options of the identified flood risks.
- 8.2 Further, this study presents a preliminary identification of the current level of service provided by Council from its existing stormwater network.

9. CONCLUSION

- 9.1 This report has provided a summary of Council's SSMP resulting in several recommendations as outlined below.

10. RECOMMENDATION

That Council:

- (a) incorporate the preliminary overland flow mapping from the SSMP as a development trigger for overland flow management as part of Council's planning processes;
- (b) develop a stormwater management policy to support Council's planning process in managing future development and stormwater upgrades;
- (c) undertake detailed flood risk management studies of identified high-risk areas and review, and where applicable implement, the mitigation measures identified in the SSMP (structural and non-structural);
- (d) provide the preliminary overland flow mapping to emergency agencies; and
- (e) increase the depth of details provided in the SSMP through future studies as part of its ongoing strategic planning and improvement of stormwater management.

ATTACHMENTS

1. Stormwater System Management Plan



KINGBOROUGH COUNCIL

Stormwater System Management Plan

Report



Public

March 2020

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1. INTRODUCTION AND BACKGROUND

1.1 Overview

Engeny Water Management (Engeny) has been engaged to prepare the Kingborough Stormwater System Management Plan (SSMP) on behalf of Kingborough Council (hereafter referred to as Council or KC). The purpose of this document is to assist in addressing the requirements of the Urban Drainage Act 2013 (the Act) and will form the basis for future studies or investigation relating to stormwater quantity management. The specific requirements of the Act are outlined as follows:

- A council must develop a stormwater system management plan for the urban area of its municipality within 6 years after the day on which this Act commences.
- A stormwater system management plan is to specify:
 - Plans for the management of any assets used for the delivery of a stormwater service.
 - The level of risk from flooding for each urban stormwater catchment in the public stormwater system; and
 - Any other matters prescribed in the regulations or that the council considers appropriate.

The SSMP has been prepared based on the following guidance:

- Stormwater System Management Planning: A Guide for Local Government in Tasmania (LGAT, 2016).
- Tasmanian Subdivision Guidelines (LGAT, 2013).
- State Stormwater Strategy (EPA, 2010).
- WSUD Engineering procedures for stormwater management in Tasmania (EPA, 2012).
- Kingborough Interim Planning Scheme (KC, 2015).
- Derwent Estuary Program (DEP, 2019).

1.2 Stormwater Management Objectives

The objectives of this study were to:

- Fulfil the requirements of the Urban Drainage Act 2013.
- Assess overall drainage deficiencies in the municipal area.

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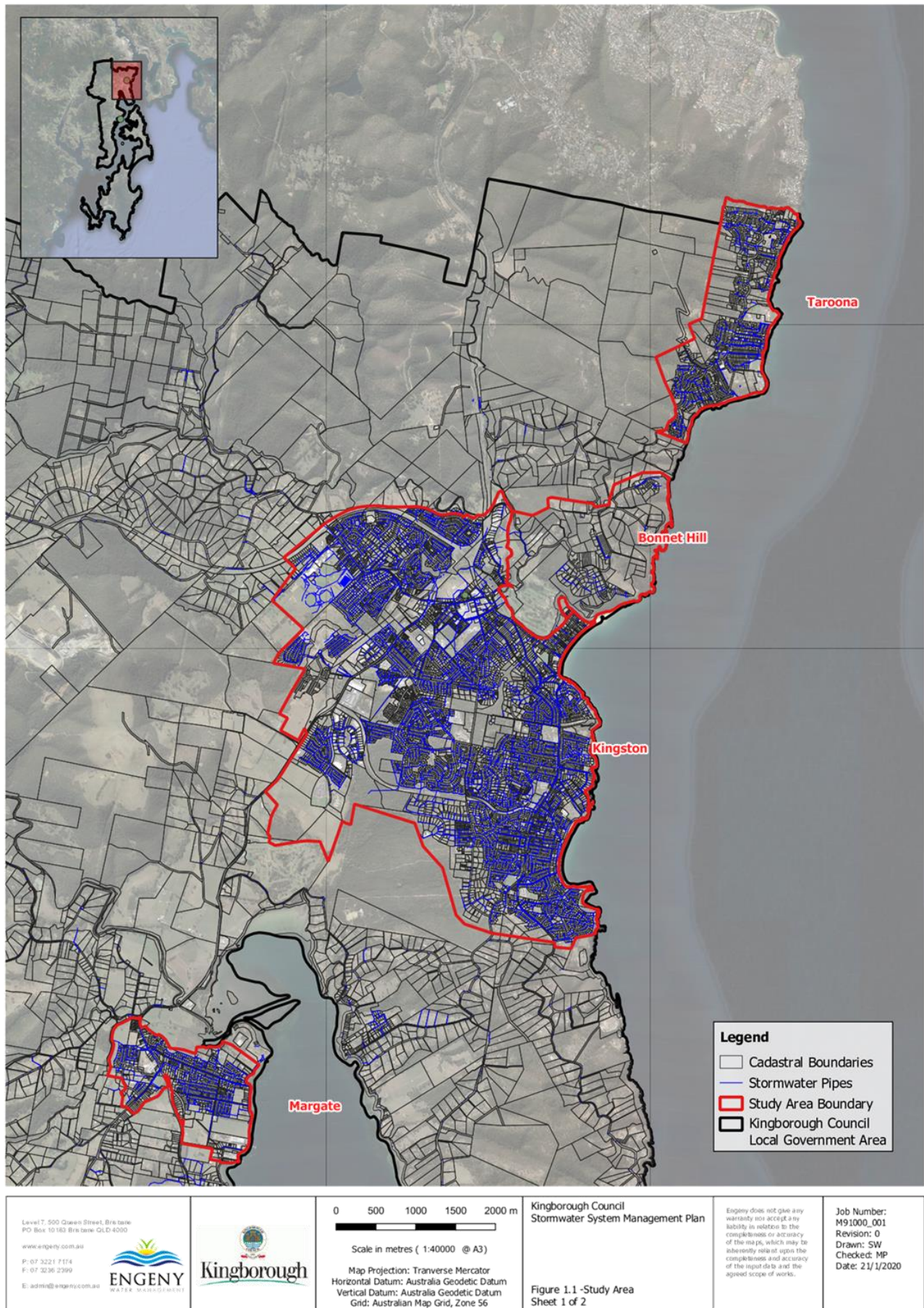


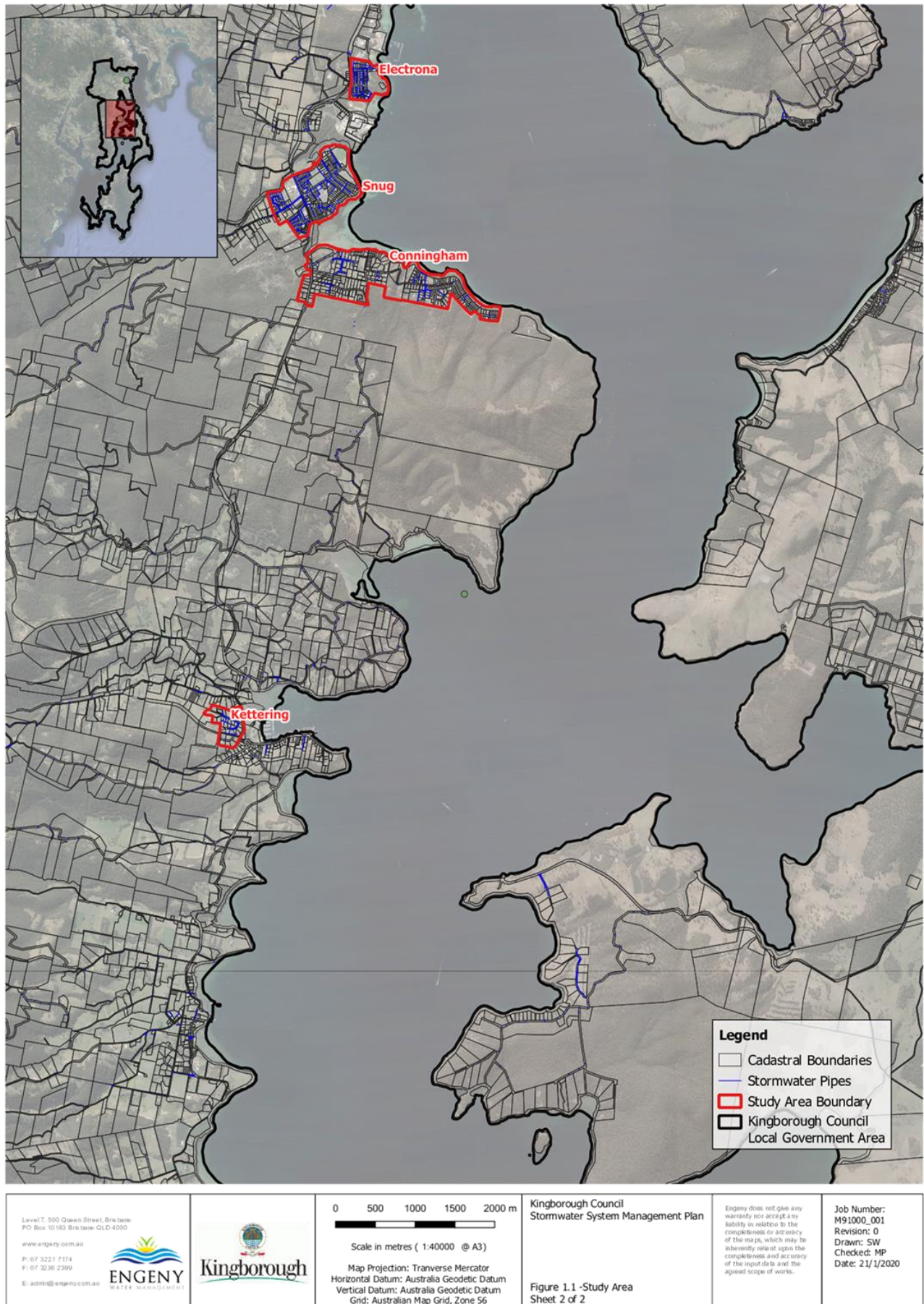
- Highlight key drainage issue areas (flood risk hotspots).
- Provide high level recommendations to improve drainage deficiencies.
- Provide recommendations for further studies.

1.3 Study Area

The SSMP addresses the stormwater systems of the urban areas within its municipality. Urban areas of the municipality were defined based on the presence of stormwater infrastructure (systems) and clusters of population. The urban areas of Taroona, Bonnet Hill, Kingston, Blackmans Bay, Margate, Electrona, Snug, Conningham and Kettering were included in the SSMP and are shown in Figure 1.1.

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2. PROJECT INPUT DATA

2.1.1 Site Visit

A site inspection was undertaken as part of the project inception in order to:

- Inspect known drainage issue locations.
- Inspect street scale drainage features not captured within the GIS data (such as typical pit dimensions).
- Assess potential for hydraulic structure blockage.
- Familiarise the project team with the building types in the study area.
- Familiarise the project team with the recent land development changes in land use since the capture of digital data.

2.1.2 Aerial Photography

Aerial imagery from Land Information Systems Tasmania (LIST) and Google Earth were used for the study.

2.1.3 Topography

Digital Elevation Models (DEMs) covering most of the study area were generated from the following sources:

- Mt Wellington and the Derwent 2010 LiDAR capture.
- Greater Hobart 2013 LiDAR capture.

The LiDAR data is incomplete for Kettering and therefore, coarser Shuttle Radar Topographic Mission (SRTM) data was used for the missing areas. This was considered appropriate given that the stormwater system within Kettering is not extensive.

2.1.4 Drainage Network

Information regarding the stormwater drainage network in GIS format was supplied by Council. A review of the data was undertaken as described in Section 4.1.

As constructed or design drawings of the following recent developments were also provided including:

- Spring Farm Estate.
- Whitewater Park.

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The stormwater data was found to be incomplete where approximately 60% of pipe invert levels were missing and approximately 1% of pipe dimensions were missing. A data gap filling process (refer Section 4.1.1) was adopted for the drainage capacity assessment, however for future drainage analysis and design, survey should be undertaken for assets with missing details given the uncertainty associated with data gap filling assumptions. Overall, the location of GIS stormwater assets was found to be of reasonable accuracy.

2.1.5 Current Stormwater Standards and Policies

The Kingborough Interim Planning Scheme does not include a specific policy or code relating to stormwater management, other than the Stormwater Drain Blockage Policy (12 November 2018). The commonly adopted stormwater drainage standard is the Tasmanian Subdivision Guidelines (2013), however there does not appear to be any formal Council requirement for the Tasmanian Subdivision Guidelines to be adopted.

As such, Council does not appear to have a formal planning instrument to manage the design and implementation of stormwater infrastructure within the Kingborough Council local government area.

2.1.6 Other Studies

Other studies utilised in this study include:

- Kingston Beach Flood Study (KC, 2016).
- State of the Derwent Estuary 2010-2015 (DEP, 2015).
- State of the Derwent Report Card 2018 (DEP, 2018).
- Stormwater and Rivulet Monitoring Report 2010-2011 (DEP, 2011).

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3. CATCHMENT DESCRIPTION

The stormwater catchments within the study area are generally steep and ultimately discharge to the Derwent Estuary. Given the density of property development within the urban areas and the overall lack of formalised overland flow management, there are several locations where stormwater impacts are affected by the capacity of the pipe network. As such, the inlet capacity of entry pits is critical to ensure that the existing pipe network is flowing at full capacity. The existing piped drainage network was found to generally consist of the following:

- Approximately 9500 pipes (excluding subsoil drains).
- Approximately 4400 manholes.
- Approximately 3700 entry pits.
- Approximately 5000 house connections.

The majority of the urban population resides in Kingston (including Blackmans Bay). The land use in accordance with the Kingborough Interim Planning Scheme for over 50% of the Kingston study area is 'General Residential'. Residential areas in Bonnet Hill, Conningham, Electrona, Kettering, Margate, Snug and Tarcoona are of lower density and zoned 'Low Density Residential', 'Rural Living' or 'Environmental Living'.

Approximately 180 mm of rainfall was recorded at the Kingston Greenhill rain gauge (094222) over 24 hours during the May 2018 storm event. This event resulted in widespread flood damage through the Kingborough Municipality. An example of damage to Channel Court caused by flood debris is shown in Figure 3.1.

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Figure 3.1 Flood Debris at the Channel Count Shopping Centre (ABC, 2018)

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4. DRAINAGE CAPACITY ASSESSMENT

4.1 Overview

An assessment of the piped drainage capacity has been undertaken. Computational modelling was not undertaken as a part of this assessment and further investigation is required to confirm the drainage issues and inform the design of drainage improvement measures.

4.1.1 Data Gap Filling

A review of Council's pit and pipe data was undertaken. Although the data was found to be incomplete, it was deemed sufficient for the purposes of this study. However, a gap filling process was required prior to the drainage assessment. A description of the data issues and adopted gap filling assumptions are summarised in Table 4.1 Pit and Pipe Data- Gap Filling.

The gap filling process was largely automated. This process is suitable for this project and a reasonable outcome was achieved. For future investigations, a manual data review will be required.

Table 4.1 Pit and Pipe Data- Gap Filling

Data Issue	Gap Filling Assumption
Approximately 1% of pipe diameters/dimensions missing	The missing pipe diameters/dimensions were filled based on the following hierarchy of information: <ol style="list-style-type: none"> 1. Key missing dimensions (major structures) were supplied by Council upon further data request. 2. Where upstream or downstream pipe sizes were known, the same size was assumed. 3. Where there are no upstream or downstream pipe sizes, a pipe size based on a similar drainage catchment was assumed.
Approximately 60% of pipe invert levels missing	Pipe slopes were calculated based on the topographic slope where invert levels were unavailable or unrealistic.
Pit inlet and manhole invert levels not available	Pit inlet and manhole invert levels assumed to be the lowest invert level of the connecting pipes.
Pit inlet and manhole dimensions not available	Typical pit inlet dimensions were assumed based on site observations, discussions with Council and measurement of detailed aerial photography.
Unrealistic invert levels (e.g. pit and pipe invert)	Unrealistic invert levels were manually rectified based as follows:

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Data Issue	Gap Filling Assumption
levels 100 m above the surface)	<ol style="list-style-type: none"> Where the invert levels were approximately 10 or 100 times higher or lower than surrounding levels, it was assumed that this is a data entry error (e.g. 178 m AHD intended to be 17.8 m AHD) Otherwise, invert levels were calculated based on 600 mm cover above the top of the largest connecting pipe.

4.2 Pipe Capacity Assessment

4.2.1 Methodology

The piped drainage capacity has been assessed as follows:

- Peak flows for the 39% AEP (2 year ARI), 5% AEP (20 year ARI) and 1% AEP (100 year ARI) were calculated as follows:
 - The Rational Method was used to calculate peak flows for eleven (11) catchments of different areas (1900 m² to 182 ha).
 - A catchment area and peak flow regression equation was determined based on the Rational Method calculations.
 - A catchment area was calculated for each pipe and a peak flow was determined based on the regression equation.
- Piped drainage capacities were calculated as follows:
 - The Manning's equation was used to calculate pipe capacities based on pipe slopes and diameters.
 - The orifice equation was used to calculate pipe capacities based on pipe diameters.
 - Given the steep slopes in the catchment, pipes capacities can be inlet controlled. The lesser of the Manning's equation and orifice equation calculated capacities was adopted as the pipe capacity.
- The design event peak flows were compared to the drainage capacities for each pipe.

Details of the assessment are described in Section 4.2.2 to 4.2.5 below and pipe capacity assessment maps for the study area are provided in Appendix A.

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4.2.2 Rational Method

The Rational Method was used to calculate peak flows for eleven (11) catchments of different areas (1900 m² to 182 ha). The time of concentration was calculated based on 7 minutes standard time of concentration and travel time through the piped drainage system.

The travel time through the piped drainage system was calculated based on Manning's equation for velocity through the pipes. The runoff coefficient (C) was calculated based on a C10 values and frequency factors from Book 4 of Australian Rainfall and Runoff (Engineers Australia, 1987).

4.2.3 Catchment Areas

The process to calculate the catchment area for each pipe was undertaken as follows:

- The piped drainage system was 'burned' into the DEM as a stream network. The burn depth for each pipe was the pipe diameter + 1.5 m.
- The burned DEM was hydrologically corrected using a sink filling algorithm (Wang & Liu, 2006).
- The catchment area was calculated for every cell in the hydrologically corrected DEM using the Deterministic 8 algorithm (O'Callaghan and Mark, 1984).
- The catchment area at the middle of the pipe was adopted as the catchment area for each pipe.
- The calculated catchment areas were manually checked for eleven (11) catchments of different sizes and suitable validation was achieved.

4.2.4 Capacity Assessment

The lesser of the capacities calculated by the Manning's equation and orifice equation was adopted as the pipe capacity as described in the equation below.

$$\text{Pipe Capacity} = \min \left(\frac{1}{n} AR^{\frac{2}{3}} \sqrt{S}, C_d A \sqrt{2gh} \right)$$

Where n= Manning's coefficient = 0.013, A= Area, R= Hydraulic Radius, S= Slope,

C_d=Coefficient of Discharge, g= gravity, h= head level

4.2.5 Results

Although this methodology allows for a municipality wide assessment, it is an indicative and broad scale assessment only. Key observations from the assessment results included:

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- Approximately 3000 out of 9500 pipes (32% of pipes) have less than 39 % AEP (2 year ARI) capacity.
- Approximately 5000 out of 9500 pipes (53% of pipes) have less than 5% AEP (20 year ARI) capacity.

4.3 Pit Capacity Assessment

Based on a desktop review, discussions with Council and observations from the site inspection, insufficient pit capacity is considered to be a relatively common and key drainage issue. The insufficient pit capacity is generally related to an inappropriate inlet size and configuration. Many pits lintels are less than 1.5 m long with a small or absent grate (e.g. side entry only). Given the steep flow paths in the study area (often >5%), the intended flows are likely to bypass many pits in the catchment.



Figure 4.1 Example of Potentially Ineffective Side Entry Pit on Harris Court, Kingston

Another observation was that many inlet pits were less than 500 mm deep. Given the steep flow paths in the study area this may result in flow surcharge. An example is shown in Figure 4.2.

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Figure 4.2 Example of Potentially Insufficient Pit Depth

4.4 Blockage Potential Assessment

Approximately 2700 out of 9500 pipes (28% of pipes) within the study area are 225 mm or less in diameter, 1100 of which are on public land. Guidance from the Tasmanian Subdivision Guidelines (LGAT, 2013) suggests a minimum pipe diameter of 300 mm for road drainage. In Queensland, the minimum pipe diameter adopted by most councils is 375 mm based on guidance from the Queensland Urban Drainage Manual (QUDM) (refer QUDM Section 7.8.3). QUDM does allow for 300 mm RCPs in some circumstances subject to hydraulic analysis. The minimum pipe size is enforced by councils through a stormwater code or policy which is contained within the planning scheme.

Given the debris loads observed in post-flood photos (e.g. May 2018), pipe sizes of 225 mm diameter or less are prone to blockage and therefore a minimum pipe size should be adopted for future stormwater planning and design. KC will need to consider the planning mechanism to enforce design criteria, however a stormwater code is commonly used in Queensland and other states.

**KINGBOROUGH COUNCIL
STORMWATER SYSTEM MANAGEMENT PLAN****5. OVERLAND FLOW PATH ASSESSMENT**

An overland flow path assessment has been undertaken to assist in defining flood risk hotspots. This included the development of a TUFLOW direct rainfall model of the entire study area (except for Kettering where detailed topographic data was incomplete). This modelling is preliminary only and should not be used for any purpose other than providing a high-level indication of overland flow paths. Further detailed modelling and investigation is required prior to the design of any mitigation measures. The overland flow path mapping is provided in Appendix B.

5.1 Model Development

The Kingborough SSMP study area has been modelled using a 2D direct rainfall approach. Rainfall hyetographs were applied directly to the model topography and both the hydrology and hydraulics analysis were resolved in the same model. The TUFLOW modelling software was adopted for the study. TUFLOW has been successfully applied for similar projects in Tasmania and across Australia.

5.1.1 Rainfall and Infiltration

The 1% AEP 30 minute storm was selected for the overland flow path assessment. The catchments are generally steep and urbanised and affected by flash flooding. Therefore, the 30 minute storm was selected as a representative storm. Neither critical duration analyses nor temporal pattern analyses have been undertaken.

The Australian Rainfall and Runoff (ARR) 2019 rainfall depth was adopted and sourced from the Bureau of Meteorology (BoM) online Intensity-Frequency-Duration (IFD) tool. Areal reduction factors were not applied. The Zone 1 temporal pattern from ARR 1987 based on the Average Variability Method (Pilgrim and Cordery, 1975) was adopted. The adoption of the ARR 1987 AVM temporal pattern is appropriate for the purpose of this assessment. ARR 2019 specified three approaches to design event analysis, which includes the simple event approach. The simple approach to modelling simulations involves application of a single temporal pattern per storm event AEP and duration combination. Both the ARR 2019 and ARR 1987 guidelines recommend the use of temporal patterns that were developed using the Average Variability Method (AVM) for simple event analysis, which is considered appropriate for the purpose of this study.

No infiltration was modelled as a conservative assumption. It is noted that climate change has not been considered in the assessment. It is advised that climate change be considered in accordance with latest guidance for more detailed planning and design.

**KINGBOROUGH COUNCIL
STORMWATER SYSTEM MANAGEMENT PLAN****5.1.2 Topography, Model Extent and Cell Size**

The adopted base topography in the model was based on Digital Elevation Models (DEMs) generated from:

- Mt Wellington and the Derwent 2010 LiDAR capture.
- Greater Hobart 2013 LiDAR capture.

No modifications were made to the base topography. The model extent captures the entire study area and upstream drainage catchments (not including creek or rivulet catchments). A cell size of 4 m was adopted to represent key flow paths while maintaining practical simulation time.

5.1.3 Hydraulic Structures

Surface hydraulic infrastructure such as detention basins and drainage channels that were captured in the LiDAR topography have been included within the model. Bridges and road overpasses have been represented within the model as openings (i.e. no bridge deck or piers). However, sub-surface infrastructure such as culvert, pits and pipes have not been modelled. This is appropriate for the purpose of this study, which was to determine indicative overland flow paths. Culverts and bridges should be represented in flood studies and subsurface drainage infrastructure should also be included in more detailed drainage studies.

5.1.4 Boundary Conditions

The rainfall hyetographs were applied directly to the model topography and therefore flow accumulation was resolved within the hydraulic model itself. A constant water level of 0 m AHD has been applied at the model downstream boundaries, which allows for a free outfall condition and a suitable assessment of overland flow generated by local catchment runoff.

5.2 Results

A filtering process was also been undertaken to improve the legibility of the overland flow path results. The filtering criteria was as follows:

- Exclude flood depth velocity products $<0.02 \text{ m}^2/\text{s}$.
- Exclude flood depths $<0.05 \text{ m}$.
- Exclude ponds $<500 \text{ m}^2$ in area.

Mapping of the overland flow path results are provided in Appendix B.

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The results have been mapped according to the General Flood Hazard Curves (Smith et. al., 2014). This classification has been determined based on the vulnerability and is also described in Figure 5.1.

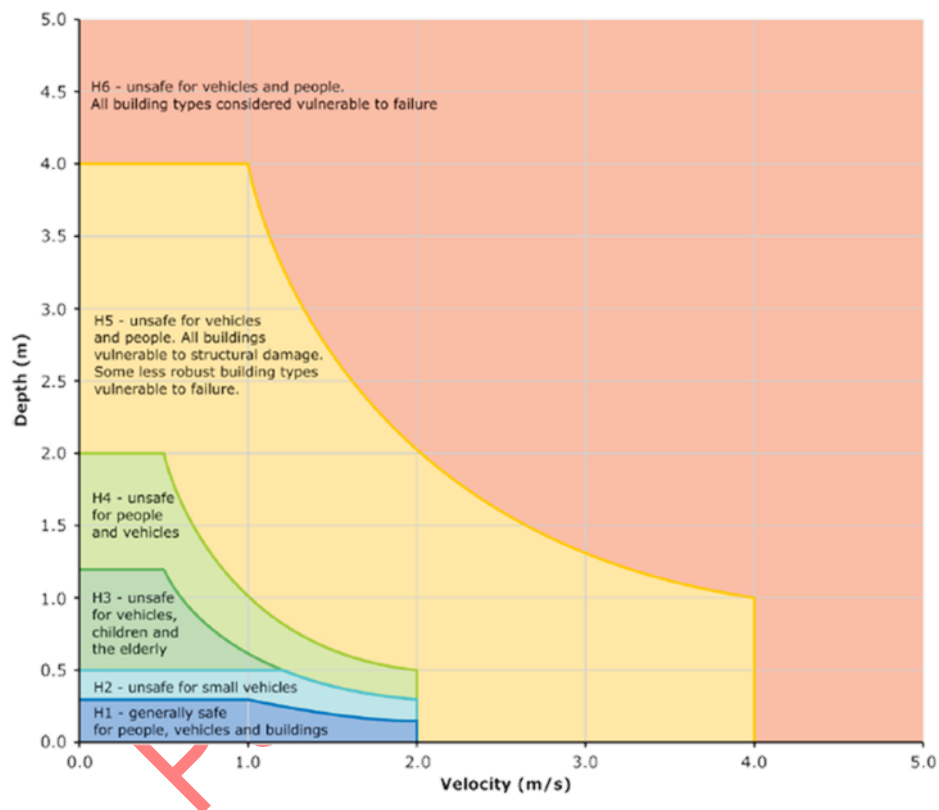


Figure 5.1 Flood Hazard Curves

5.3 Limitations

Hydraulic modelling limitations include:

- Rain on grid application within TUFLOW based on 1% AEP 30 minute storm only. No hydrologic validation.
- No inclusion of 1d network (i.e. bridges stormwater pits and pipes, etc.)
- Limited modification of the 2d domain (based on LiDAR data).

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- Obstructions such as buildings have not been specifically represented within the model and therefore overland flow is shown through shopping centres (i.e. Channel Court Shopping Centre and Kingston Plaza) which may not reflect reality.

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6. DRAINAGE ISSUES

6.1 General Drainage Issues

Based on the site inspections, discussions with Council, the drainage assessment and the overland flow path assessment, the following general drainage issues were observed within the study area:

- Many inlet pits were less than 500 mm deep. Given the steep flow paths in the study area, this may result in flow surcharge.
- Insufficient pit sizes resulting in insufficient flow capture. A number of inlet pits had lintels with ineffective or no grates, and lintels were estimated to be only 600 mm long.
- Overland flow paths within private properties are not maintained and are even built over or obstructed in many cases due to no provision of easements or drainage reserves. This is not in accordance with the Tasmanian Subdivision Guideline, which requires that provision should be made to allow stormwater flow up to a 100 year ARI storm to flow overland without undue inundation to any properties.
- Significant drainage infrastructure (approximately 40% of pipes) located on private property without the provision of easements.
- Many of the observed drainage issues are considered to relate to the lack of a formal planning instrument for stormwater management.

Section 7.2.1 outlines the recommendation to ensure these drainage issues do not continue to occur.

6.2 Key 'Hotspot' Areas

Flood risk 'hotspots' were generally defined as clusters of two or more buildings affected by H2 flood hazard or worse, based on the overland flow path assessment, with the following exceptions:

- Where buildings are only affected by local ponding, not by a major flow path. This has been excluded.
- Where buildings are affected by creek, rivulet, river or coastal flooding.

The defined hotspots are for indicative purposes only and based on a preliminary assessment, therefore may not reflect the actual flood risk to properties. For example, buildings have not been specifically represented within the model and therefore an overland flow path is shown through shopping centres (i.e. Channel Court Shopping Centre and Kingston Plaza) and buildings which may not reflect reality. For the purpose of this high-level study, commercial premises were conservatively assumed to be potentially affected

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where a major flow path was observed, however further investigation and hydraulic assessment is required to confirm the flood risk to commercial properties.

Additionally, it is understood that several properties (mainly along Stirling Drive and Hillside Drive in Blackmans Bay) suffered flooding and severe scouring due to surcharge from the stormwater network during the May 2018 event. Flooding due to stormwater network deficiencies may not be captured in this study, however more detailed studies should include stormwater network modelling to provide a more accurate assessment of surface and subsurface flow behaviour.

The identified hotspots were delineated based on being part of the same flow path or potentially being affected by the same infrastructure. The flood risk hotspots are mapped in Appendix C and summarised in Table 6.1.

Table 6.1 Preliminary Hotspots (Number of Buildings in each Hazard Classification)

	Hotspot	H1	H2	H3	H4	H5	H6
1	Belhaven Avenue (Taroona)		2				
2	Norwood Avenue (Taroona)	5	1				
3	Seaview Avenue (Taroona)	1	1	1			
4	Summerleas Road (Kingston)	3	1				
5	Ferguson Court (Kingston)	2	4				
6	Harris Court (Kingston)	3	4		2		
7	Sherburb Street (Kingston)	2			1		
8*	Channel Court Shopping Centre (Kingston)	Key Commercial Area affected by up to H5 hazard					
9*	Coles Kingston Plaza (Kingston)						
10*	Kingston Gateway Plaza (Kingston)						
11	James Avenue (Kingston Beach)	2	1				
12	Ewing Avenue (Kingston Beach)	5	10			1	
13	Beach Road (Kingston Beach)	7	2				
14	Saffron Drive (Kingston)	3	2				

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	Hotspot	H1	H2	H3	H4	H5	H6
15	Algona Road (Kingston)		2	2			
16	Hiern Road (Blackmans Bay)	5	2				
17	Powell Avenue (Blackmans Bay)			1			
18	Blowhole Road (Blackmans Bay)		5				
19	Roslyn to Pearsall Avenue (Blackmans Bay)	14	16	5	3		
20	Sunny Avenue (Blackmans Bay)	11	3				
21	Pearsall Avenue to Wells Parade (Blackmans Bay)	3		2		1	
22	Ocean Esplanade A (Blackmans Bay)			1	4	1	
23	Ocean Esplanade B (Blackmans Bay)	3	4	2	1		
24	Woodlands Drive to Roslyn Avenue (Blackmans Bay)	4	2		1		
25	Roslyn Avenue to View Street (Blackmans Bay)	3	2				
26	View Street to Hazell Street (Blackmans Bay)	3	3				
27	Hazell Street to Wells Parade (Blackmans Bay)	7	3				
28	Illawarra Road (Blackmans Bay)	4	3				
29	Coral Place (Blackmans Bay)	2	2	1			
30	Suncoast Road (Blackmans Bay)	1	4	1	2		
31	Homebush Court (Margate)	1	1				
32	Conningham A (Conningham)		1				
33	Conningham B (Conningham)	1	2	1			

**Shopping centres have been conservatively assumed to be potentially affected for the purpose of this high-level assessment.*

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7. STORMWATER MANAGEMENT OPPORTUNITIES

Managing stormwater and any associated flood risk is important to improve community resilience to flooding and limiting flood risk growth which may occur from increased development and changes to climate. Achieving effective management within the Kingborough Council LGA should involve encouraging or promoting the:

- Inclusion of stormwater management outcomes in policies, planning instruments and forward plans.
- Management of existing, future and residual flood risk for the local community using a range of suitable measures.
- Engagement with, and active participation of, the local community in managing the flood risks they face.
- Identification, assessment and implementation of feasible, practical and effective options to treat intolerable risks to the existing community, considering their social, environmental and economic benefits and costs, and their sustainability.

Generally, flood risk management opportunities are broadly separated into three (3) categories; property modification measures, response modification measures and flood behaviour modification measures. However, for the purpose of the SSMP, stormwater and flood risk management measures have been described as follows:

- Structural management measures.
- Planning and development management measures.
- Emergency management measures.
- Community and catchment management measures.

Effective strategies often include a combination of measures rather than focusing only on the most favoured measure.

7.1 Structural Management Measures

Structural management options have been identified for prioritised hotspots as part of this study, however other hotspots and mitigation options may also be considered and assessed as part of future studies. A review of these hotspots and identification of potential others should also be considered and assessed as part of future studies, including assessment of the feasibility and cost-benefit ratio of these options.

The prioritised hotspots were determined based on an assessment of number of properties affected by the flood hazard. A hazard score was derived for each hotspot based on the sum product of the number of properties and the hazard classification (e.g. H3 =3). The

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prioritised hotspots consist of the hotspots with the ten (10) worst scores summarised in Table 7.1.

It is noted that the worst hotspots are generally located within the Kingston CBD catchment or the Blackmans Bay catchment. Key commercial areas were given an arbitrary and conservative score of 100 and whilst premises within the shopping centres may not have been inundated in the 2018 event, the high score will ensure that flood risks and mitigation options are further assessed as part of future studies.

Table 7.1 Prioritised Flood Risk Hotspots (based on Hazard Score)

	Hotspot	H1	H2	H3	H4	H5	H6	Hazard Score
8	Channel Court Shopping Centre (Kingston)	Key Commercial Areas**						100
9*	Coles Kingston Plaza (Kingston)							100
10*	Kingston Gateway Plaza (Kingston)							100
19	Roslyn to Pearsall Avenue (Blackmans Bay)	14	16	5	3			73
12	Ewing Avenue (Kingston Beach)	5	10			1		30
22	Ocean Esplanade A (Blackmans Bay)			1	4	1		24
23	Ocean Esplanade B (Blackmans Bay)	3	4	2	1			21
30	Suncoast Road (Blackmans Bay)	1	4	1	2			20
6	Harris Court (Kingston)	3	4		2			19
20	Sunny Avenue (Blackmans Bay)	11	3					17

* Although preliminary overland flow mapping indicates that Kingston Plaza floods, feedback to Council from business owners suggests that little to no flooding was experienced during the May 2018 event. As such, actual flood risk may be much less than indicated.

**Key commercial areas were given an arbitrary score of 100 which is intentionally conservative for the purposes of this assessment.

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7.1.1 Structural Management Options for Prioritised Hotspots

Six key potential structural management measures have been identified to improve flooding issues at the prioritised hotspots. These were considered to be the most viable structural measures and are summarised in Table 7.2 and mapped in Appendix D. These options are indicative only and are only provided for consideration in future studies. Mitigation measures for other hotspots should also be reviewed in future studies.

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Table 7.2 Potential Structural Management Measures - Prioritised Hotspots

Mitigation Measure		Relevant Hotspots	Additional Considerations
KIN1	<ol style="list-style-type: none"> Construct embankment along disturbed pedestrian path upstream of existing basins/wetlands or within the Sherburd Street road reserve to create a detention basin (upstream storage). There is an existing walking track on the school property that could potentially be raised to form an embankment to attenuate flows. Additionally, the two small existing basins/wetlands located immediately upstream of 12 and 14 Sherburd Street could be rectified or upgraded to marginally increase detention storage and improve their functionality. Increase pit capacity upstream of the Channel Court Shopping Centre 	7, 8, 9 and 10	<p>Mitigation Measure 1 will increase flood levels within the Kingston Primary School property due to the creation of flood storage/detention. Further investigation will need to account for the safety of students and the general public as well as any potential compromise of school use. The embankment height to be further investigated with consideration of these matters.</p> <p>The adequacy of the existing inlet pits on Freeman Street should be investigated as part of a more detailed study (incl. hydraulic modelling) to determine whether upgrading the inlet pits will provide any benefit.</p>
KIN2	Upgrade pit and pipe network from Ferguson Court down Harris Court and outlet in gully downstream	6	This may increase flooding downstream and should only be proposed in conjunction with or following consideration of downstream options
KIN3	Upgrade pit and pipe network from Roslyn Ave down James Ave to outlet	11 and 12	
BLB1	Upgrade pits at sags on Roslyn Avenue and construct pipe down Pearsall avenue to outlet	19, 20, 21, 22 and 23	
BLB2	Upgrade pits at sags on Roslyn Ave, View Street- and Hazell Street and construct pipe to outlet	25, 26, 27 and 23	
BLB3	Construct detention basin within park. Upgrade pit and pipe system from Coral Place down Suncoast Drive	30	

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7.1.2 Structural Management Options for All Hotspots

Potential structural management measures have been identified to improve flooding issues at the remainder of the flood risk hotspots (refer to Appendix C). The options are summarised in Table 7.3. These options are indicative only and are only provided for consideration in future studies. It is noted that no feasible structural management options were identified for some hotspots, this is primarily as a result of flow paths and stormwater infrastructure being located within private property.

Table 7.3 Potential Management Options - All Hotspots

Hotspot		Potential Management Option
1	Belhaven Avenue (Taroona)	Re-profile verge and driveways to increase capacity in the road sag
2	Norwood Avenue (Taroona)	Re-profile verge and driveways to increase capacity in the road sag
3	Seaview Avenue (Taroona)	Construct diversion bund or channel behind 31-43 Seaview Avenue
4	Summerleas Road (Kingston)	Upgrade 100m of pipe from Willowbend road to downstream gully
5	Ferguson Court (Kingston)	No feasible structural management option identified
6	Harris Court (Kingston)	Refer to KIN2 in Table 7.2.
7	Sherburd Street (Kingston)	Refer to KIN1 in Table 7.2, and/or
8	Channel Court Shopping Centre (Kingston)	Upgrade/rectify existing stormwater basins (Lot 1 on GQQ92), and/or Increase pit capacity upstream of the Channel Court Shopping Centre
9	Coles Kingston Plaza (Kingston)	Refer to KIN1 in Table 7.2, and/or
10	Kingston Gateway Plaza (Kingston)	Upgrade 300 m of pipe from Channel Court Shopping Centre to Whitewater Creek (including pit upgrades)
11	James Avenue (Kingston Beach)	Refer to KIN3 in Table 7.2. An alternative option to upgrade the existing drainage network along James Lane was also considered and should be investigated as part of a future study
12	Ewing Avenue (Kingston Beach)	
13	Beach Road (Kingston Beach)	Upgrade road profile (Kerb or verge raise) for 500m from Roslyn Avenue north to Browns River
14	Saffron Drive (Kingston)	Upgrade 300 m of pipe down Thornhill Street to downstream gully (including pit upgrades)

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Hotspot		Potential Management Option
15	Algon Road (Kingston)	Construct diversion bund on the eastern end of the site, however impacts to adjacent properties should be considered.
16	Hiern Road (Blackmans Bay)	No feasible structural management option identified in SSMP
17	Powell Avenue (Blackmans Bay)	Reprofile local topography to avoid ponding behind Powell Road (on affected property)
18	Blowhole Road (Blackmans Bay)	Upgrade road profile (Kerb or verge raise) for 300m from the intersection of Talone Road and Blowhole Road down to gully
19	Roslyn to Pearsall Avenue (Blackmans Bay)	Refer to BLB1 in Table 7.2.
20	Sunny Avenue (Blackmans Bay)	
21	Pearsall Avenue to Wells Parade (Blackmans Bay)	
22	Ocean Esplanade A (Blackmans Bay)	
23	Ocean Esplanade B (Blackmans Bay)	
24	Woodlands Drive to Roslyn Avenue (Blackmans Bay)	No feasible structural management option identified
25	Roslyn Avenue to View Street (Blackmans Bay)	Refer to BLB2 in Table 7.2.
26	View Street to Hazell Street (Blackmans Bay)	
27	Hazell Street to Wells Parade (Blackmans Bay)	
28	Illawarra Road (Blackmans Bay)	Upgrade 250 m of pipe from intersection of Illawarra Road and Illawarra Court down to Blackmans Bay (including pit upgrades). This measure should be reviewed with consideration of the recently upgraded stormwater system on Illawarra Road.
29	Coral Place (Blackmans Bay)	No feasible structural management option identified in SSMP

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Hotspot		Potential Management Option
30	Suncoast Road (Blackmans Bay)	Refer to BLB3 in Table 7.2.
31	Homebush Court (Margate)	Re-profile verge and driveways to increase capacity in the road sag
32	Conningham A (Conningham)	Reprofile local drainage to avoid flooding of buildings (on affected properties)
33	Conningham B (Conningham)	Reprofile local drainage to avoid flooding of buildings (on affected properties)

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**KINGBOROUGH COUNCIL
STORMWATER SYSTEM MANAGEMENT PLAN****7.2 Planning and Development Management Measures****7.2.1 Adopt a Stormwater Management Policy**

Stormwater systems for new development should be designed in accordance with the Tasmanian Subdivision Guidelines (LGAT, 2013) or a Kingborough Council Stormwater Code. Improving the design of new stormwater systems is significantly more cost effective than rectifying poorly designed stormwater systems. The Tasmanian Subdivision Guidelines (LGAT, 2013) provides guidance on stormwater design in Tasmania, however it is also advised that Council consider adopting a stormwater management guideline/code or policy to support the planning scheme in managing future development.

Based on the drainage issues identified in the existing stormwater system, the key design considerations are as follows:

- Ensure provision of overland flow paths for major events to ensure that provision is made to allow stormwater flow up to a 100 year ARI storm to flow overland without undue inundation to any properties.
- Ensure minimum pipe sizes, pit sizes and pit depths. Based on the specified minimum pipe size of 300 mm from the Tasmanian Subdivision Guidelines, 300 mm would be considered appropriate.
- Ensure pipes are located on public property or within dedicated easements. This should be enforced for future development. High risk uncontrolled overland flow through existing private properties should be identified and considered for voluntary or compulsory easement acquisition. More detailed investigation and hydraulic modelling is likely to be required to enable this determination.
- Ensure that stormwater drainage design considers pit head loss reduction (i.e. benching) where required and additional design considerations to prevent manhole lids from popping for systems with steep hydraulic grades.

Council should consider developing a stormwater code that can refer to the Tasmanian Subdivision Guidelines or Kingborough Council specific requirements with consideration for best stormwater management practice including reference to QUDM and other industry leading guidelines. Additionally, a review of development assessment considerations relating to stormwater management should also be undertaken.

Additionally, Council should ensure that stormwater headwork charges are spent on addressing issues identified in the SSMP and more detailed stormwater related studies or projects.

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A preliminary overland flow path assessment has been undertaken as part of this study (refer to Section 4 and Appendix B). With further refinement, the outputs can be utilised as a trigger to identify development that may be subject to overland flow and trigger the requirement to manage overland flow accordingly. For example, if a proposed development involves building or earthworks within the development trigger, a detailed overland flow path assessment (i.e. hydrologic and hydraulic analysis) may be required to quantify the extent of overland flow and determine appropriate measures and development layouts to manage overland flow accordingly.

7.3 Emergency Management Measures**7.3.1 Prepare Flood Emergency Management Plans (FEMP)**

Flood Emergency Management Plans (FEMP) address evacuation, emergency access, flood warning and preparedness. A FEMP for the Channel Court shopping centre may be of particular value given recent flood damages in May 2018. The FEMP would serve to assist shopping centre management, its tenants and customers to reduce the impacts from flooding.

7.3.2 Provide Flood Risk Information to Emergency Management Agencies (e.g. State Emergency Service)

Flood risk information collected and analysed by Council as part of this study and as part of future studies can be used to assist emergency management agencies. It is also advised that the viability of flash flood warning be further investigated as part of the catchment resilience project for Kingston.

7.4 Community/ Catchment Management Measures**7.4.1 Consider Making Stormwater and Flooding Information Publicly Available**

A requirement of the Urban Drainage Act 2013 is for Council to maintain publicly available maps showing all public stormwater systems. Integrating the Council GIS system with interactive online mapping can ensure that information is consistent and up to date. Additionally, available flood mapping (i.e. flood risk and/or overland flow) should also be made available at key Council locations including the Civil Centre for hard copy inspection.

7.4.2 Provide Email Address for the Community to Submit Photos and Videos of Storm Events

The accuracy of flood models is generally limited by the availability of historical flood data. An email address for the community to submit photos and videos of storm events or any

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other information can assist in any future flood risk investigations. This could be ongoing or only used for the collection of event specific information following a flood event.

7.4.3 Undertake Detailed Flood Risk Management Studies

It is understood that Council has commenced projects developing resilience programs for the Kingston CBD catchment and the Blackmans Bay catchment. This is a positive measure taken by Council and it is recommended that relevant information from the SSMP is transferred to these studies (e.g. potential management measures), however the limitation of the SSMP should be clearly understood.

7.4.4 Develop a Community Awareness Program

Increased community education and awareness can better facilitate response in a flood event and flood risk in general. A community awareness program is recommended following the completion of the catchment resilience programs for Kingston and Blackmans Bay. The community awareness program can serve to increase flood risk awareness as well as promote the mitigation measures proposed to reduce risk. Details of the program such as the program objectives, target audience, method/s of engagement and communication, and information to be disseminated is to be further considered by Council following the completion of the catchment resilience programs.

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8. COST ESTIMATES

8.1 Methodology and Assumptions

For the purpose of prioritising structural mitigation options, high level indicative cost estimates have been undertaken for the potential structural management options outlined in Table 7.3. As no concept design or hydrologic/hydraulic modelling has been undertaken, quantities have been broadly estimated based on approximate lengths and volumes only. Given the inaccuracy of the cost estimates, they have been broadly categorised and are presented in Table 8.1.

Table 8.1 Costing Approach

Cost Category	Criteria	Cost Score
Low	Cost estimate <\$1,000,000	1
Medium	\$5,000,000 > Cost estimate >\$1,000,000	2
High	Cost estimate >\$5,000,000	3
N/A	No mitigation option identified	4

It is noted that these cost estimates are for prioritisation purposes only and should not be used for budgeting purposes. Structural measures should be assessed and reprioritised as part of more detailed projects.

8.2 Cost Score

The cost score determined for each hotspot is presented in Table 9.2.

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9. PRIORITISATION

9.1 Methodology

A higher order prioritisation has been undertaken for the identified hotspots. The prioritisation has been based on a high-level evaluation of flood risk and the associated indicative infrastructure cost to mitigate the identified flood risk. Flood risk has been determined based on the flood hazard score which was derived for each hotspot based on the sum product of the number of properties and the hazard classification (e.g. H3 =3).

It is advised that the hotspots, risks and mitigation costs be reviewed and further assessed as part of more detailed studies in the future.

9.2 Prioritisation

The overall prioritisation results are presented in Table 9.2, however the top five (5) ranked mitigation options are presented in Table 9.1.

Table 9.1 Top 5 Ranked Mitigation Options

Rank	Location	Hazard Score	Cost Score	Prioritisation Score
1	Hotspots 19 to 23 – Roslyn Ave, Pearsall Ave and Ocean Esp	149	2	75
2	Hotspots 7 and 8 – Channel Court Shopping Centre and Sherburd St	106	2	53
3*	Hotspots 9 and 10 – Kingston Gateway Plaza and Coles Kingston Plaza	100	2	50
4	Hotspots 11 and 12 – James Ave and Ewing Ave	34	2	17
5	Hotspots 25, 26 and 27 – Roslyn Ave to Wells Pde	29	2	15

* Although preliminary overland flow mapping indicates that Kingston Plaza floods, feedback to Council from business owners suggests that little to no flooding was experienced during the May 2018 event. As such, actual flood risk may be much less than indicated.

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Table 9.2 Prioritisation Outcome

Hotspot	Location	Multiplier						Hazard Score	Potential Management Option	Hazard Score	Cost Score	Prioritisation Score= Hazard/Cost	Rank	Rank (ordinal)
		1	2	3	4	5	6							
1	Belhaven Avenue (Tarooma)		2					4	Re-profile verge and driveways to increase capacity in the road sag	4	1	4	11=	16
2	Norwood Avenue (Tarooma)	5	1					7	Re-profile verge and driveways to increase capacity in the road sag	7	1	7	8=	10
3	Seaview Avenue (Tarooma)	1	1	1				6	Construct diversion bund or channel behind 31-43 Seaview Avenue	6	1	6	9=	12
4	Summerleas Road (Kingston)	3	1					5	Upgrade 100m of pipe from Willowbend road to downstream gully	5	2	3	12=	19
5	Ferguson Court (Kingston)	2	4					10	No feasible structural management option identified	10	4	3	12=	18
6	Harris Court (Kingston)	3	4		2			19	Refer to KIN2 in Table 7.2	19	2	10	6=	7
7	Sherburd Street (Kingston)	2			1			6	Refer to KIN1 in Table 7.2, and/or Upgrade/rectify existing stormwater basins (Lot 1 on GQQ92), and/or Increase pit capacity upstream of the Channel Court Shopping Centre	106	2	53	2	3
8	Channel Court Shopping Centre (Kingston)							100						
9	Coles Kingston Plaza (Kingston)							100	Refer to KIN1 in Table 7.2, and/or	100	2	50	3	1
10	Kingston Gateway Plaza (Kingston)							100	Upgrade 300 m of pipe from Channel Court Shopping Centre to Whitewater Creek (including pit upgrades)					
11	James Avenue (Kingston Beach)	2	1					4	Refer to KIN3 in Table 7.2	34	2	17	4	4
12	Ewing Avenue (Kingston Beach)	5	10			1		30						
13	Beach Road (Kingston Beach)	7	2					11	Upgrade road profile (Kerb or verge raise) for 500m from Roslyn Avenue north to Browns River	11	2	6	9=	11
14	Saffron Drive (Kingston)	3	2					7	Upgrade 300 m of pipe down Thornbill Street to downstream gully (including pit upgrades)	7	2	4	11=	15
15	Algona Road (Kingston)		2	2				10	Construct diversion bund on the eastern end of the site	10	1	10	6=	8
16	Hiem Road (Blackmans Bay)	5	2					9	No feasible structural management option identified in SSMP	9	4	2	13=	22
17	Powell Avenue (Blackmans Bay)			1				3	Reprofile local topography to avoid ponding behind Powell Road (on affected property)	3	1	3	12=	20
18	Blowhole Road (Blackmans Bay)		5					10	Upgrade road profile (Kerb or verge raise) for 300m from the intersection of Talone Road and Blowhole Road down to gully	10	2	5	10=	13
19	Roslyn to Pearsall Avenue (Blackmans Bay)	14	16	5	3			73	Refer to BLB1 in Table 7.2	149	2	75	1	2
20	Sunny Avenue (Blackmans Bay)	11	3					17						
21	Pearsall Avenue to Wells Parade (Blackmans Bay)	3		2		1		14						
22	Ocean Esplanade A (Blackmans Bay)			1	4	1		24						
23	Ocean Esplanade B (Blackmans Bay)	3	4	2	1			21						
24	Woodlands Drive to Roslyn Avenue (Blackmans Bay)	4	2		1			12	No feasible structural management option identified	12	4	3	12=	17
25	Roslyn Avenue to View Street (Blackmans Bay)	3	2					7	Refer to BLB2 in Table 7.2	29	2	15	5	5
26	View Street to Hazell Street (Blackmans Bay)	3	3					9						
27	Hazell Street to Wells Parade (Blackmans Bay)	7	3					13						

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Hotspot	Location	Multiplier						Hazard Score	Potential Management Option	Hazard Score	Cost Score	Prioritisation Score= Hazard/Cost	Rank	Rank (ordinal)
		1	2	3	4	5	6							
28	Illawarra Road (Blackmans Bay)	4	3					10	Upgrade 250 m of pipe from intersection of Illawarra Road and Illawarra Court down to Blackmans Bay (including pit upgrades)	10	2	5	10=	14
29	Coral Place (Blackmans Bay)	2	2	1				9	No feasible structural management option identified in SSMP	9	4	2	13=	23
30	Suncoast Road (Blackmans Bay)	1	4	1	2			20	Refer to BLB3 in Table 7.2	20	2	10	6=	6
31	Homebush Court (Margate)	1	1					3	Re-profile verge and driveways to increase capacity in the road sag	3	1	3	12=	21
32	Conningham A (Conningham)		1					2	Reprofile local drainage to avoid flooding of buildings (on affected properties)	2	1	2	13=	24
33	Conningham B (Conningham)	1	2	1				8	Reprofile local drainage to avoid flooding of buildings (on affected properties)	8	1	8	7	9

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10. SUMMARY

The Kingborough SSMP has included a high-level drainage capacity analysis, overland flow analysis and the identification and prioritisation of potential management options for the identified flooding hotspots. A summary of study outcomes is provided as follows:

- Some overland flow paths within private properties were not maintained and were built over or obstructed in many cases due to no provision of easements or drainage reserves. This is not in accordance with the Tasmanian Subdivision Guideline that requires provision should be made to allow stormwater flow up to a 100 year ARI storm to flow overland without undue inundation to any properties.
- The capacity of the piped drainage network was generally limited by the capacity of inlet pits. Many pit lintel lengths were estimated to be approximately 600 mm with a small or absent grate (e.g. side entry only) and were less than 500 mm deep. Given the steep flow paths in the study area (often >5%), the intended flows are likely to bypass many pits in the catchment or surcharge from the pits at or near pipe full capacity.
- The pipe capacity assessment determined that approximately 3000 out of 9500 pipes (32% of pipes) have less than 39 % AEP (2 year ARI) capacity and approximately 5000 out of 9500 pipes (53% of pipes) have less than 5% AEP (20 year ARI) capacity.
- The majority of flooding hotspots were identified to experience H2 (Unsafe for small vehicles) flood hazard or worse.
- Three flooding hotspots were identified where multiple buildings experience H5 (Unsafe for vehicles, children and the elderly) flood hazard.
- Potential management options were considered for the 33 identified hotspots that were then prioritised based on a high-level evaluation of flood risk and the associated indicative infrastructure cost to mitigate the identified flood risk.
- The 5 highest ranked structural mitigation options were for hotspots at Kingston Gateway Plaza and Coles Kingston Plaza, Roslyn Avenue and Pearsall Avenue, Channel Court Shopping Centre and Sherburd Street, James Avenue and Ewing Avenue, and Blowhole Road.
- Many of the observed drainage issues are considered to relate to the lack of a formal planning instrument for stormwater management.
- In addition to structural mitigation measures, planning and development control, emergency management, and community and catchment management measures have also been identified.

A summary of key actions are provided in Table 10.1.

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Table 10.1 Summary of Key Actions from SSMP

Action/Strategy	Scope	Priority	Timeline
Overland flow mapping	Utilise preliminary overland flow path mapping from the SSM as development trigger for overland flow management. More detailed overland flow path modelling to be undertaken.	High	FY 2020/2021 for development trigger (overland flow mapping to be endorsed by Council simultaneously with the SSMP report). Detailed modelling: possibly FY 2021/2022 (pending budget allocations)
Stormwater management policy	Develop a stormwater management policy to support the planning scheme in managing future development. A review of development assessment considerations relating to stormwater management should also be undertaken.	High	FY 2020/2021
Review structural mitigation measures	Undertake detailed flood risk management studies and review the structural mitigation measures identified in the SSMP. Outcome should include updated list of prioritised measures.	High	FY 2021/2022 (pending budget allocations)
Provide flood risk information to emergency management agencies	Provide preliminary overland flow mapping to emergency management agencies (i.e. State Emergency Services) to inform emergency management planning and response.	Medium	FY 2020/2021 (information should be provided as soon as practicable after the SSMP report has been endorsed by Council)
Community awareness program	Develop a community awareness program following the completion of the catchment resilience programs for Kingston and Blackmans Bay. The community awareness program should serve to increase flood risk awareness as well as promote the mitigation measures proposed to reduce risk.	Medium	FY 2020/2021 (the awareness programs needs to be submitted and endorsed by Council prior to engagement with the community)

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STORMWATER SYSTEM MANAGEMENT PLAN



11. RECOMMENDATIONS

The Kingborough SSMP recommendations are that Council:

- Considers and further investigates the identified mitigation measures:
 - Structural Management Options
 - Adopt Stormwater Management Policy
 - Utilise Overland Flow Path Mapping as a Development Trigger
 - Prepare Flood Emergency Management Plans
 - Provide Flood Risk Information to Emergency Management Agencies
 - Consider Making Stormwater and Flooding Information Publicly Available
 - Provide Email Address for the Community to Submit Photos and Videos of Storm Events
 - Undertake Detailed Flood Risk Management Studies
 - Develop a Community Awareness Program
- Ensures that the Catchment Resilience Program considers and builds upon the outcomes from the Kingborough SSMP including a more detailed investigation of key hotspots to quantify flood risks and determine suitable mitigation options.
- Develops a stormwater management policy or guideline to support the planning scheme for the purpose of improving the current stormwater management outcomes.
- Enforces the desired stormwater management requirements for the benefit of both council and the community.
- Utilises the overland flow mapping to inform development assessment.
- Adopts the key SSMP actions outlined in Table 10.1.

The Kingborough SSMP has been undertaken based on a high-level determination of flooding hotspots, mitigation options, cost estimation and prioritisation. As such, the limitations of this assessment should be considered when using information obtained from the Kingborough SSMP.

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STORMWATER SYSTEM MANAGEMENT PLAN



12. QUALIFICATIONS

- a. In preparing this document, including all relevant calculation and modelling, Engeny Water Management (Engeny) has exercised the degree of skill, care and diligence normally exercised by members of the engineering profession and has acted in accordance with accepted practices of engineering principles.
- b. Engeny has used reasonable endeavours to inform itself of the parameters and requirements of the project and has taken reasonable steps to ensure that the works and document is as accurate and comprehensive as possible given the information upon which it has been based including information that may have been provided or obtained by any third party or external sources which has not been independently verified.
- c. Engeny reserves the right to review and amend any aspect of the works performed including any opinions and recommendations from the works included or referred to in the works if:
 - (i) Additional sources of information not presently available (for whatever reason) are provided or become known to Engeny; or
 - (ii) Engeny considers it prudent to revise any aspect of the works in light of any information which becomes known to it after the date of submission.
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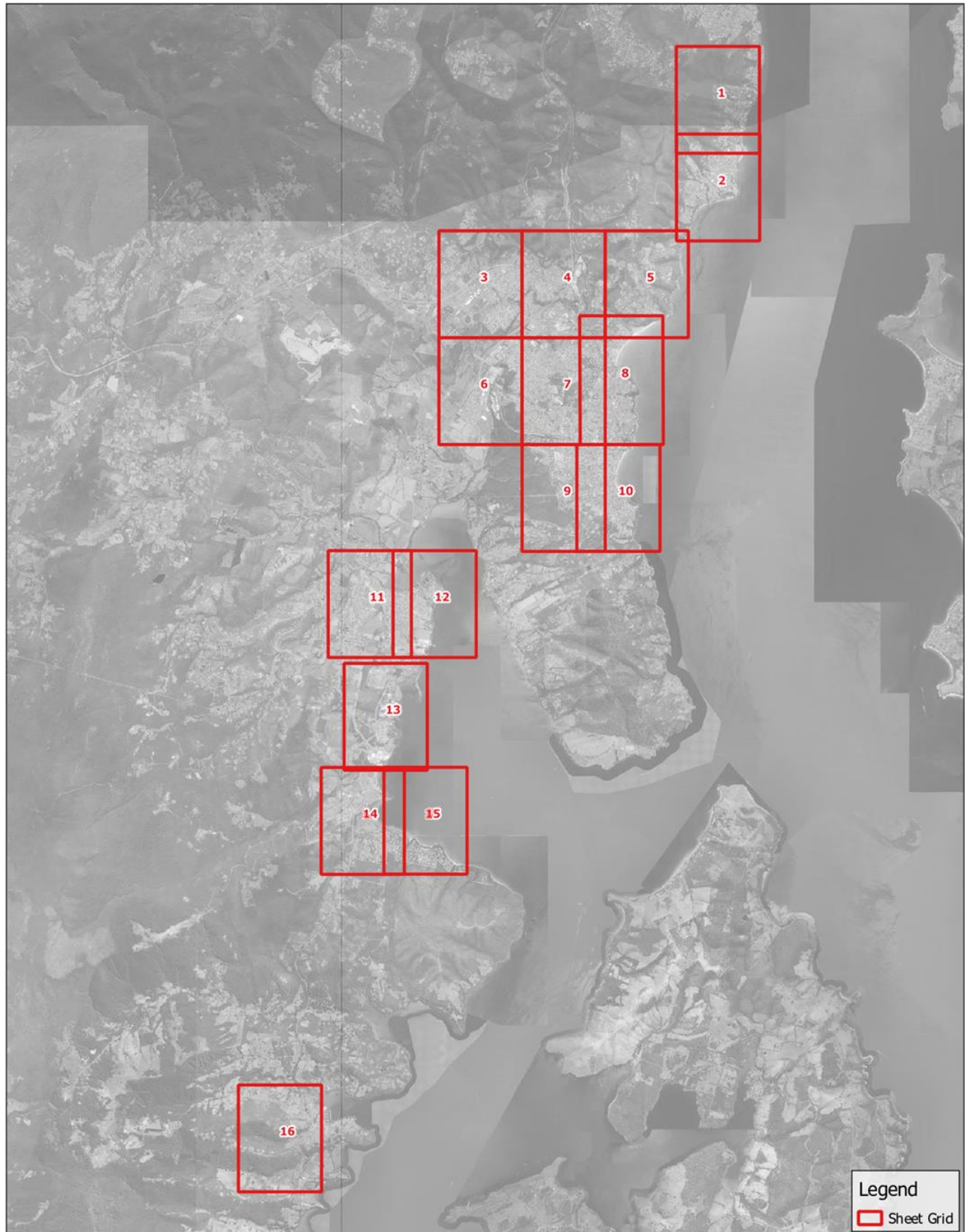
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APPENDIX A


Pipe Capacity Assessment Maps

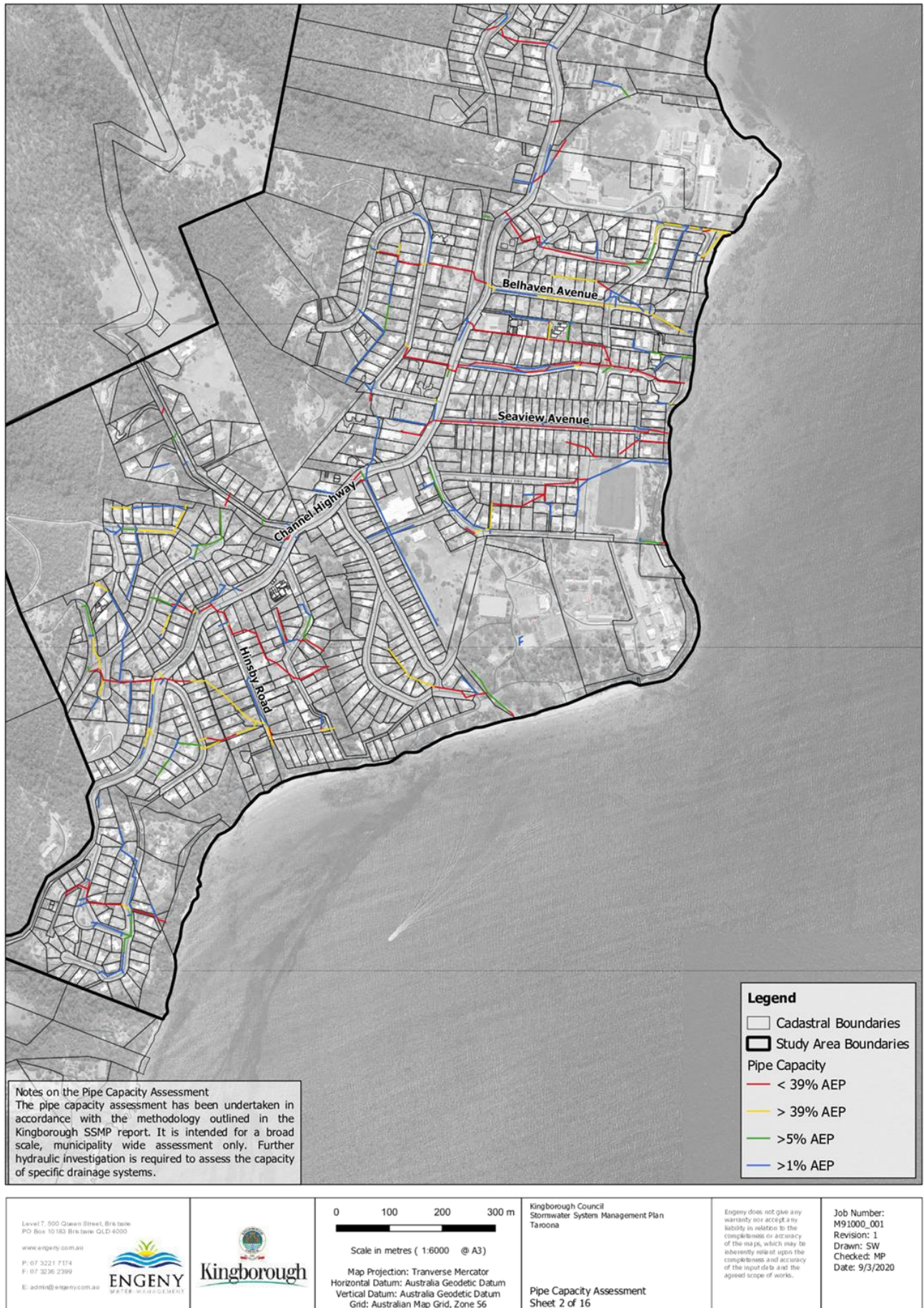


Legend
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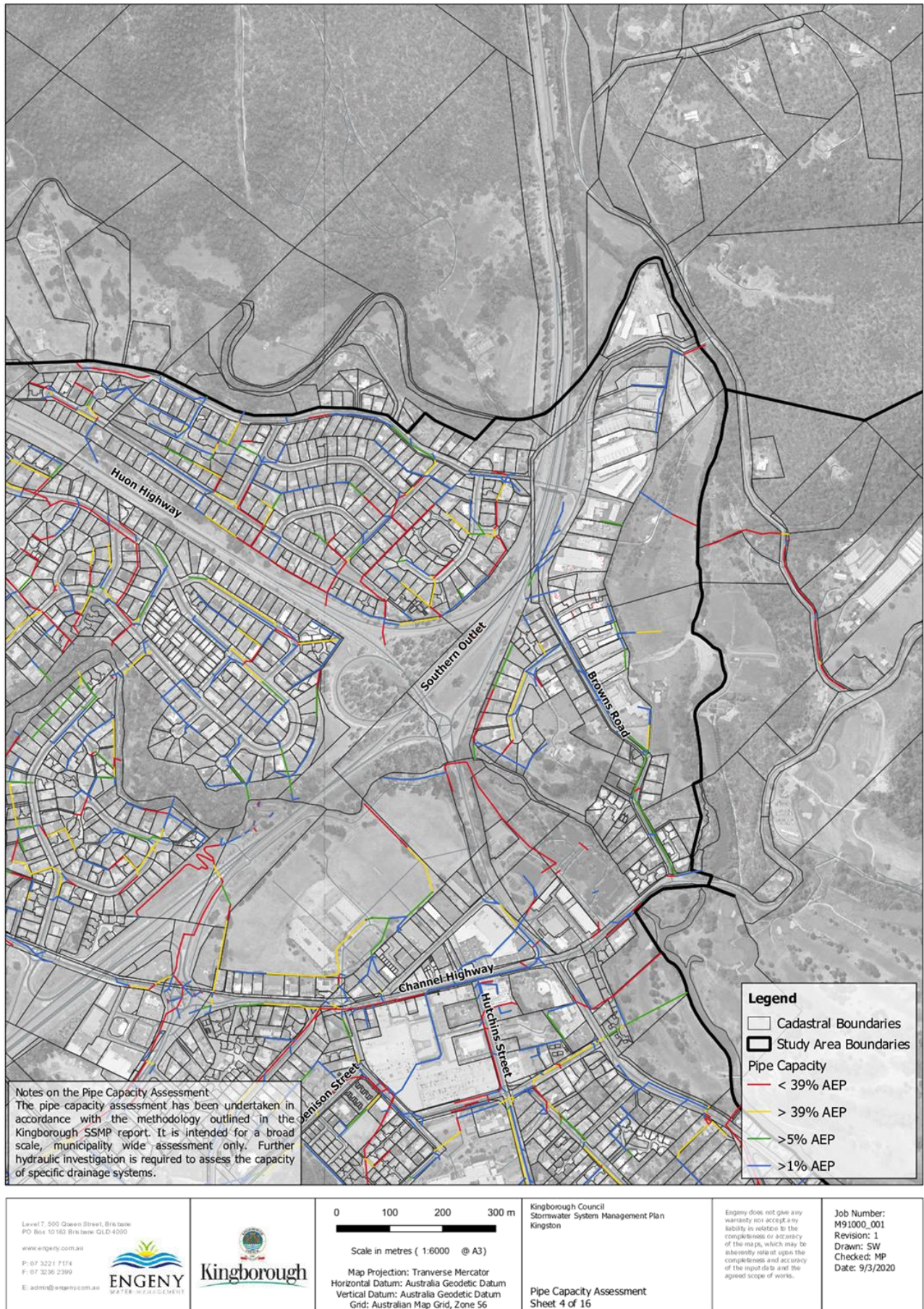


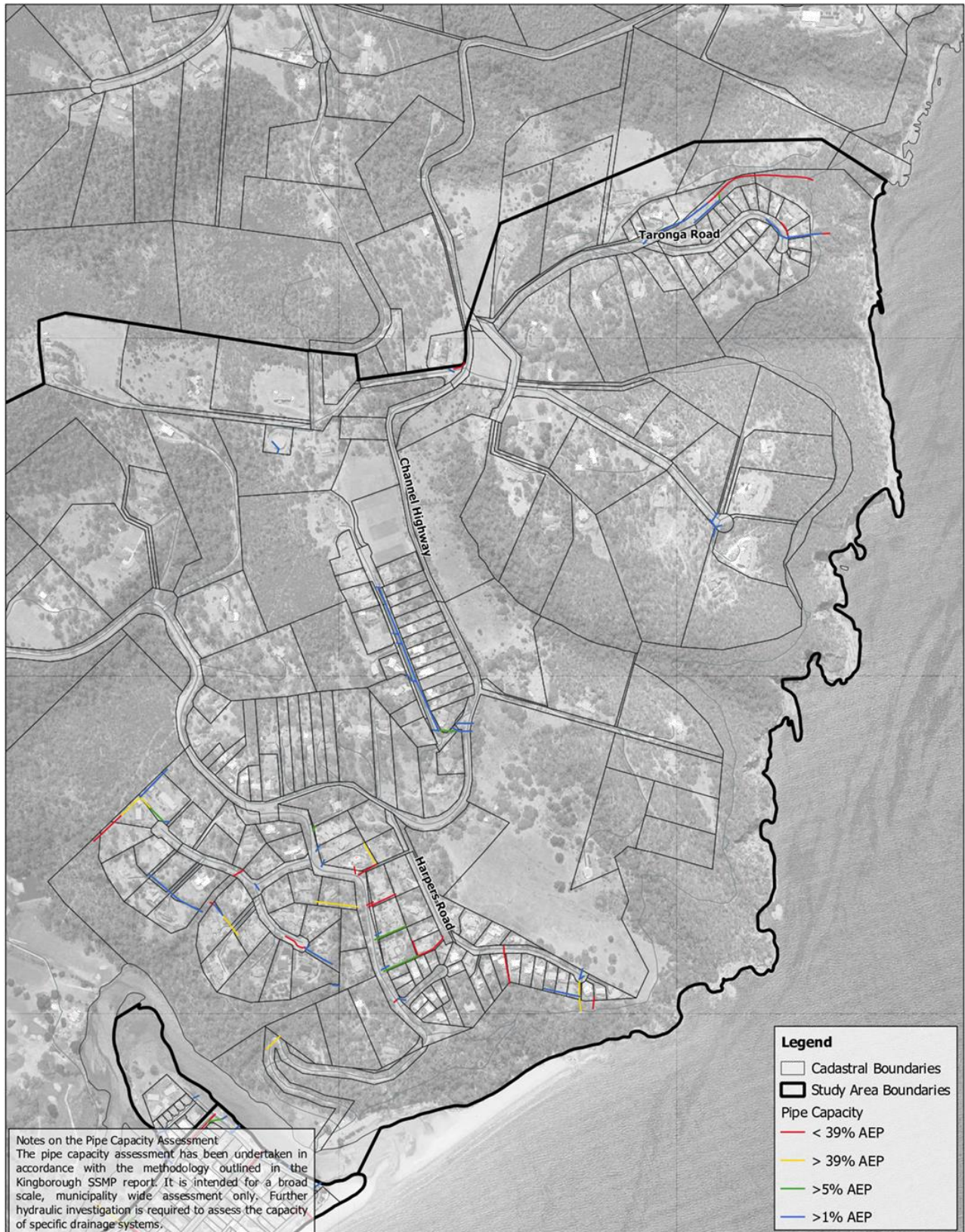
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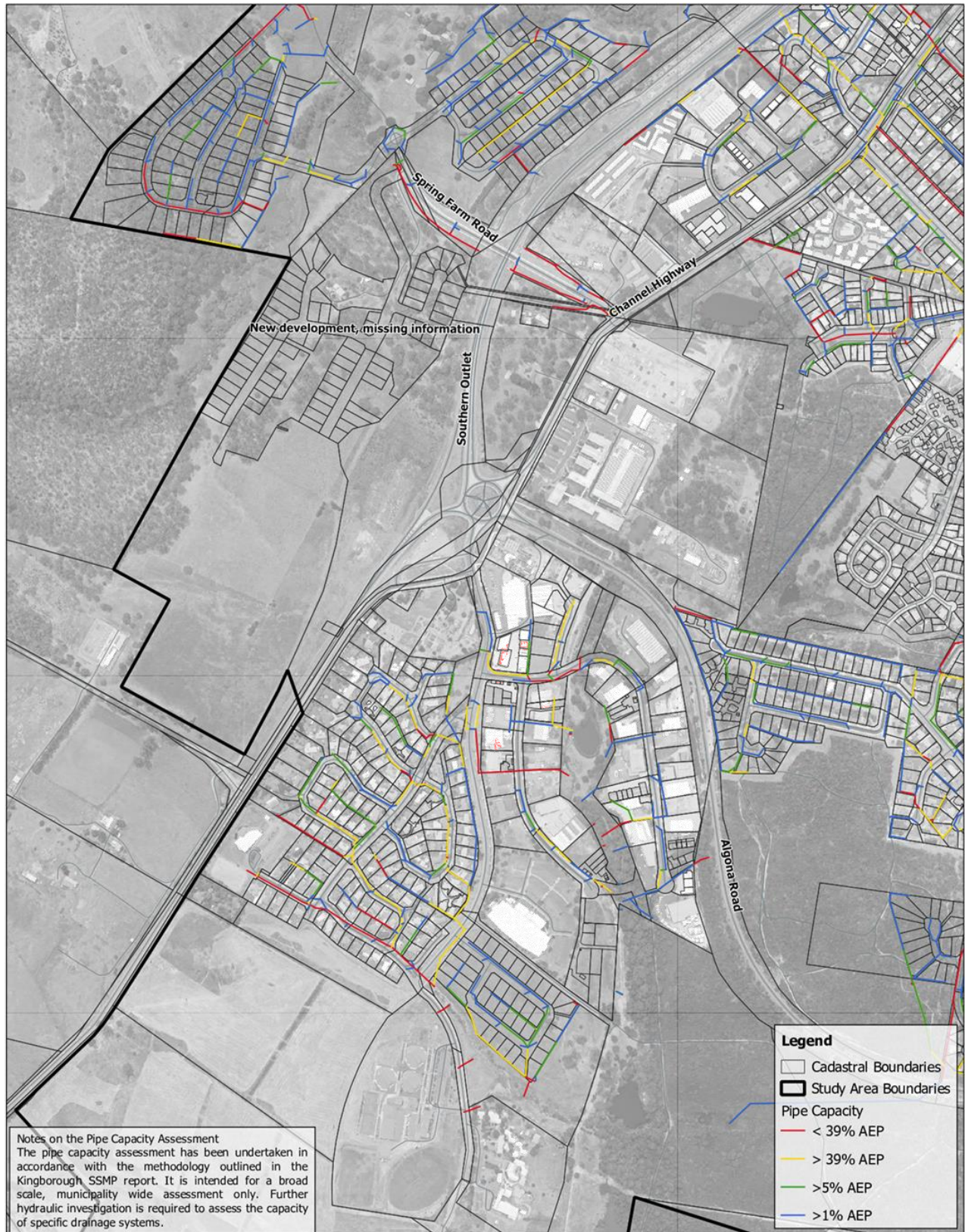


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Scale in metres (1:6000 @ A3)

Map Projection: Transverse Mercator
Horizontal Datum: Australia Geodetic Datum
Vertical Datum: Australia Geodetic Datum
Gnd: Australian Map Grid, Zone 56


Kingborough Council
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Pipe Capacity Assessment
Sheet 6 of 16

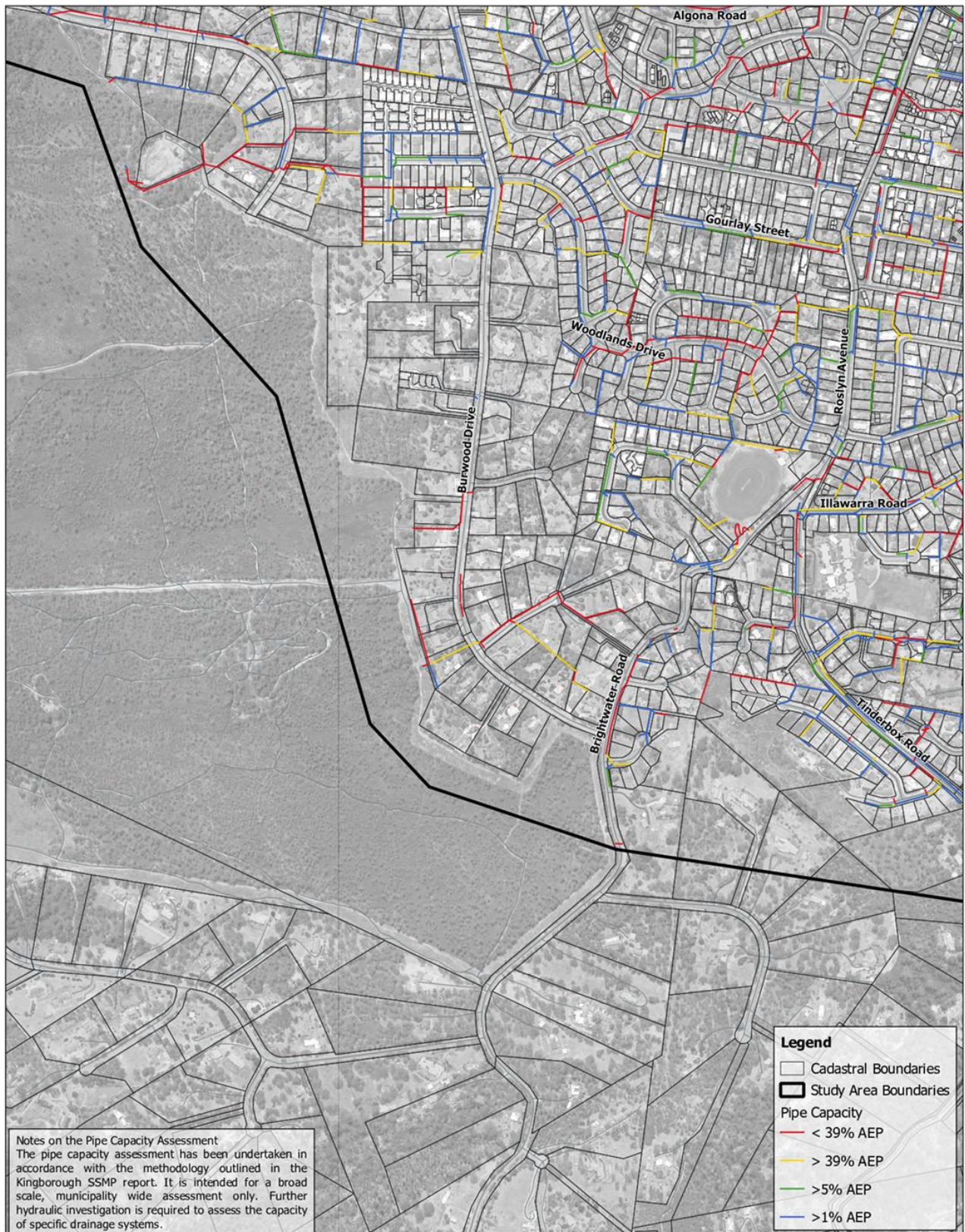
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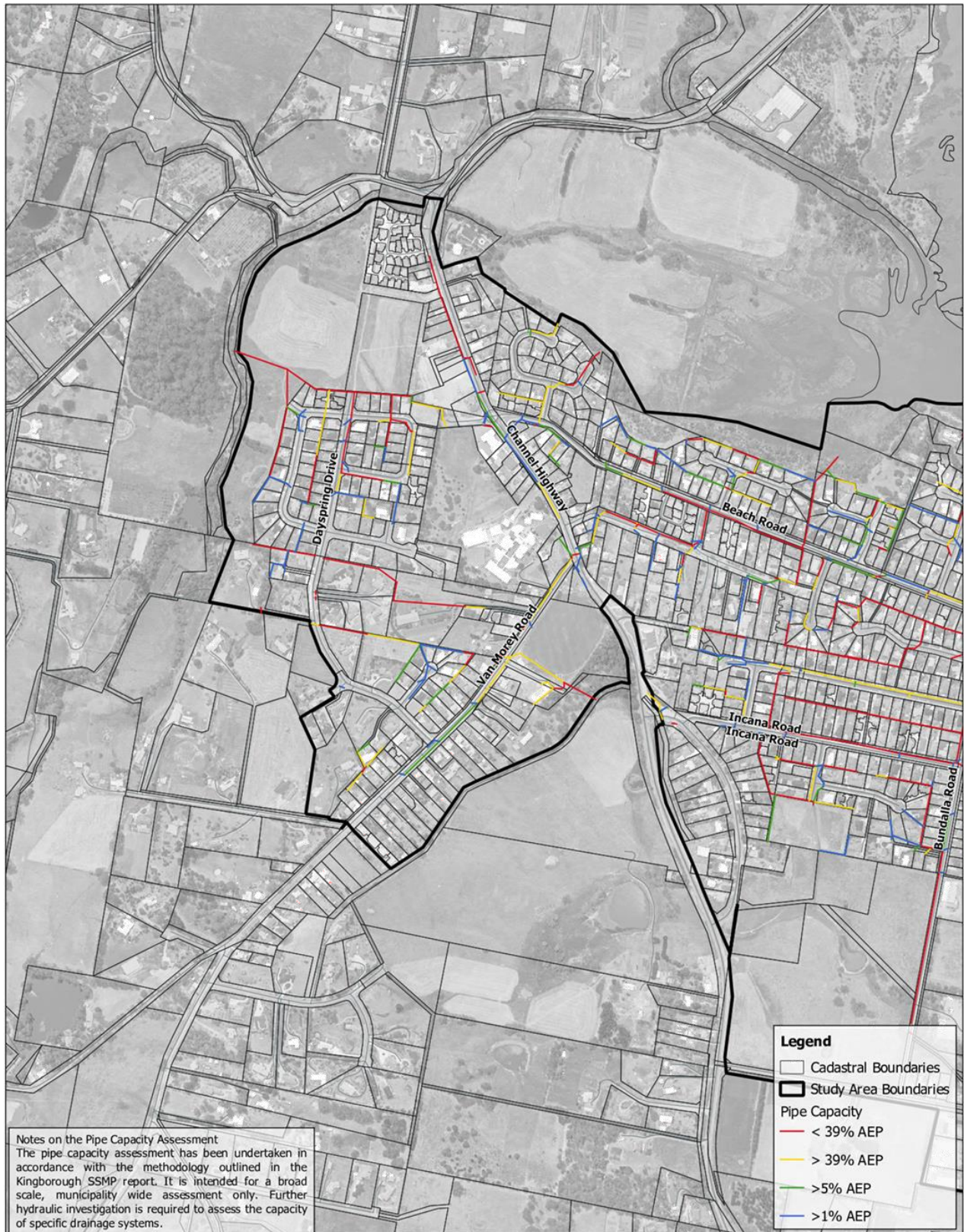
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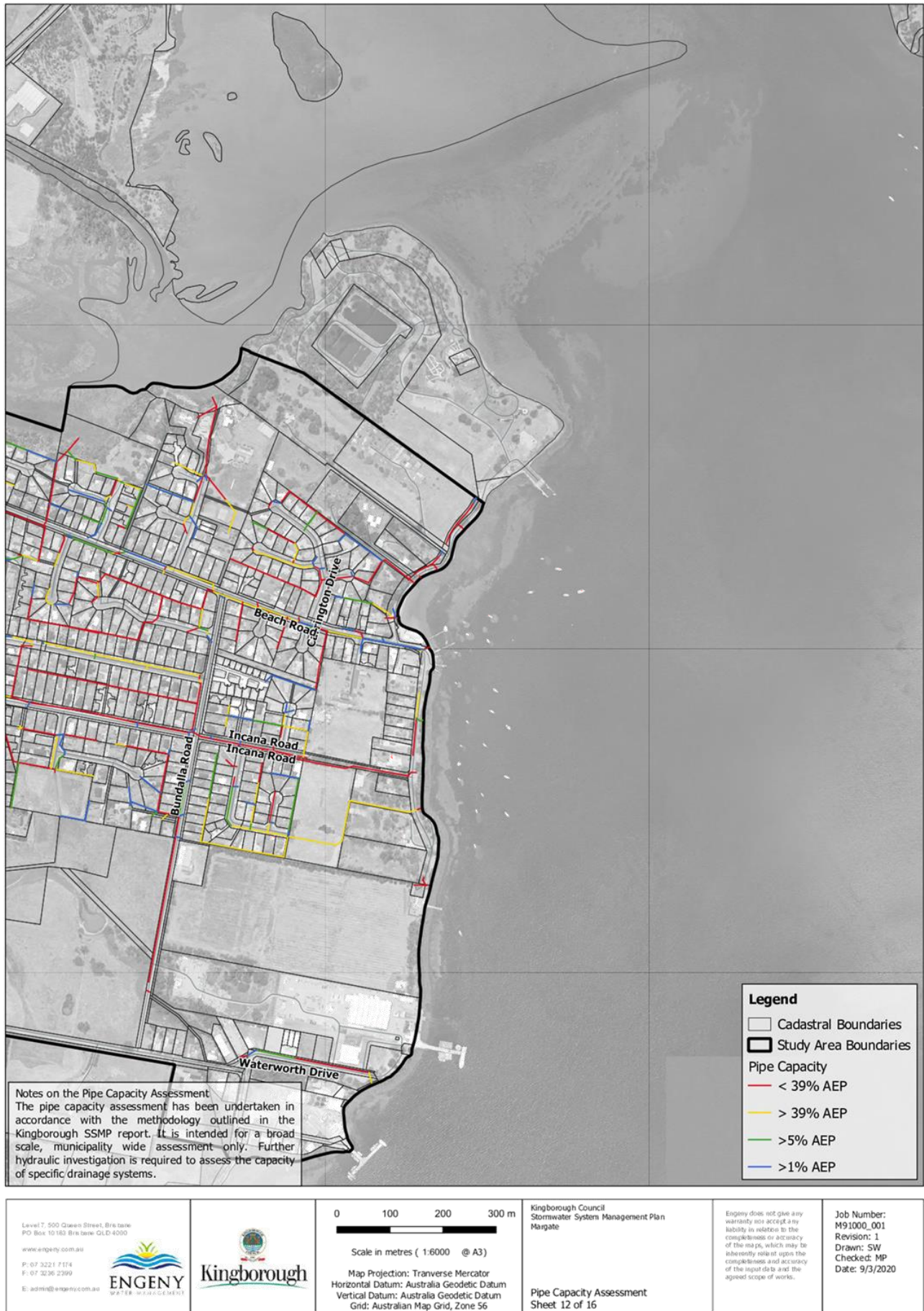


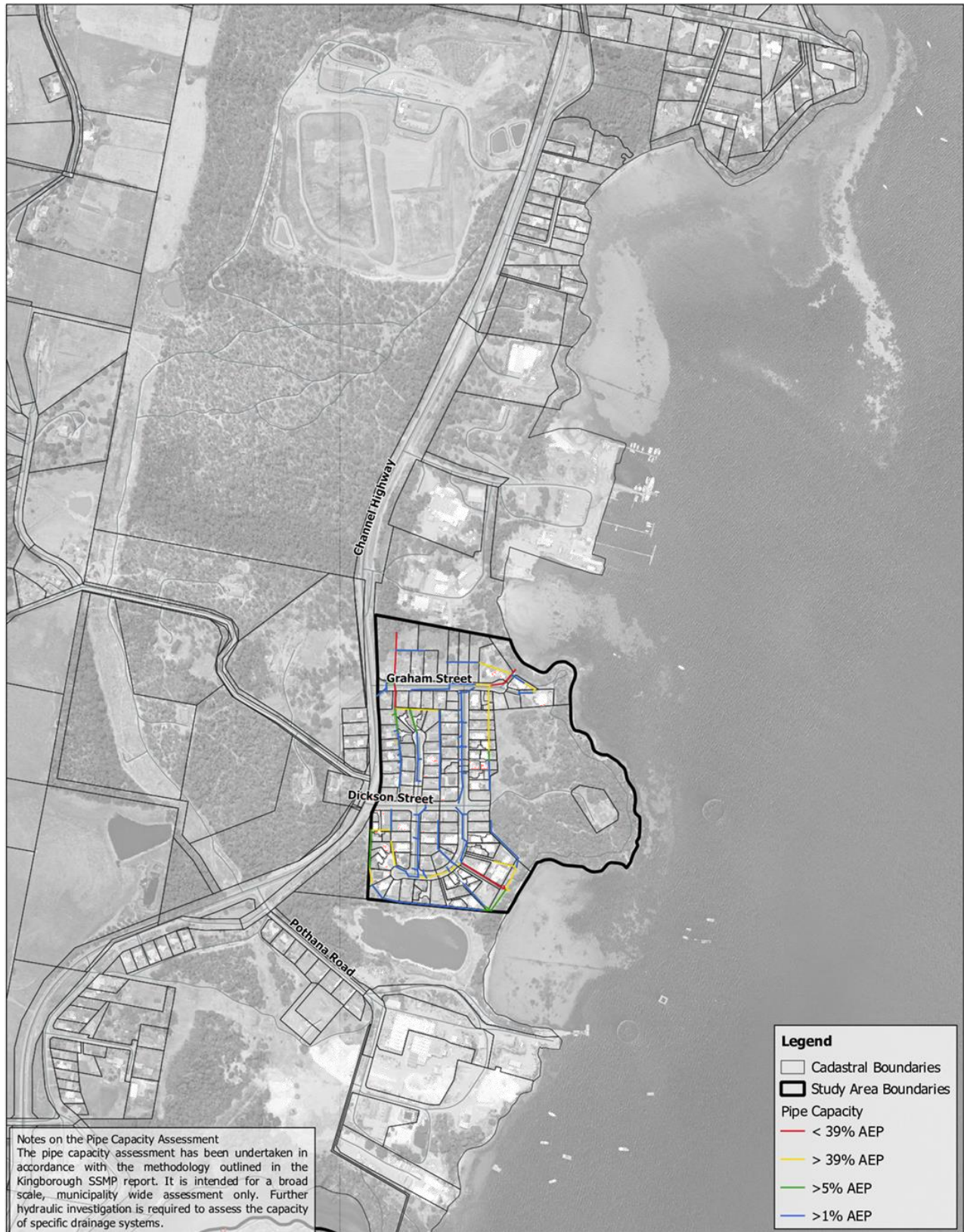
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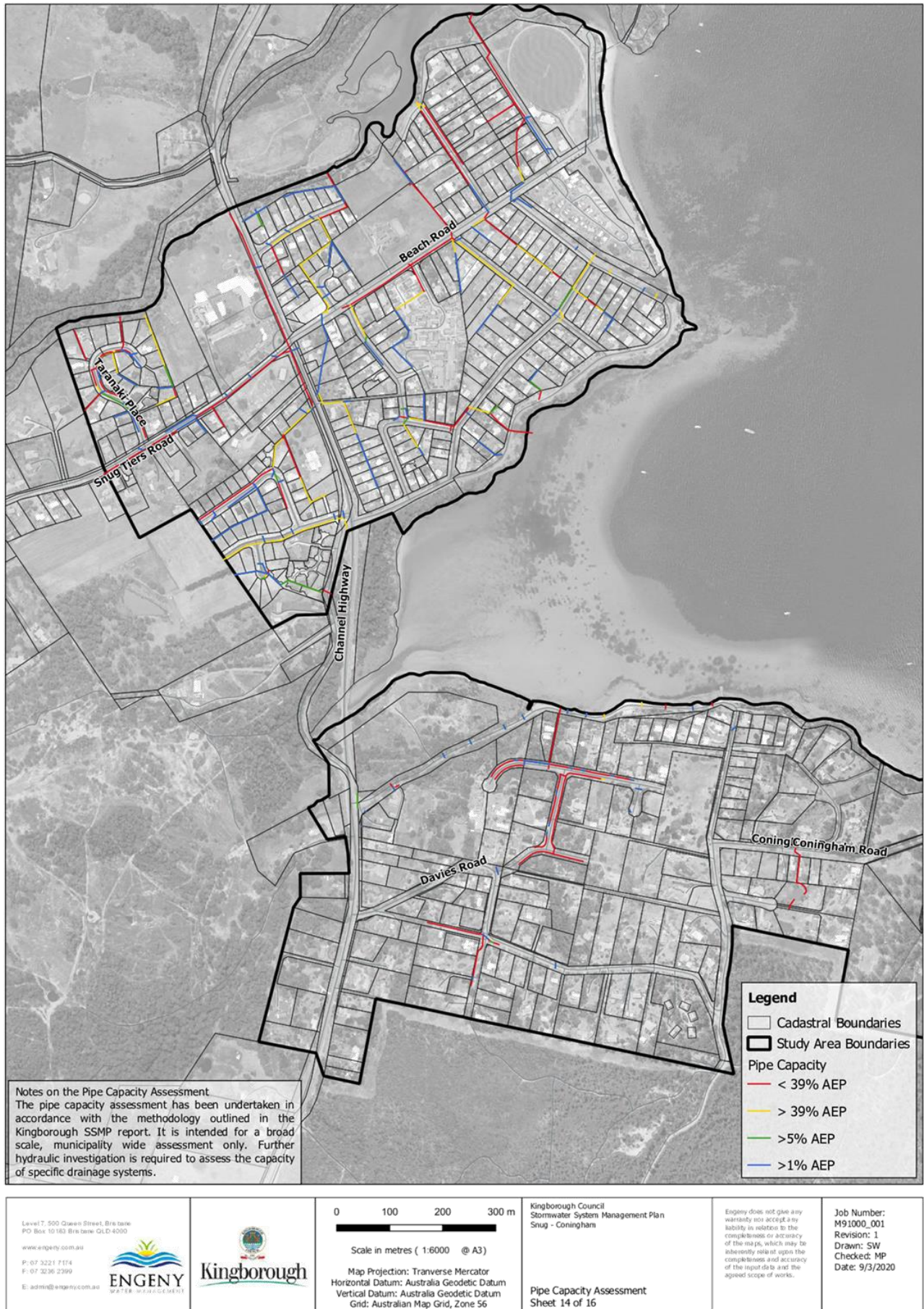


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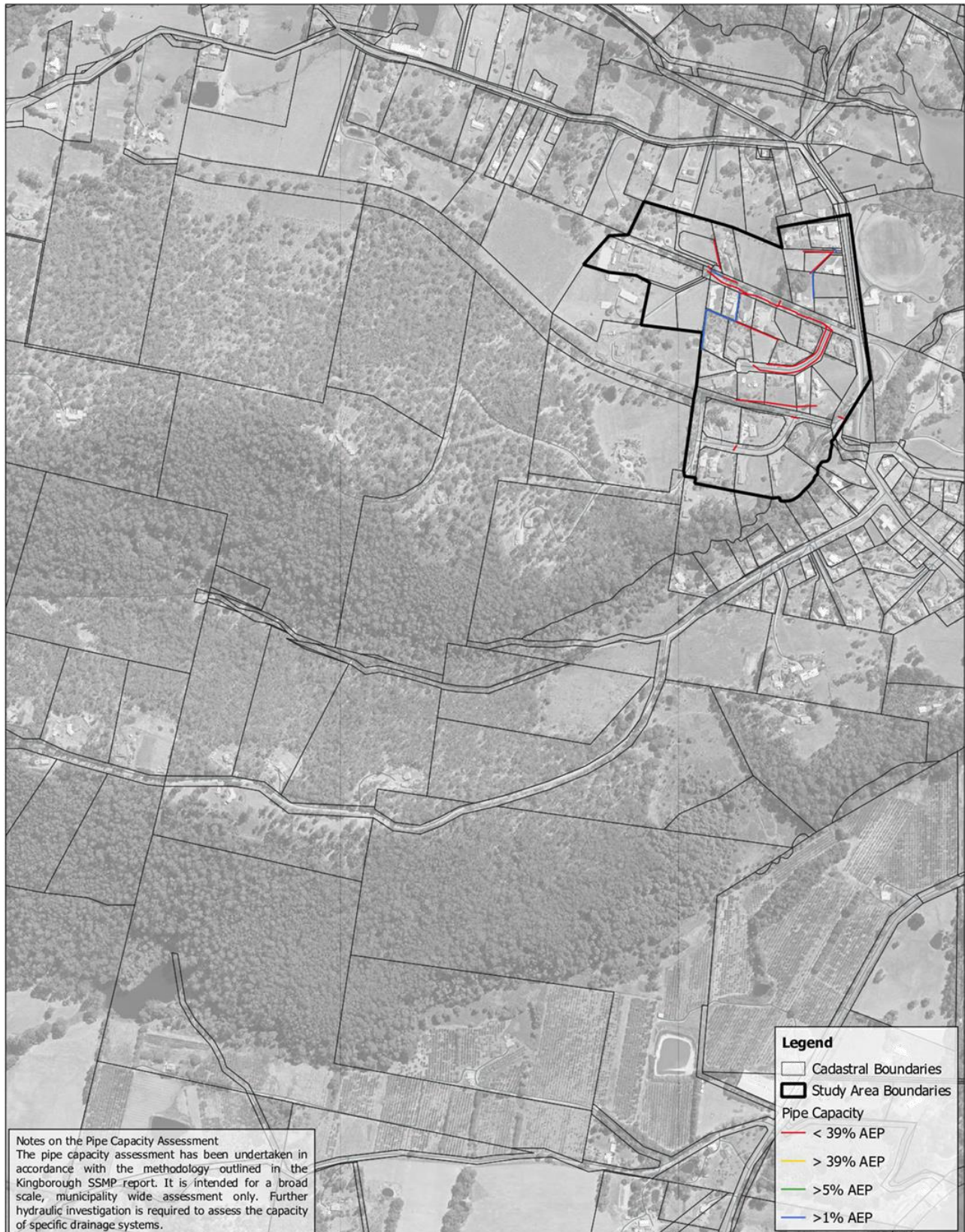





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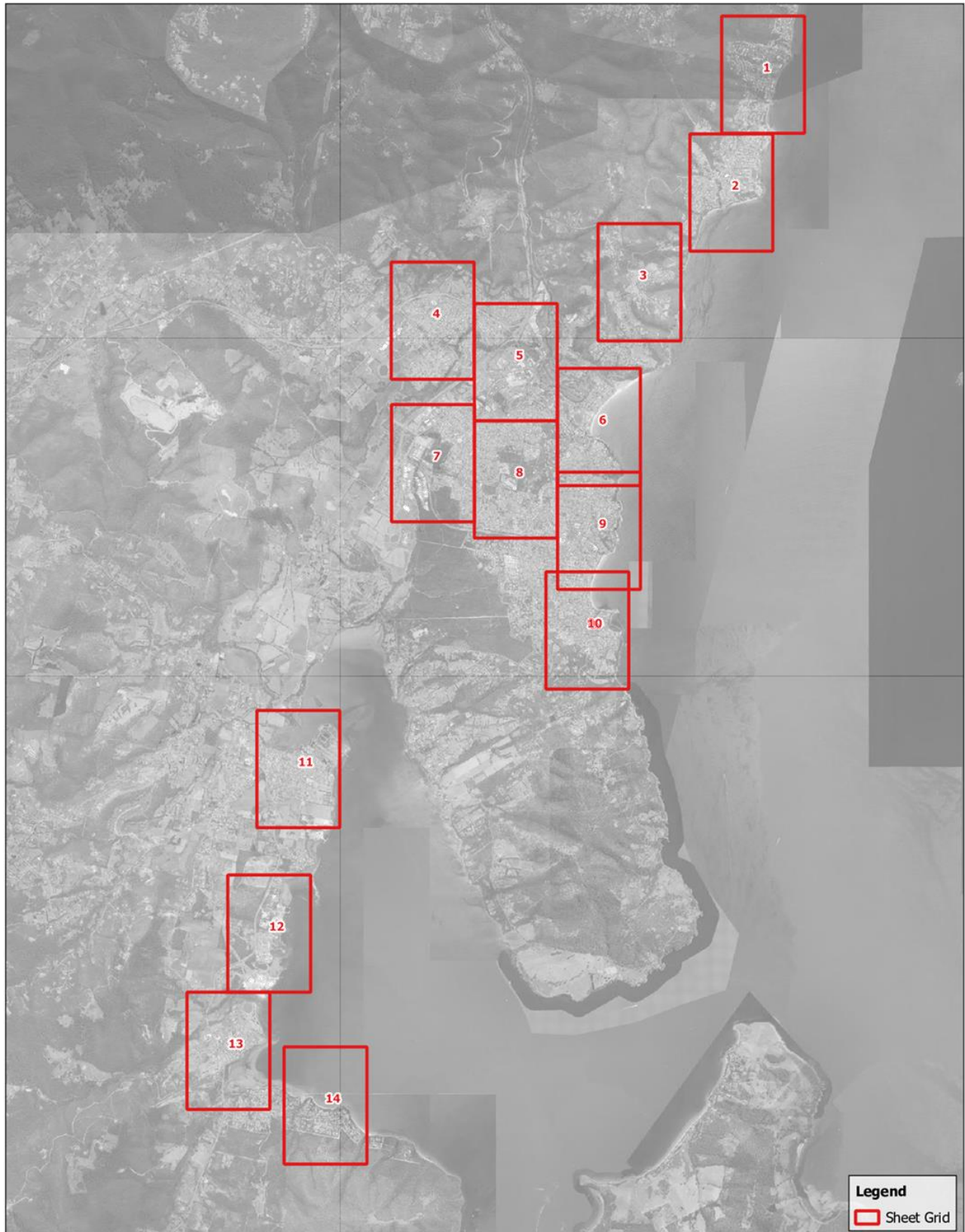
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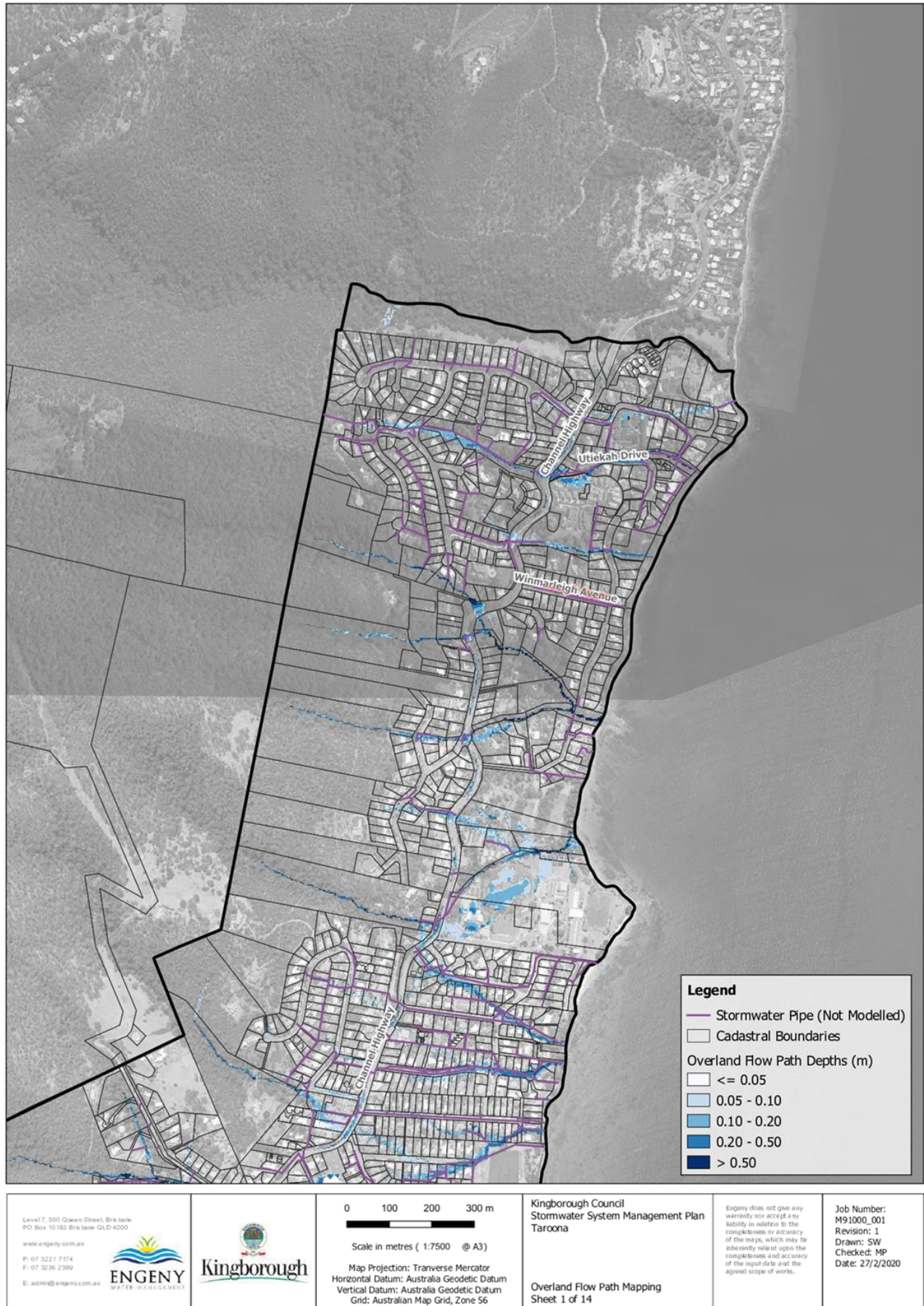
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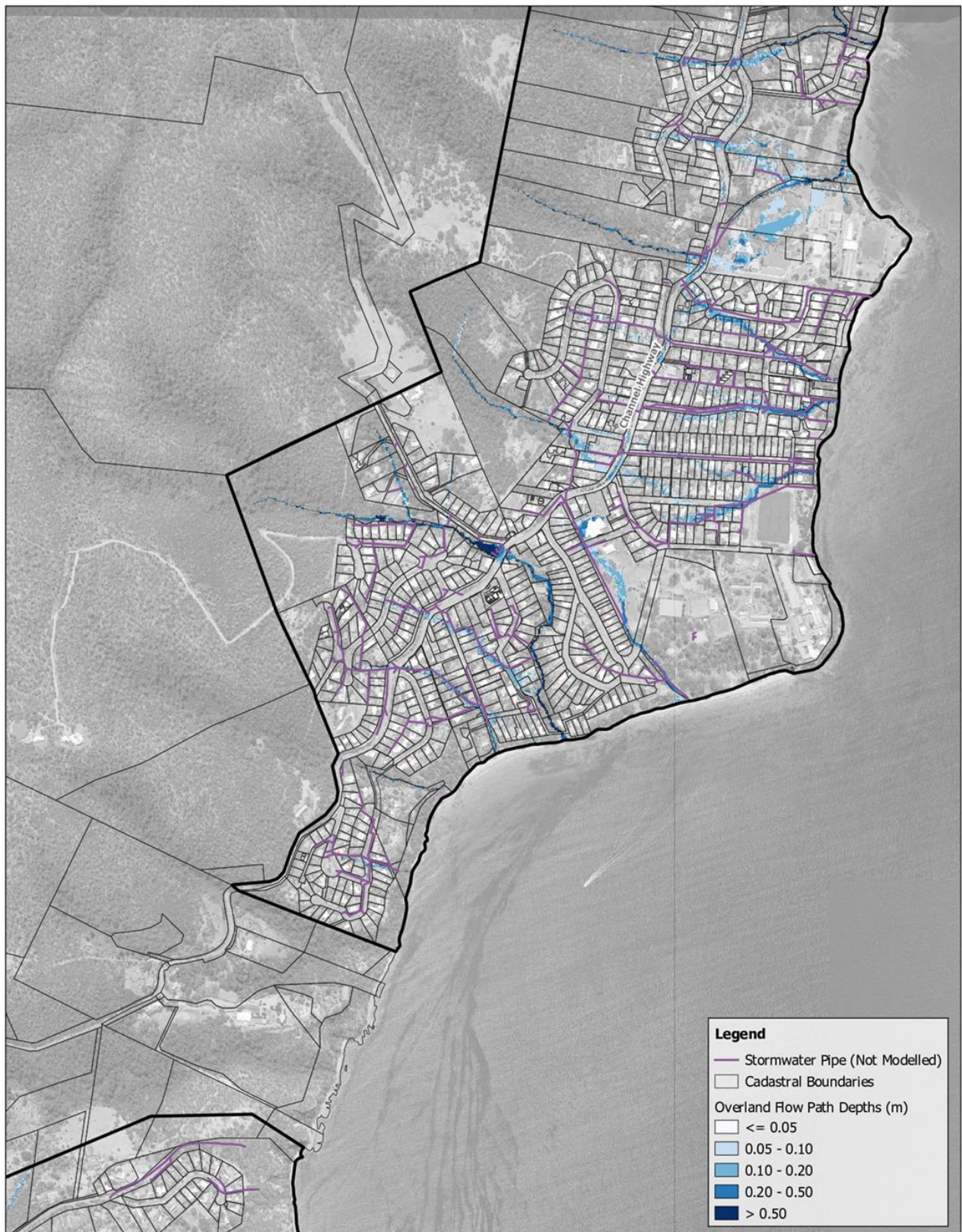
APPENDIX B


Overland Flow Path Assessment

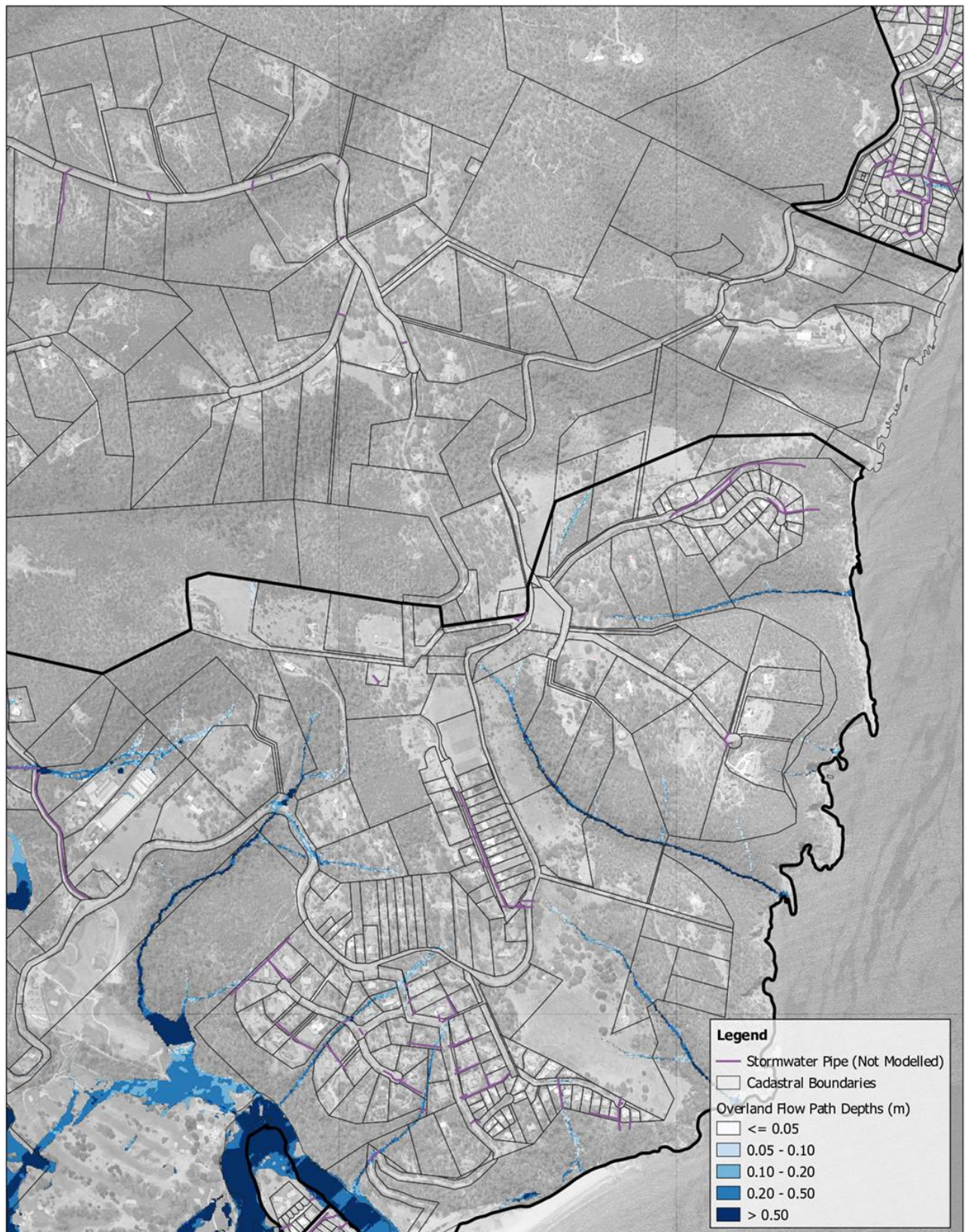



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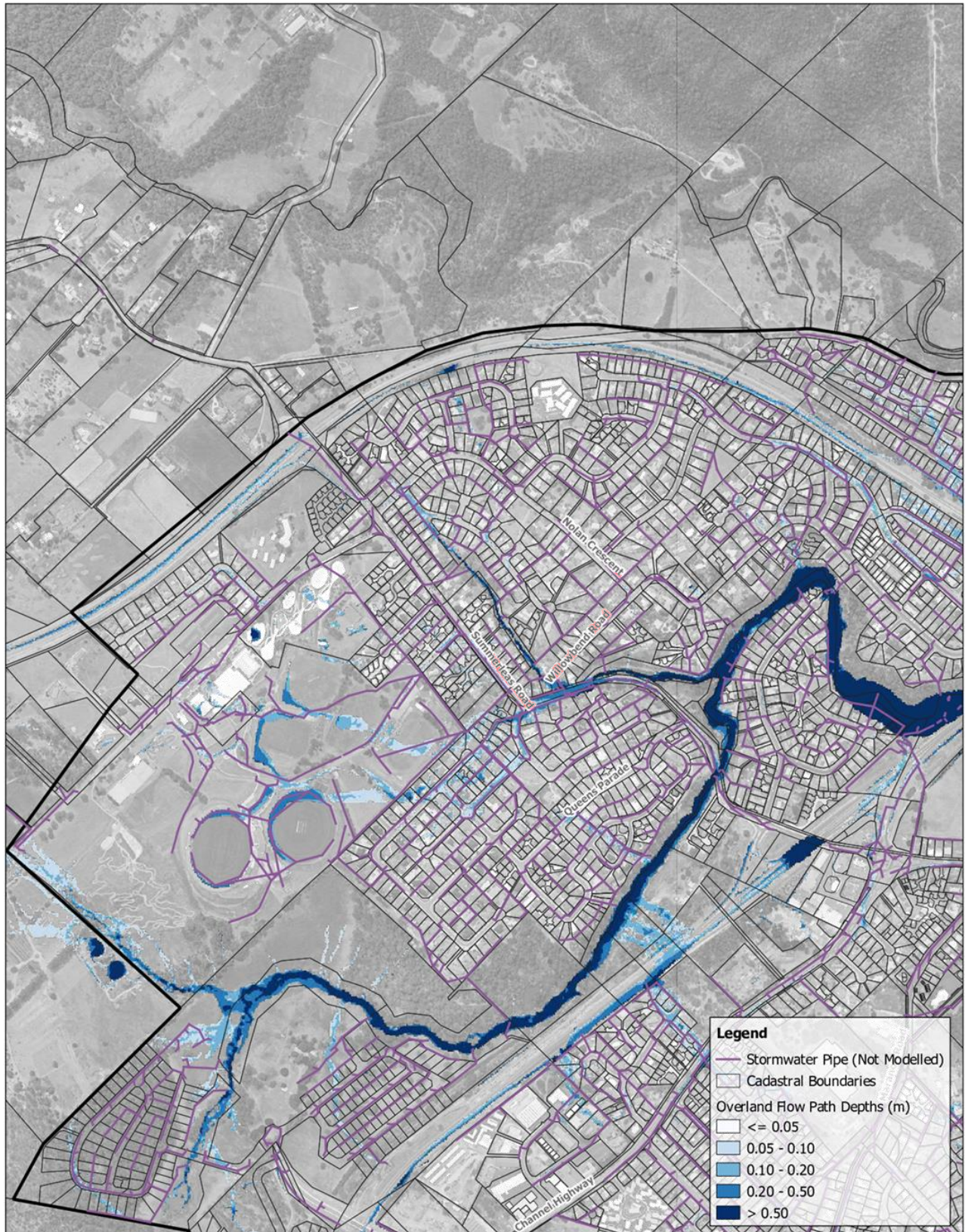




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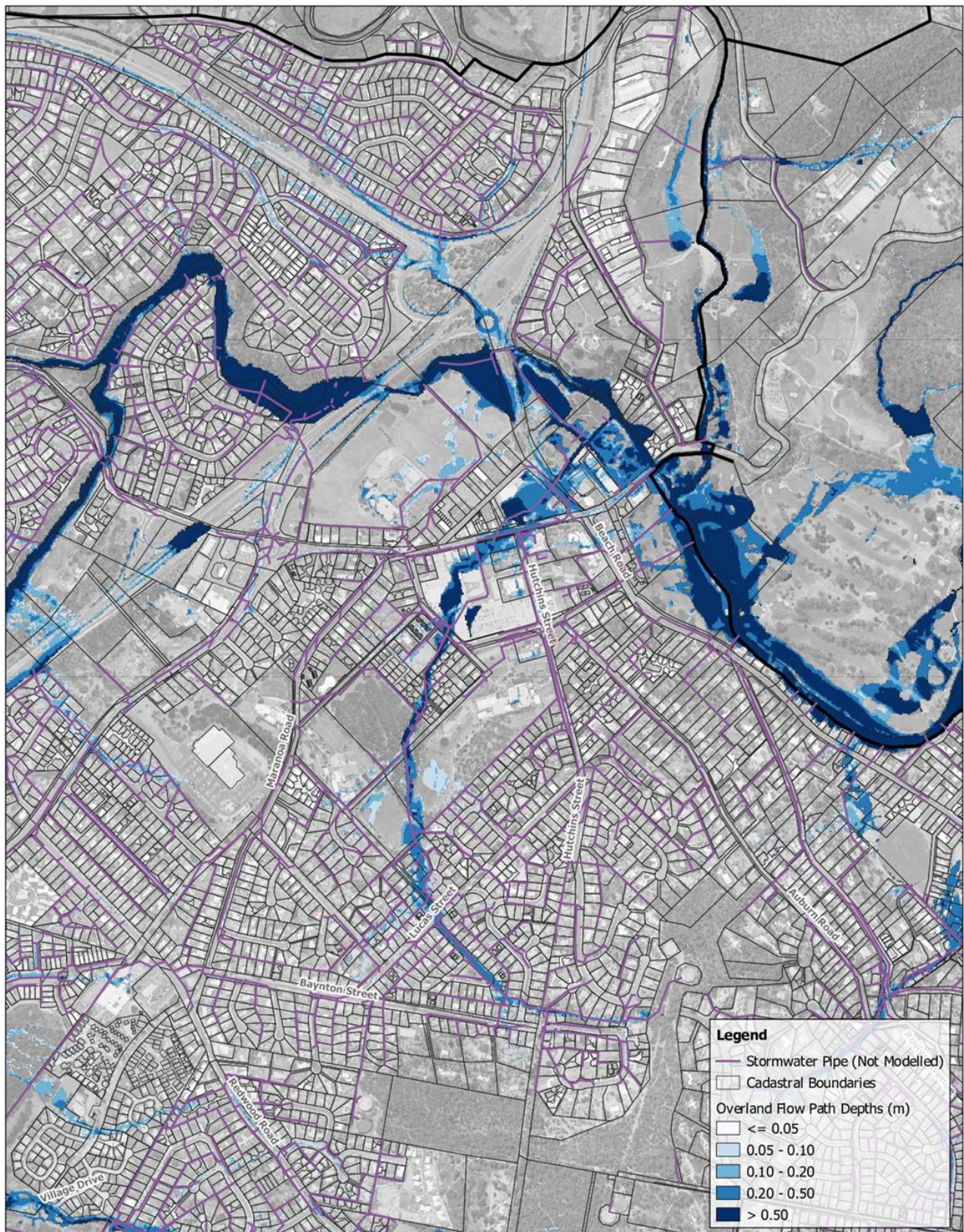
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Kingborough Council
Stormwater System Management Plan
Kingston

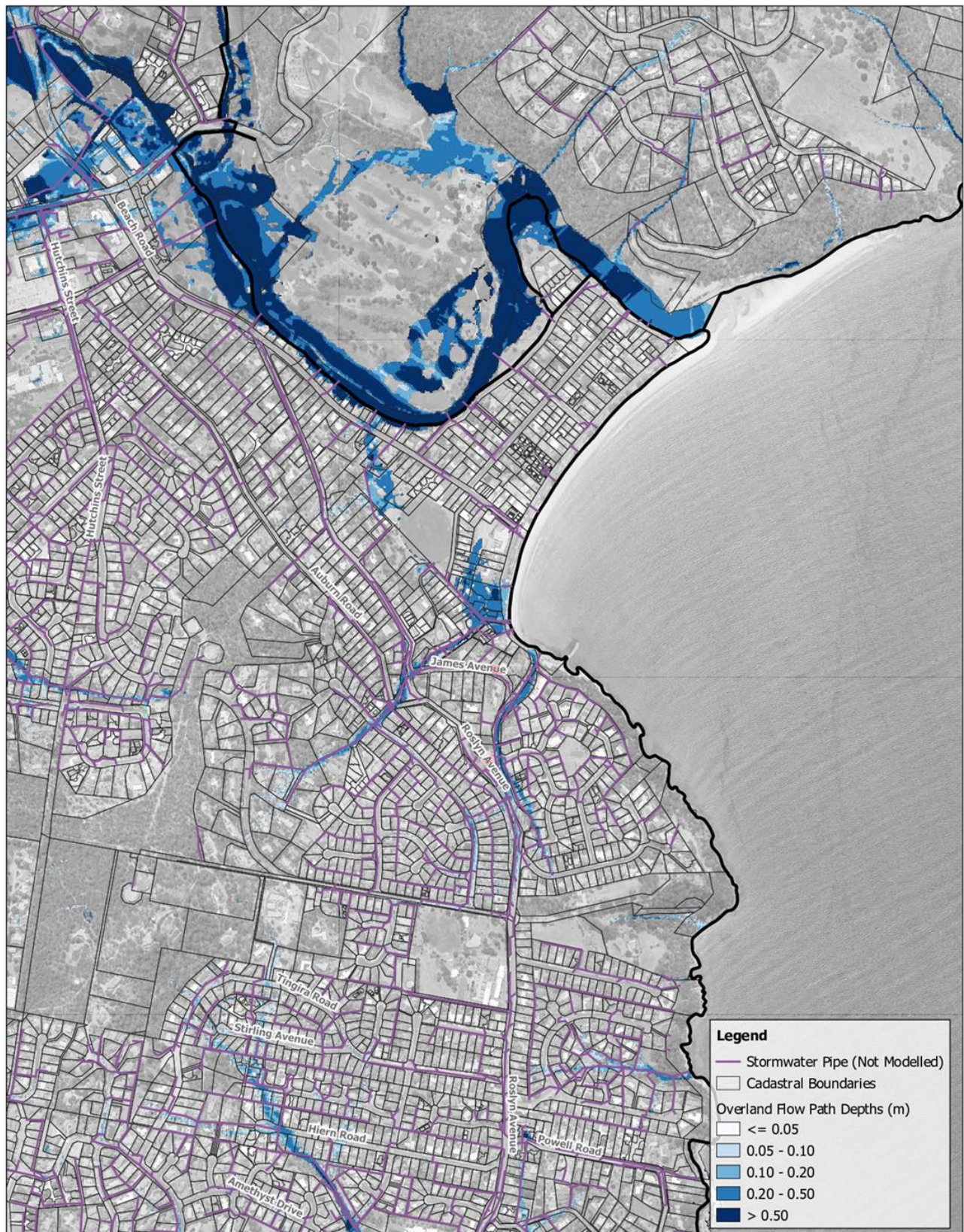
Overland Flow Path Mapping
Sheet 4 of 14


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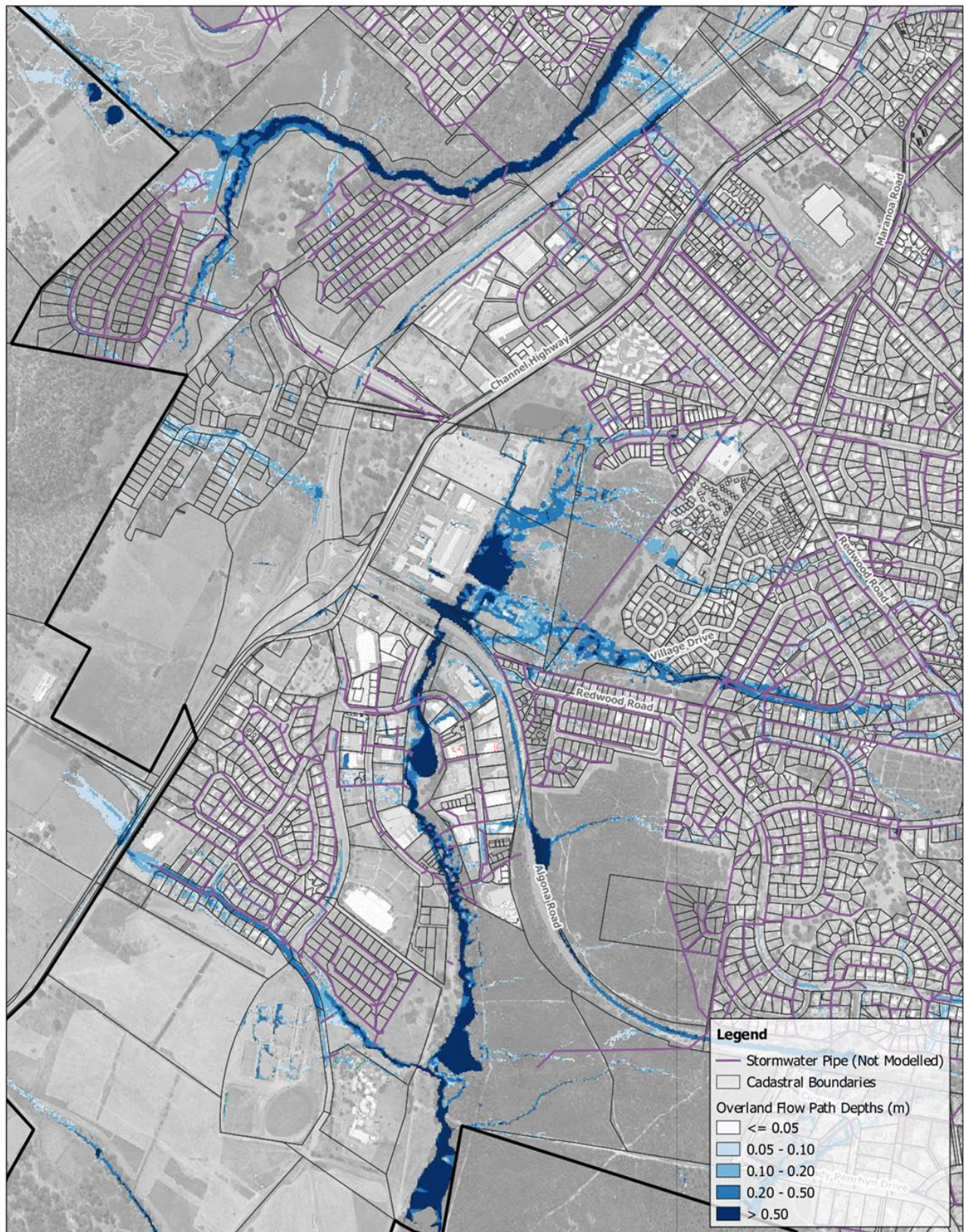
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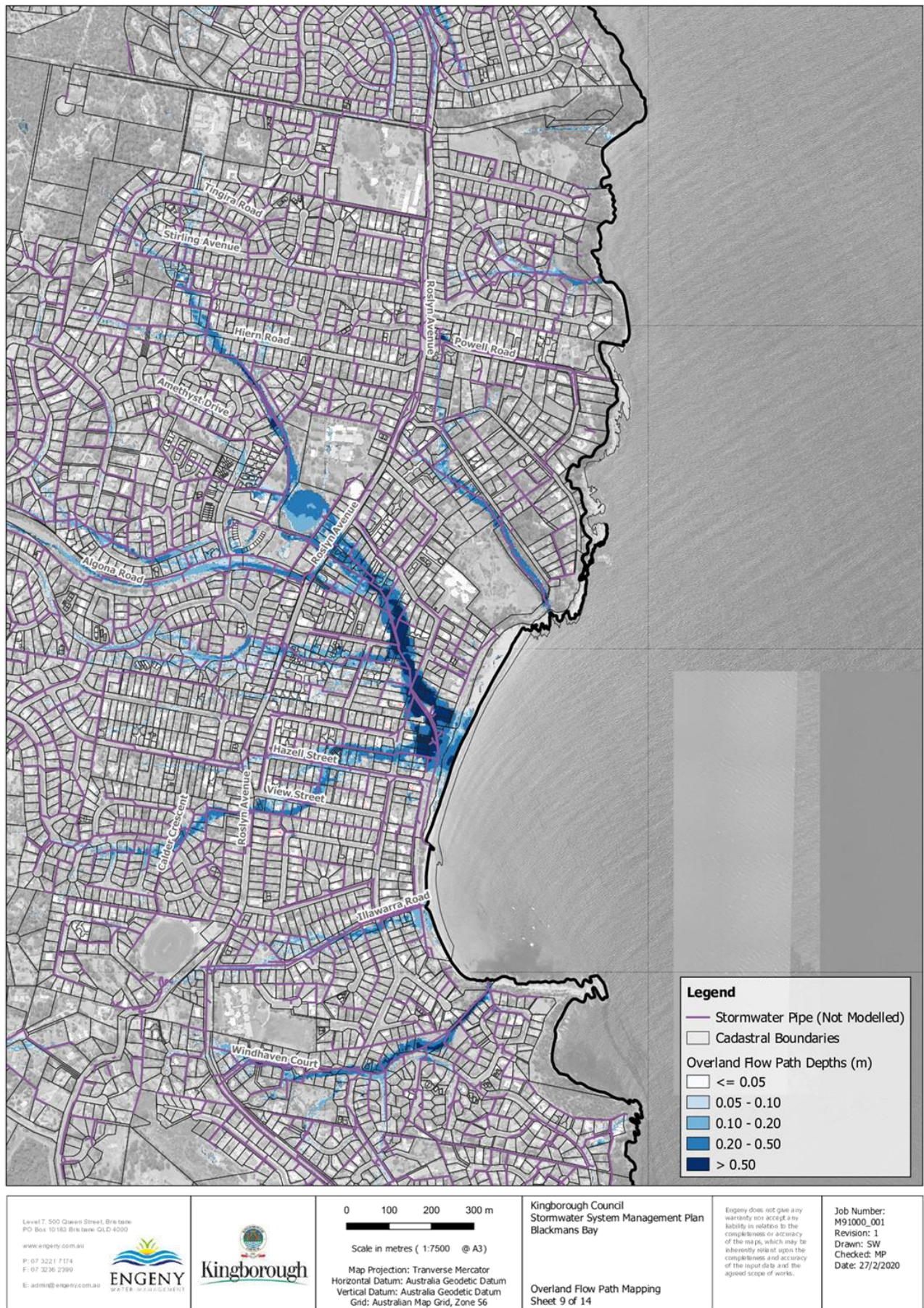
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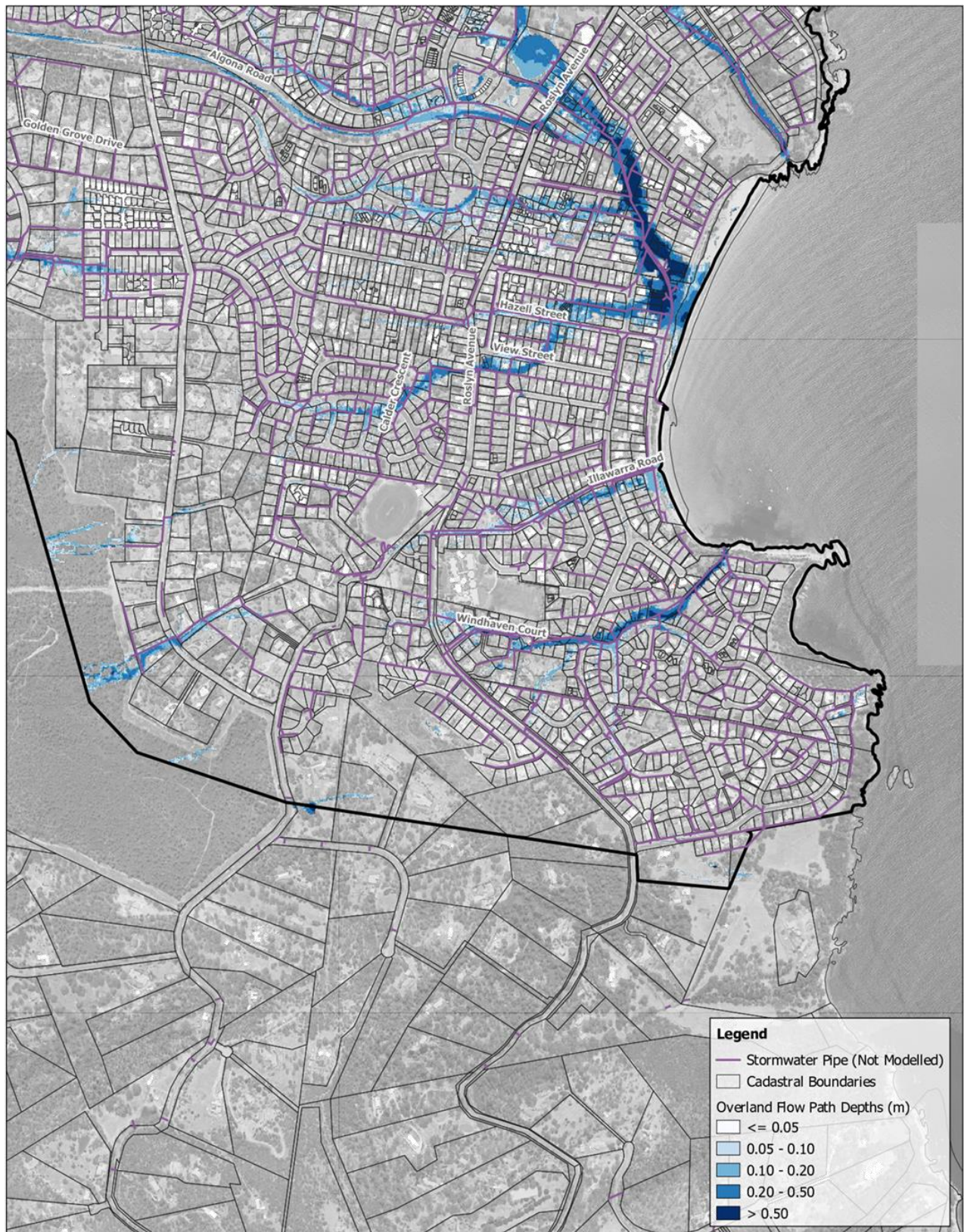



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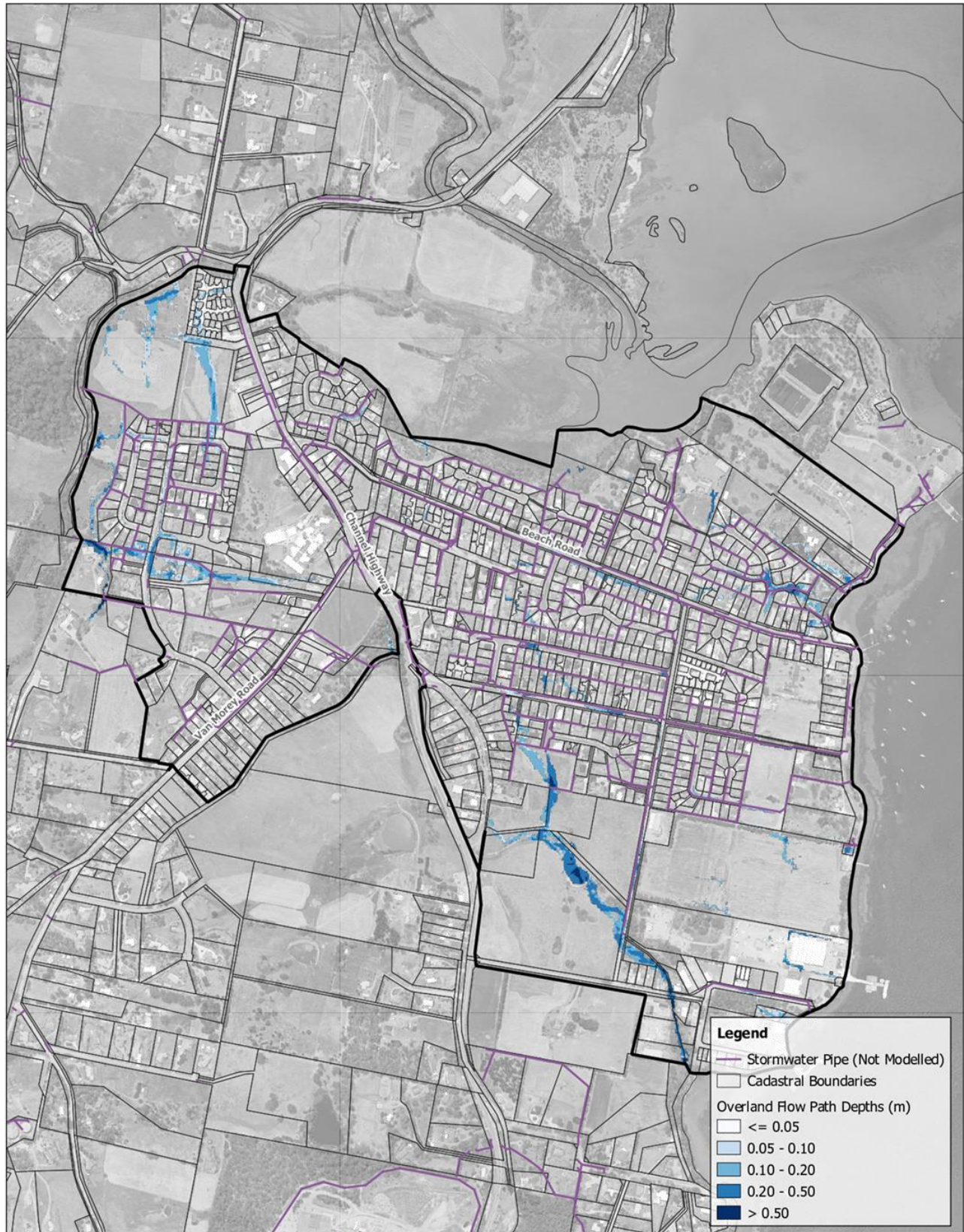



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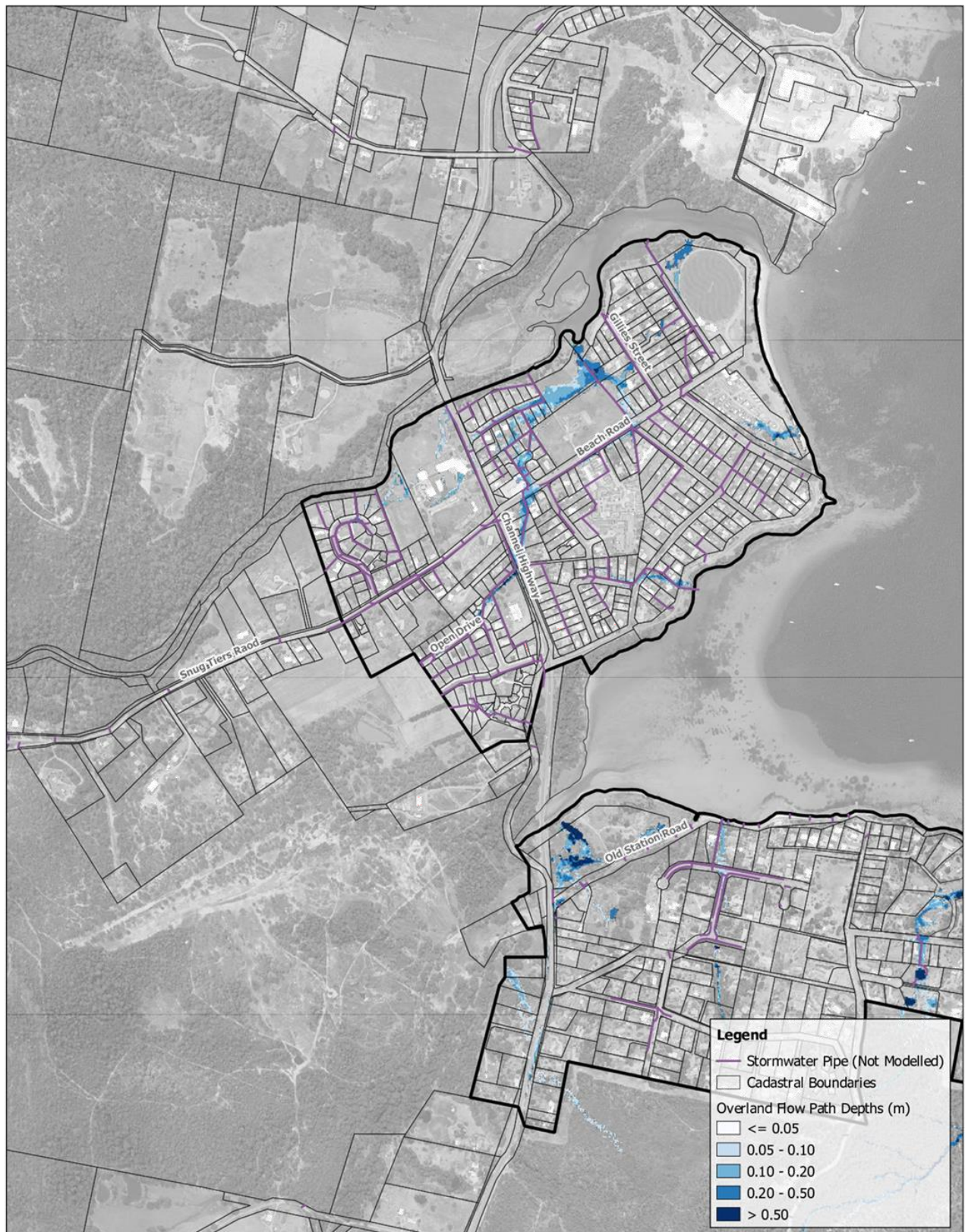



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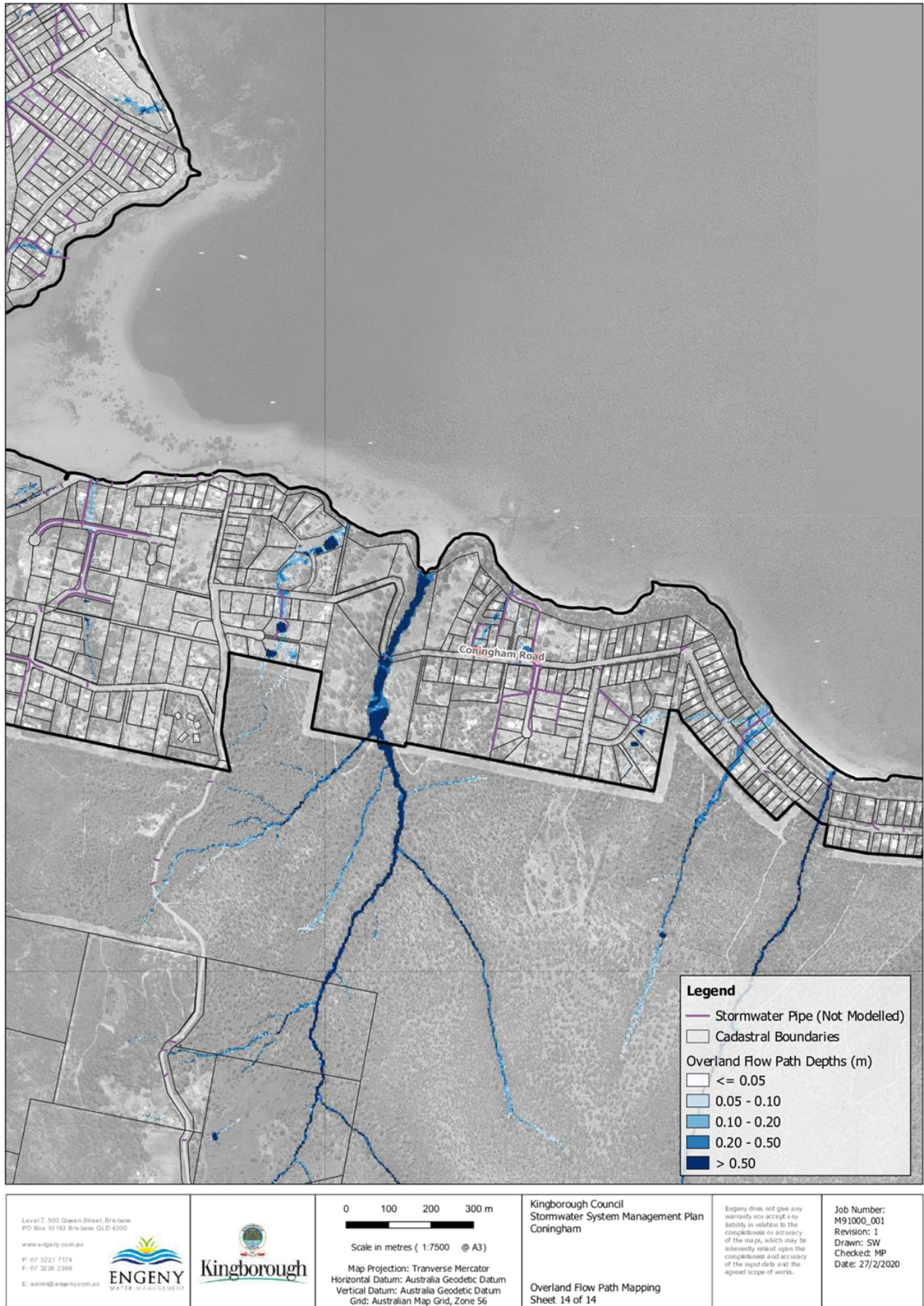


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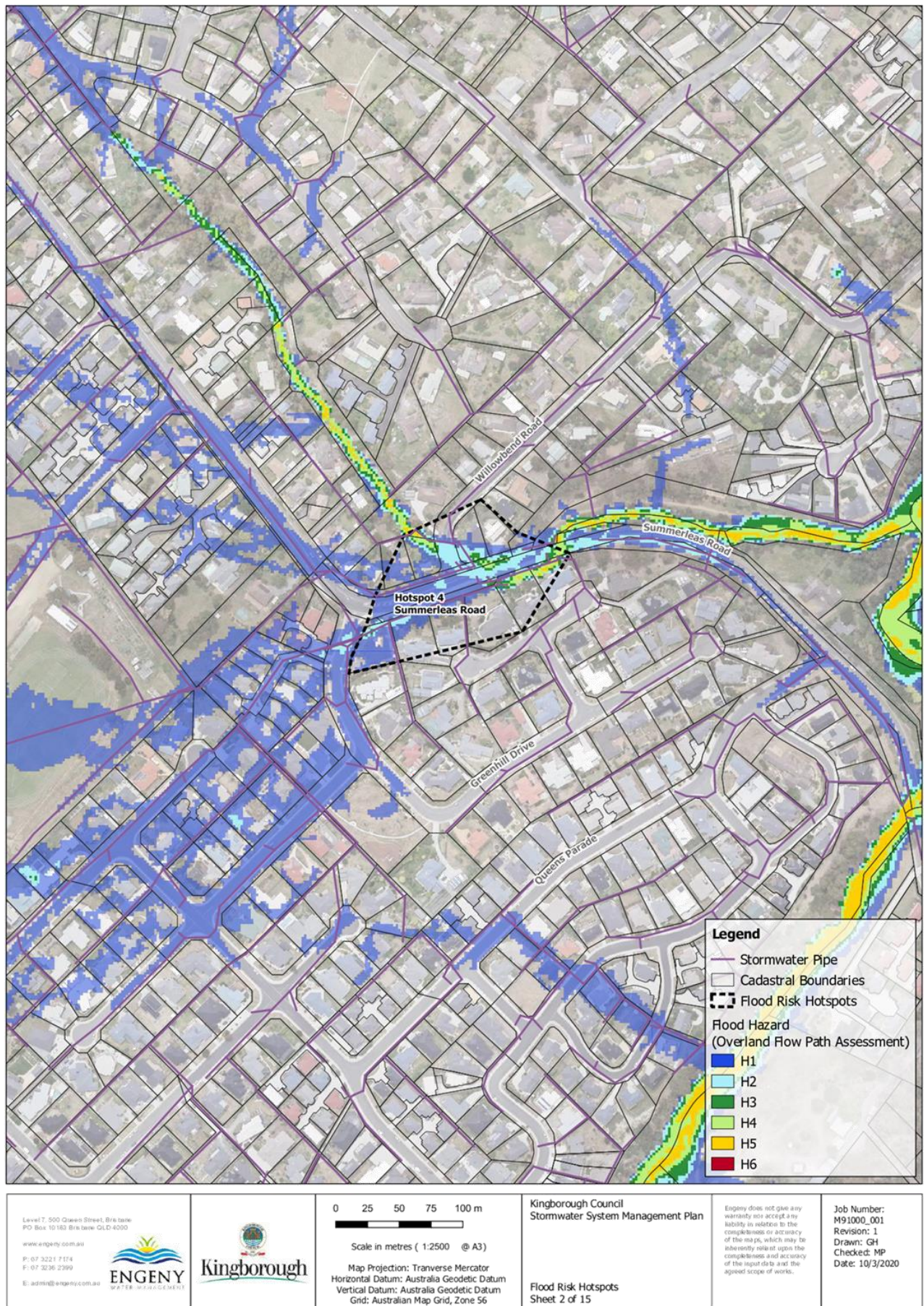
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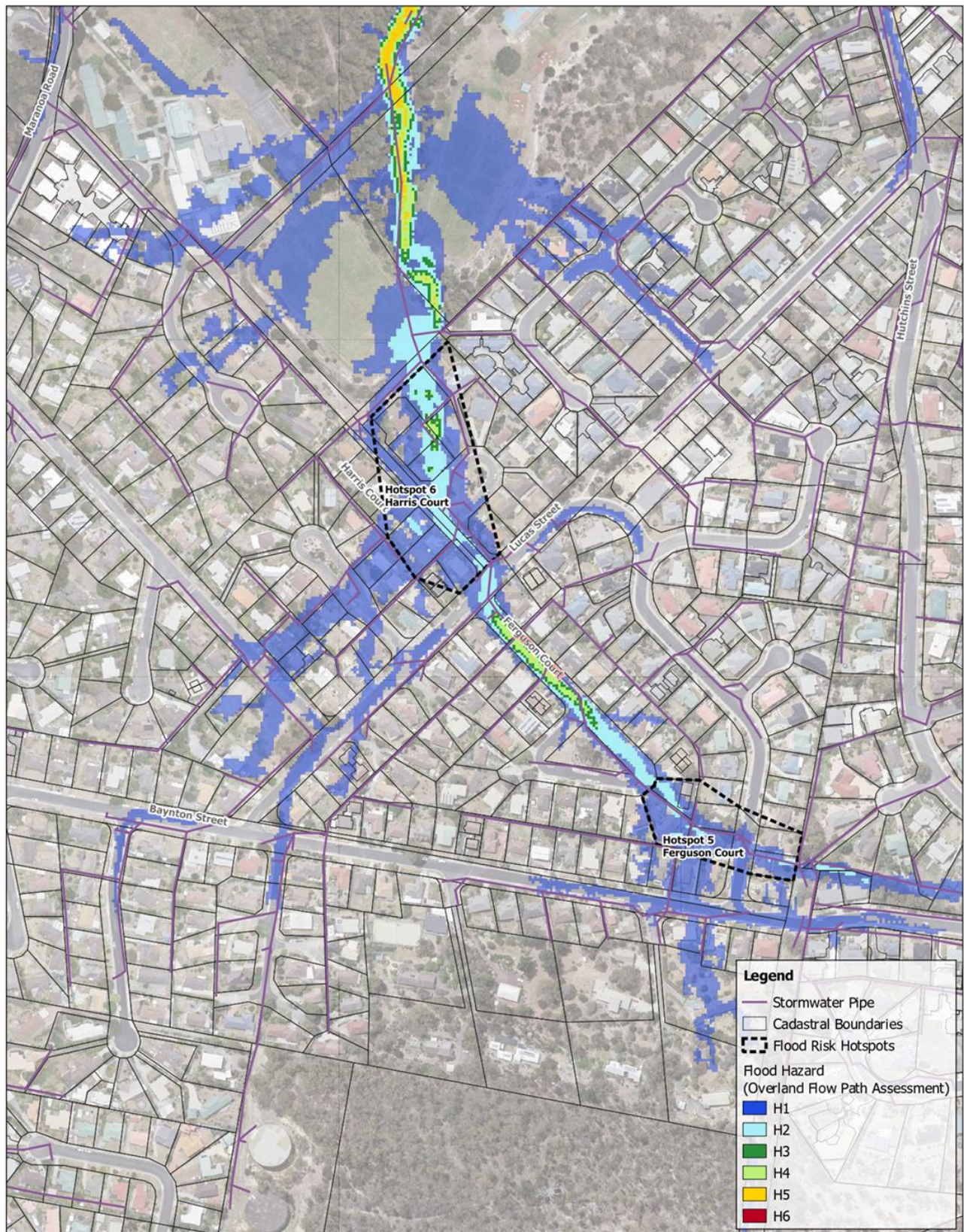
APPENDIX C


Flood Risk Hotspots

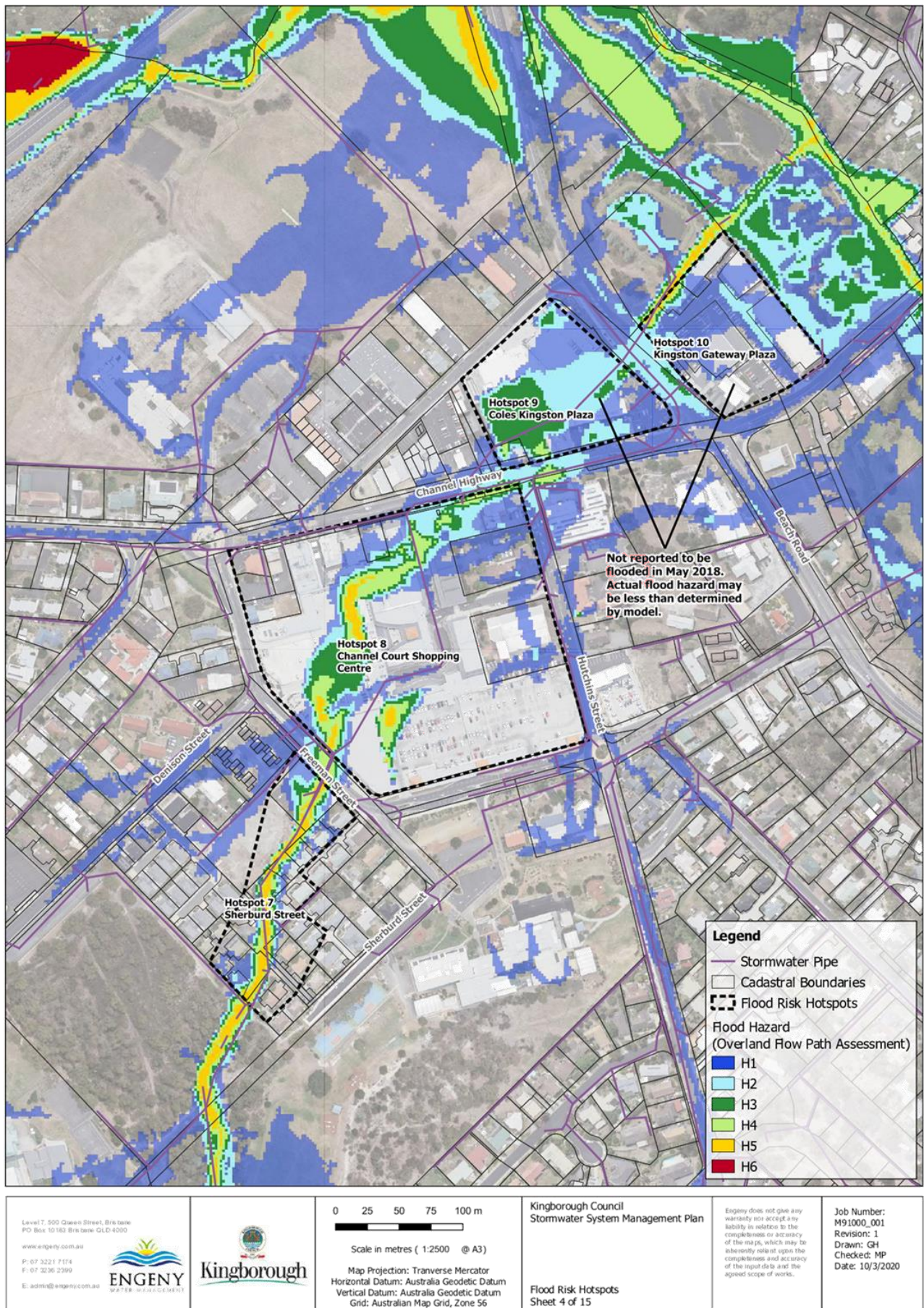


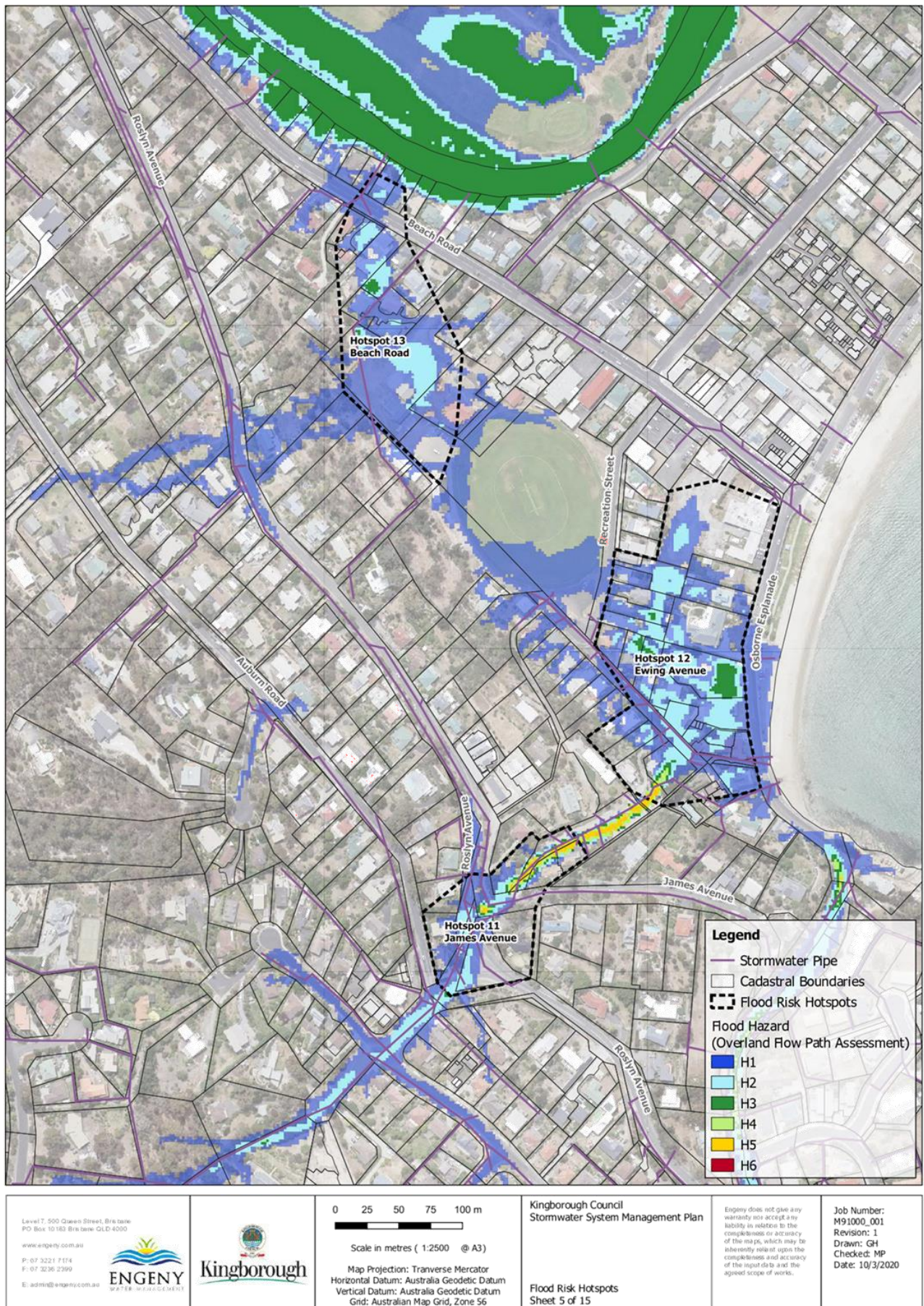
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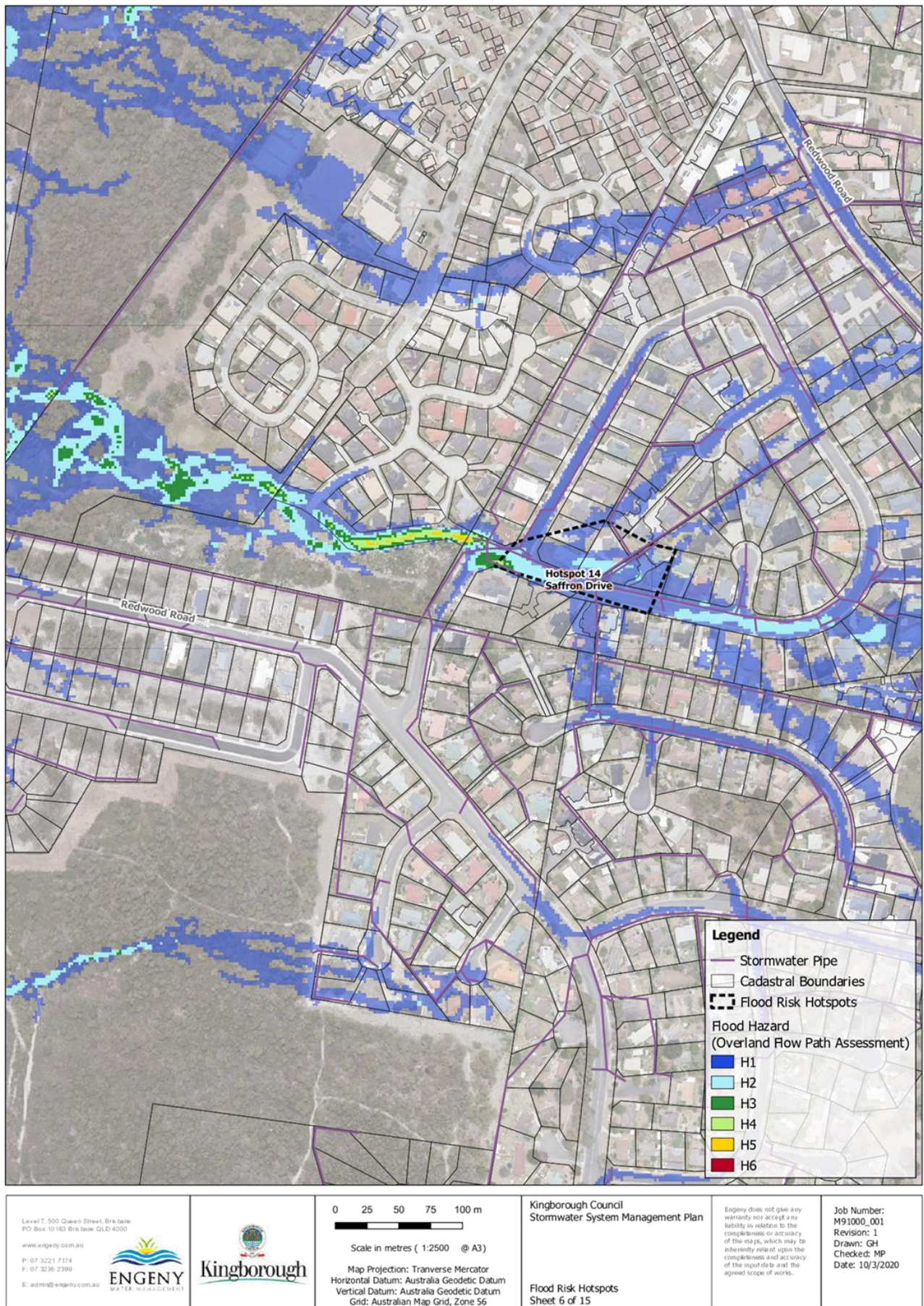


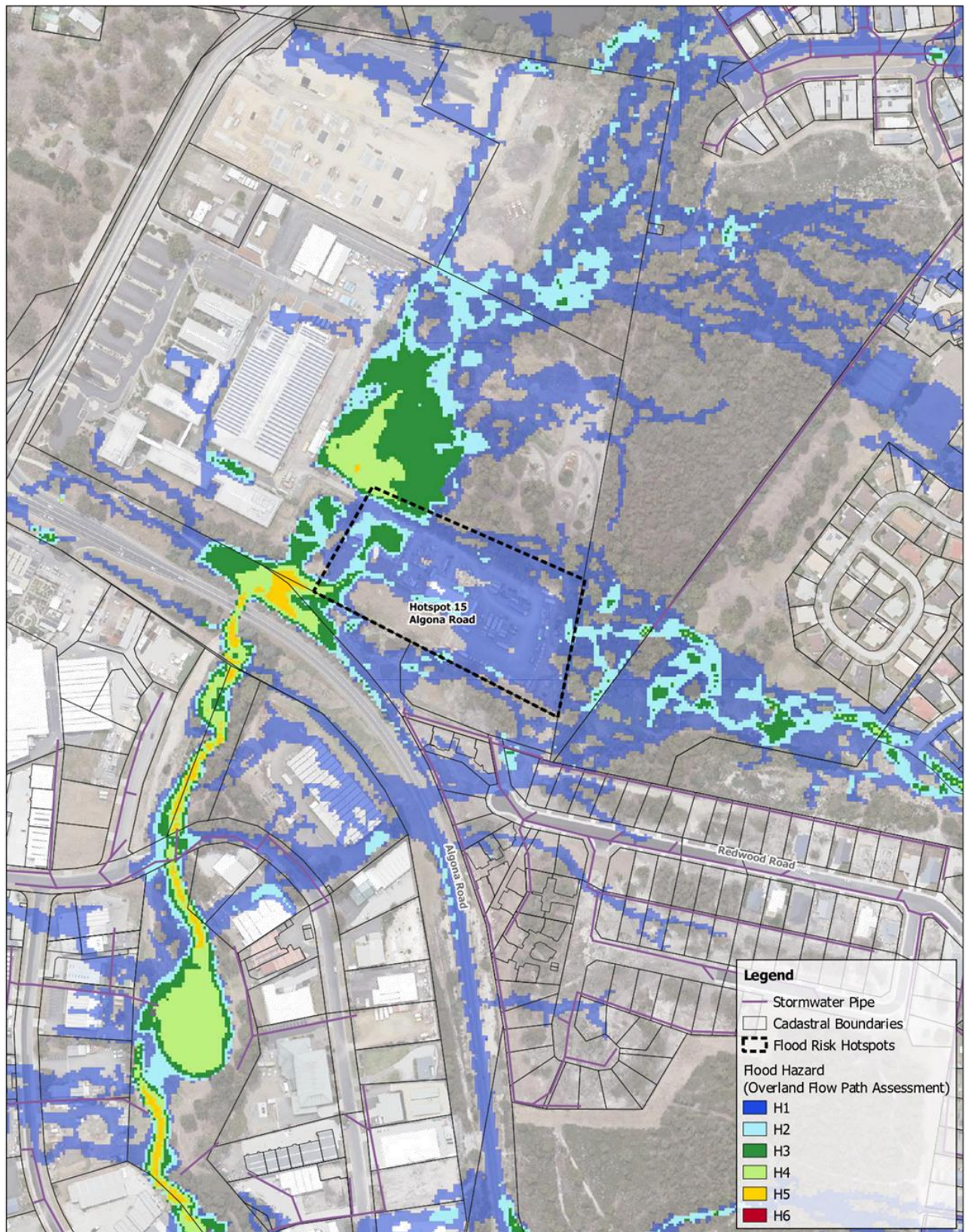



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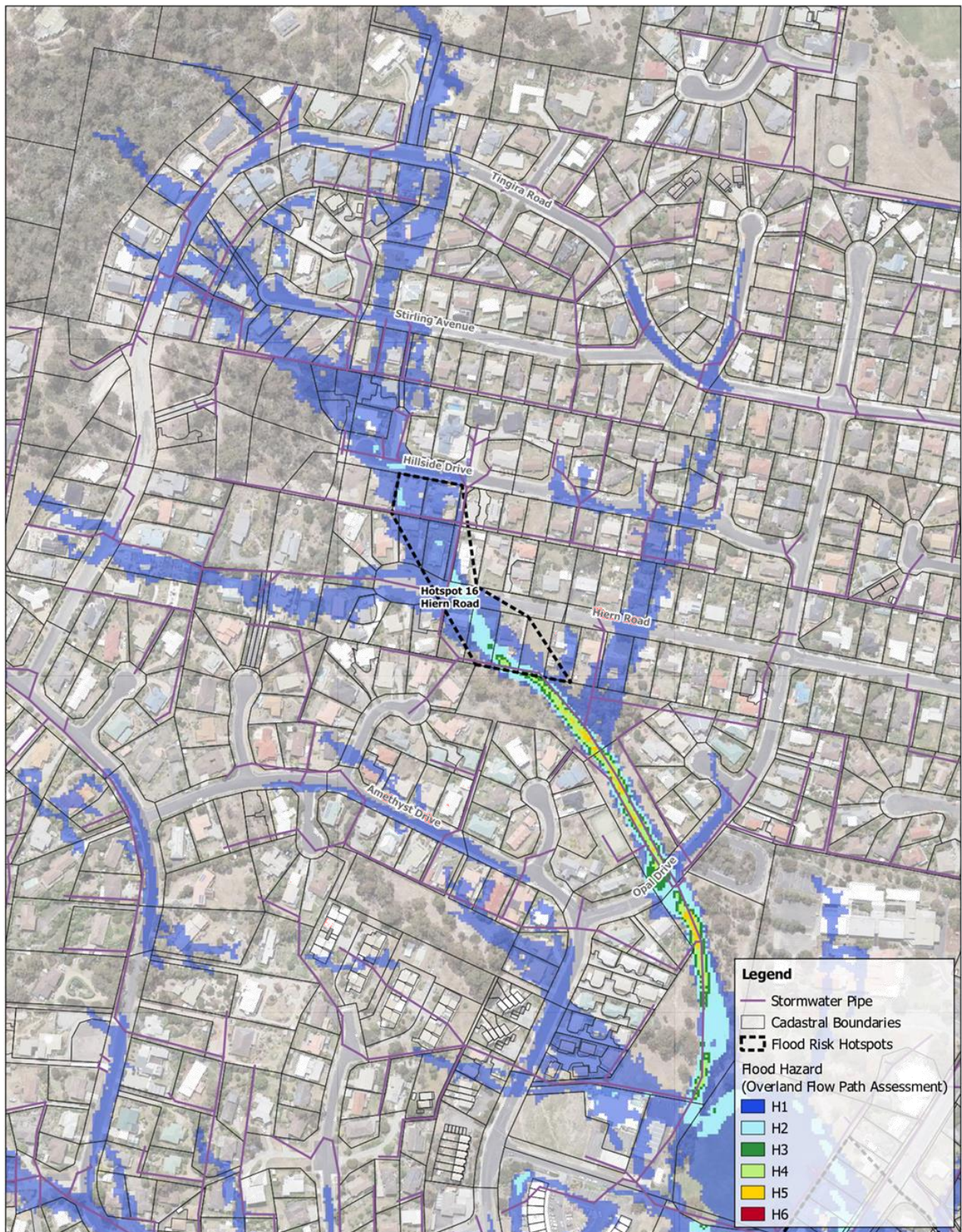





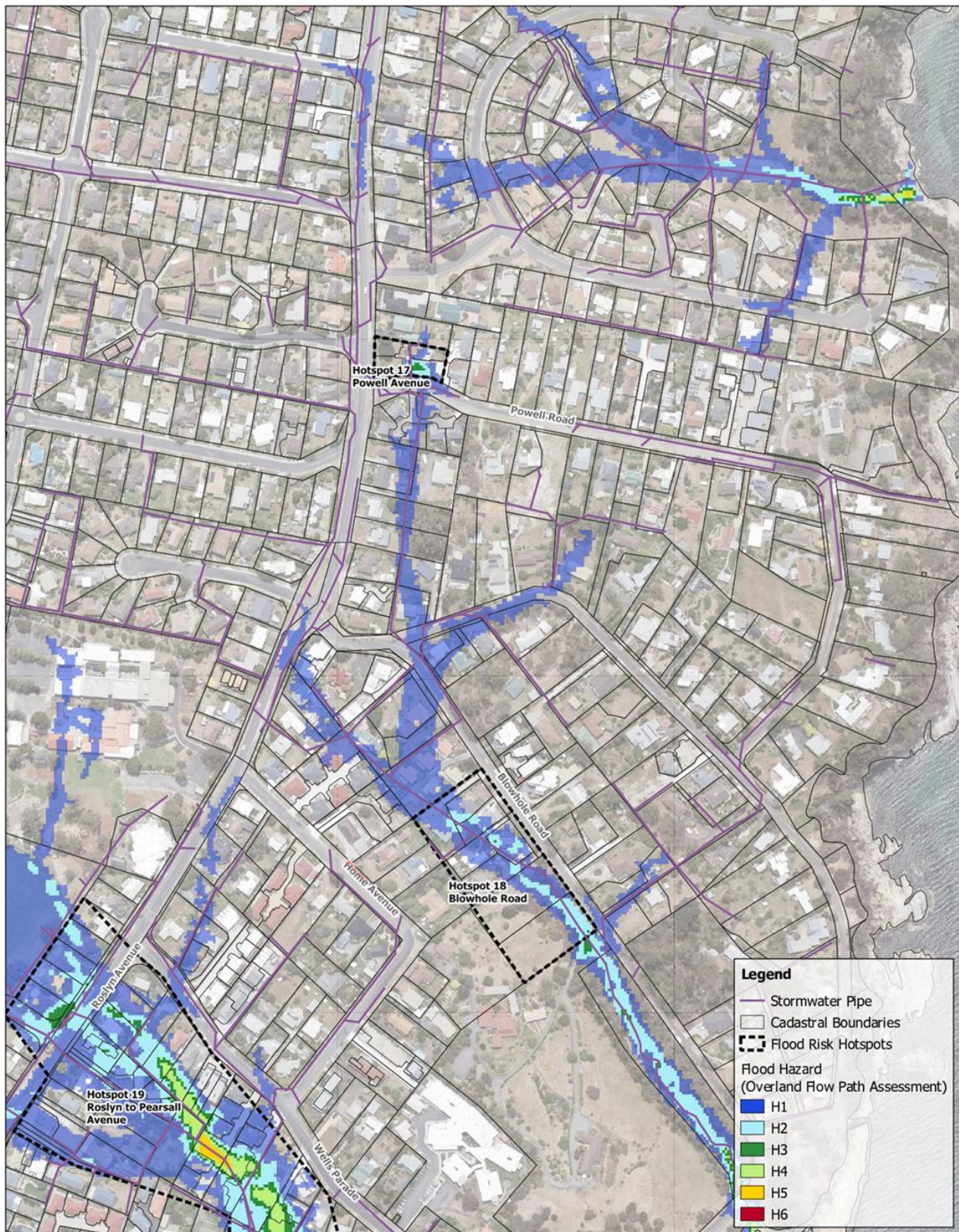




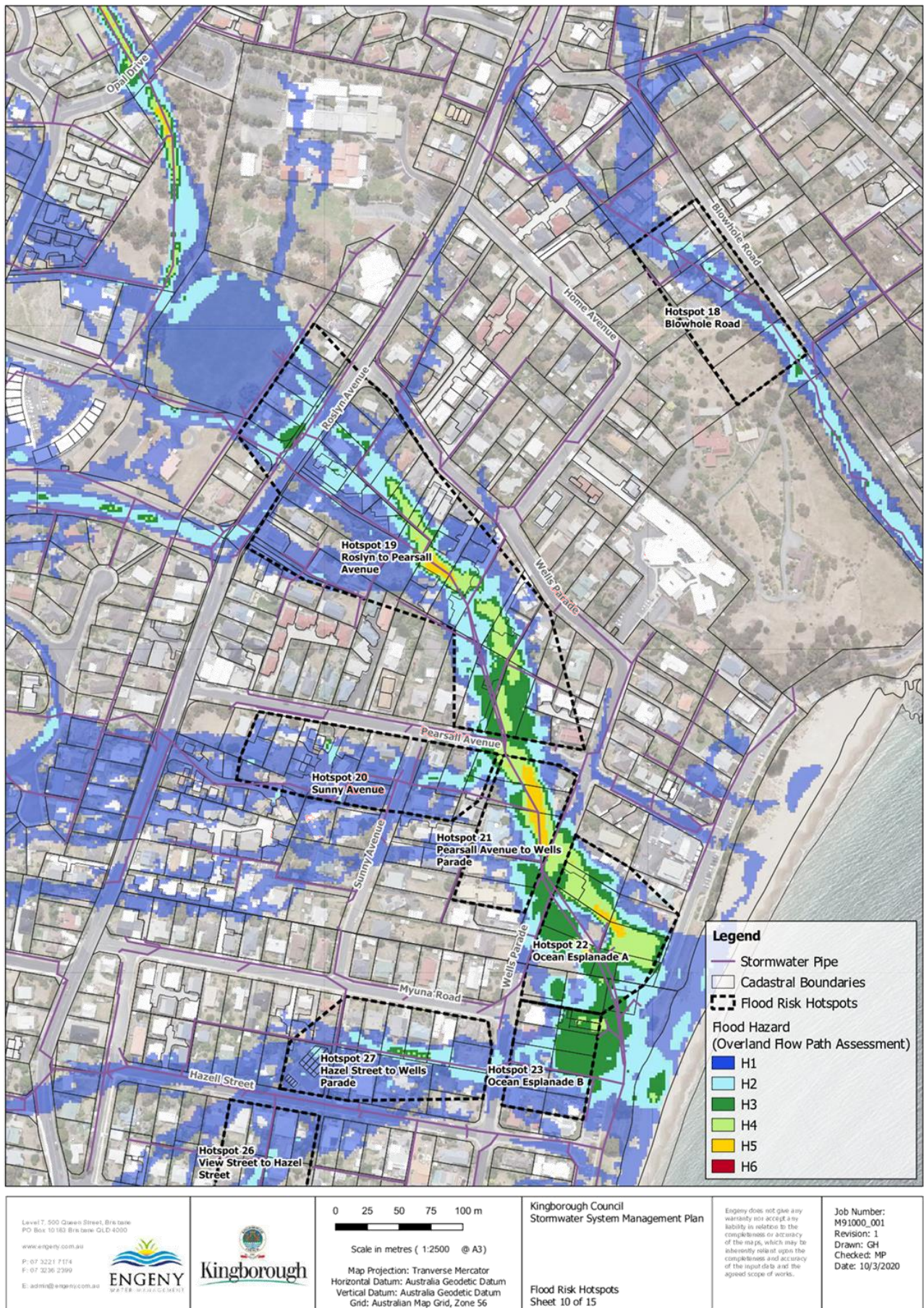
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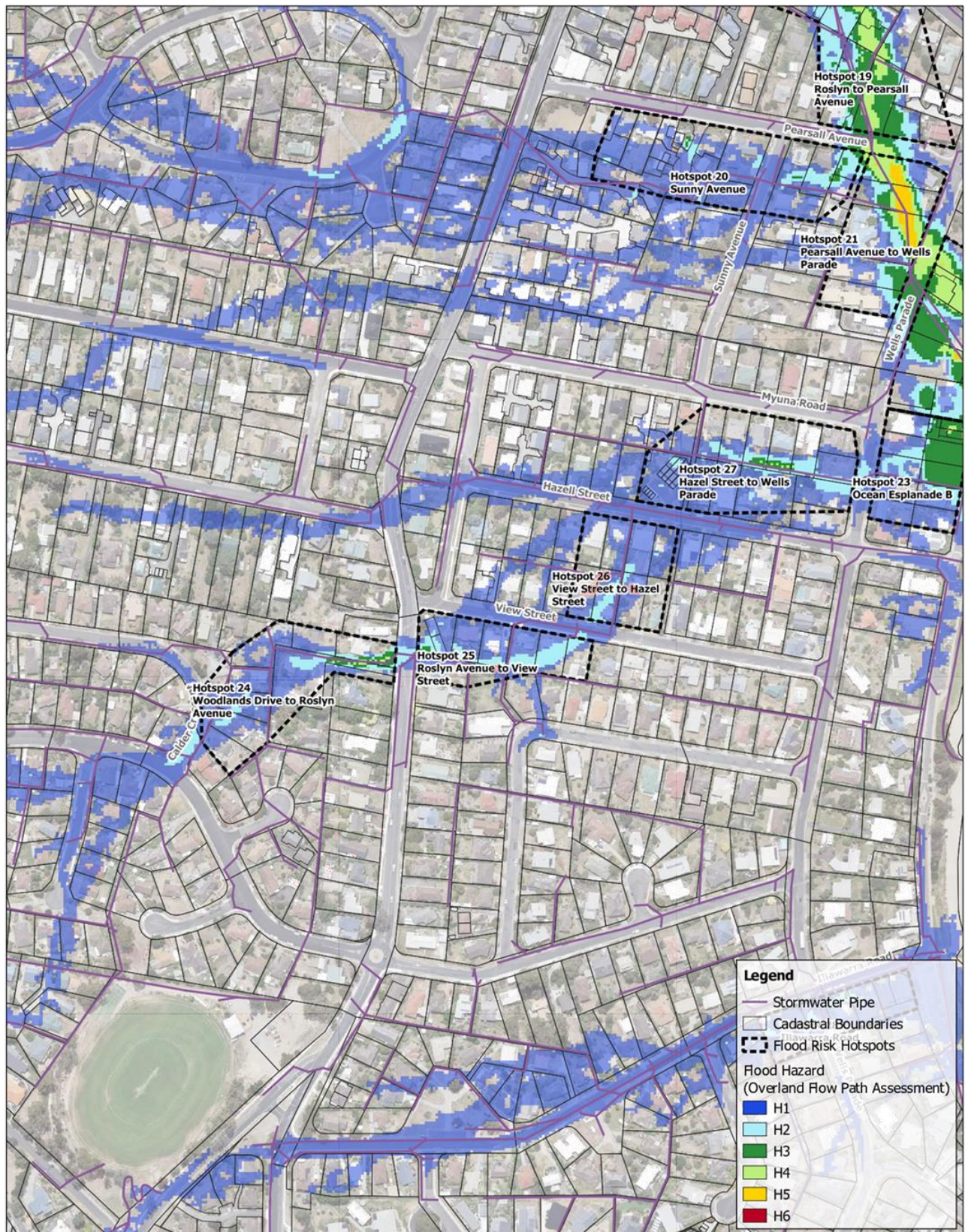



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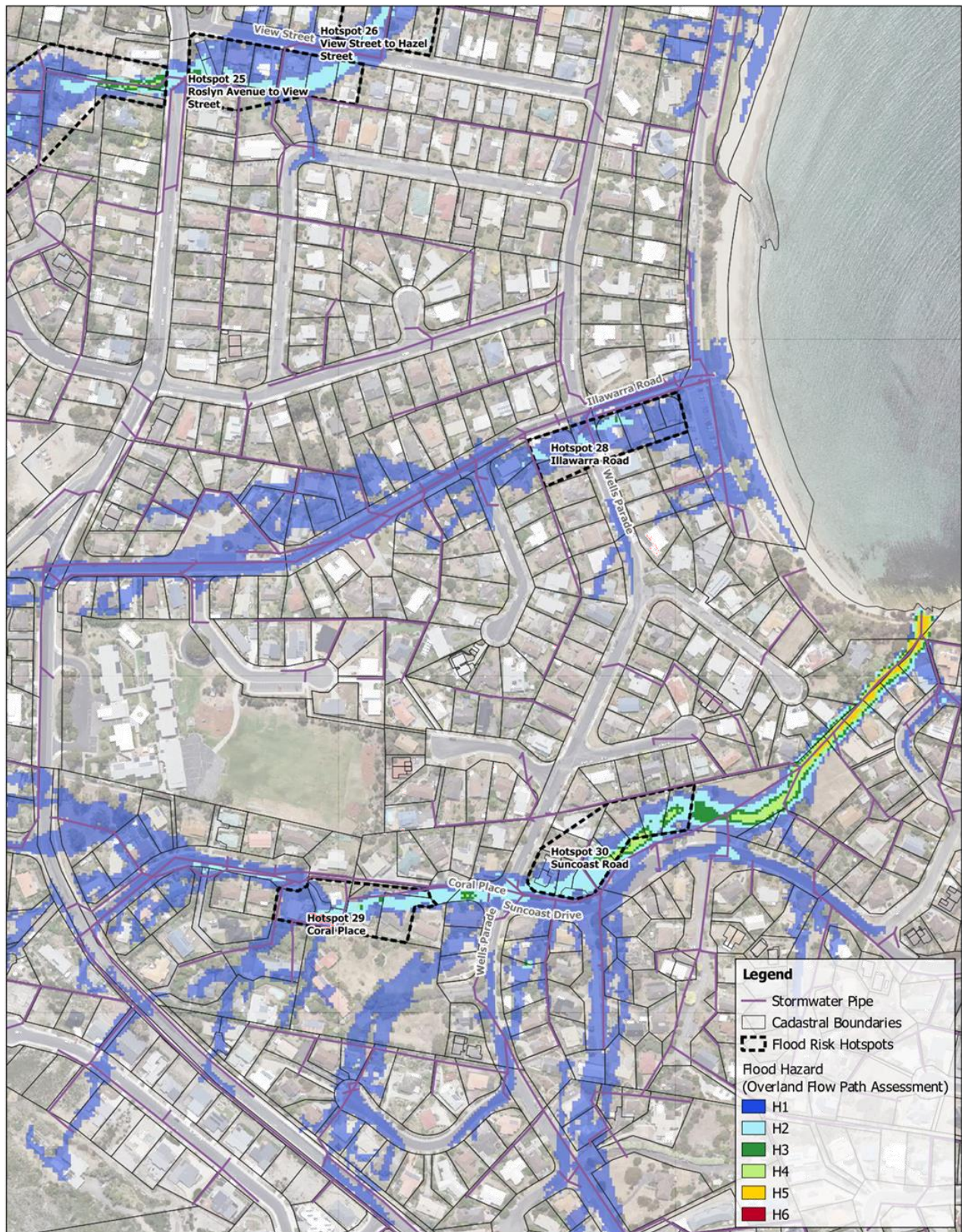


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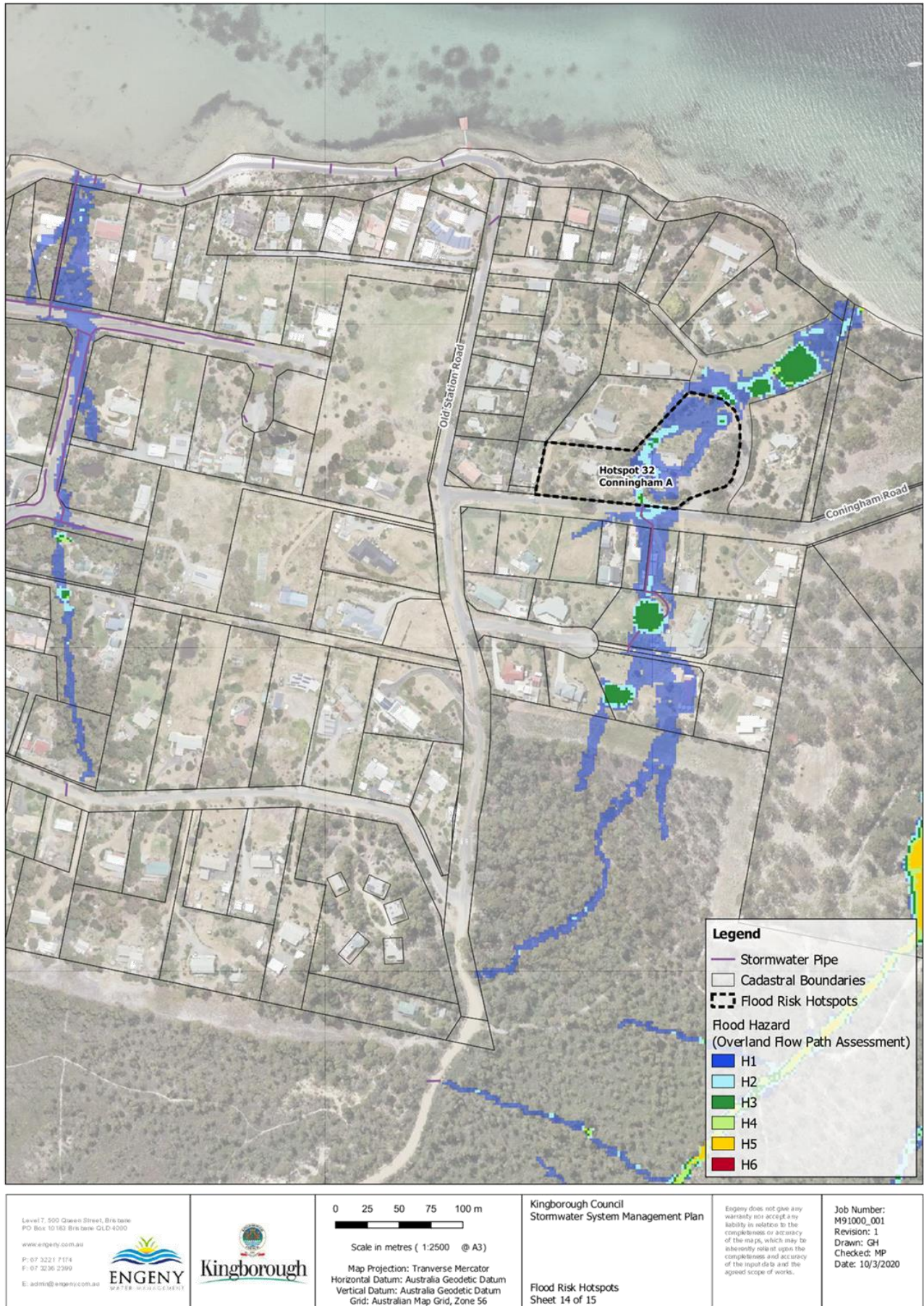
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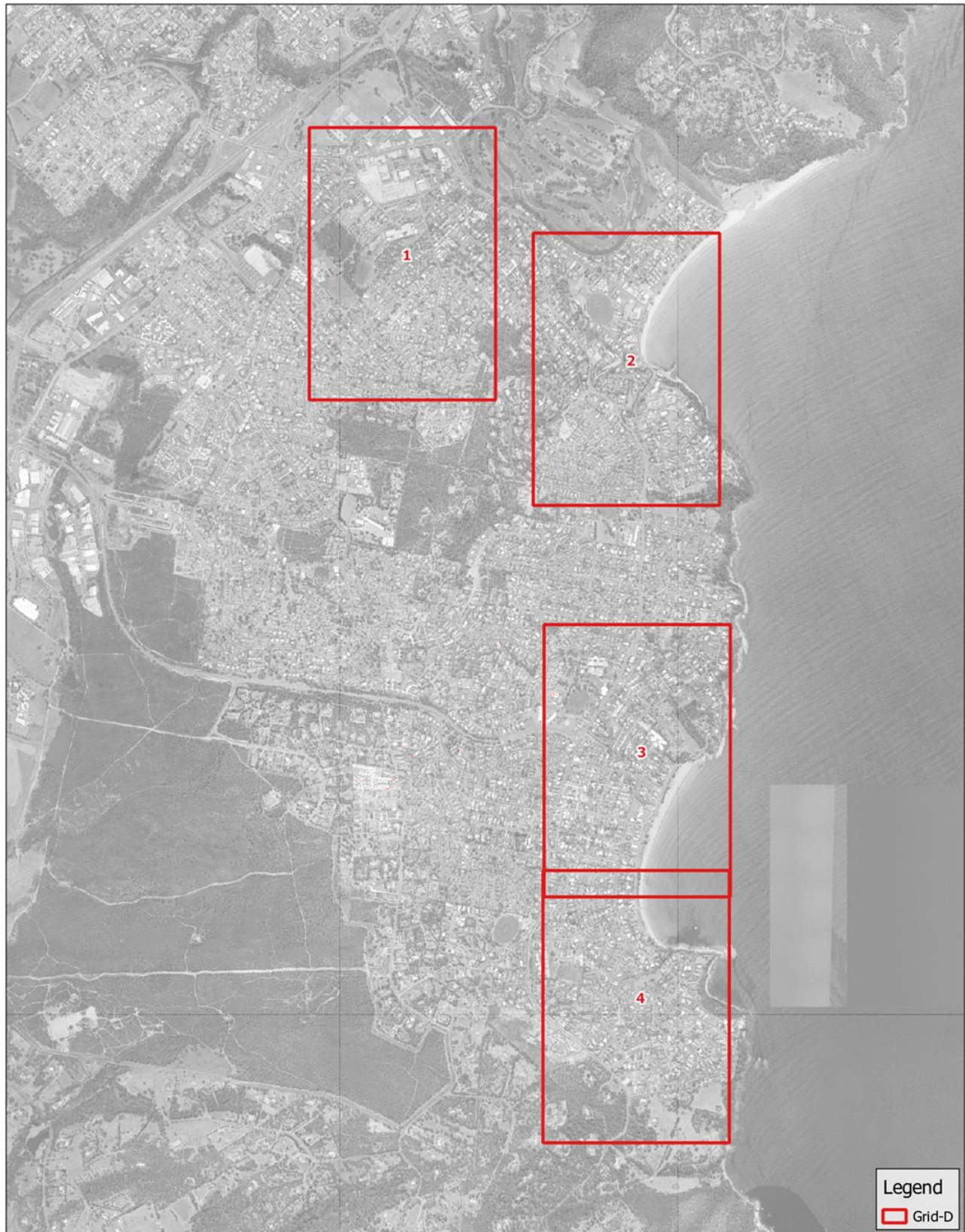
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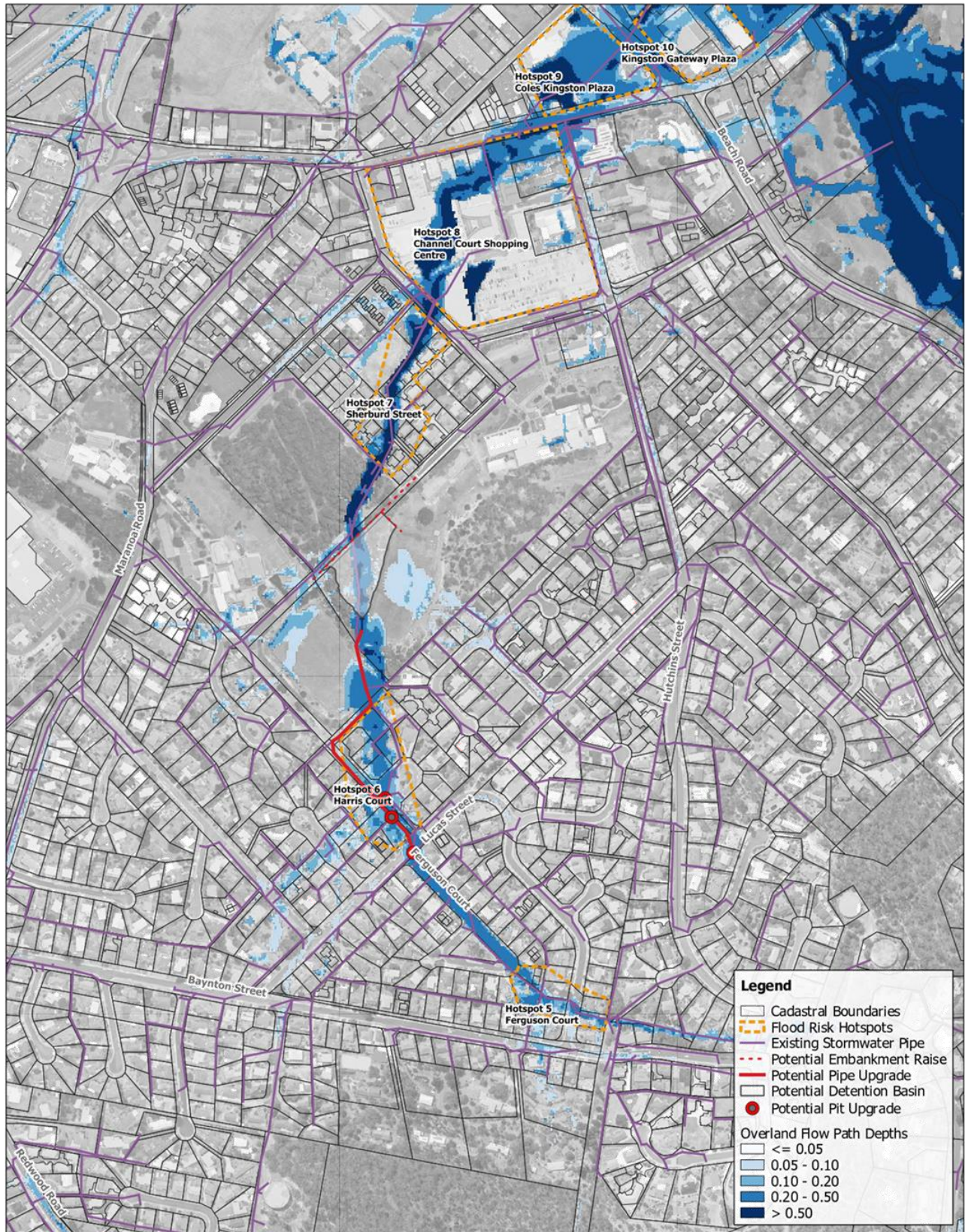




APPENDIX D

Potential Structural Management Measures




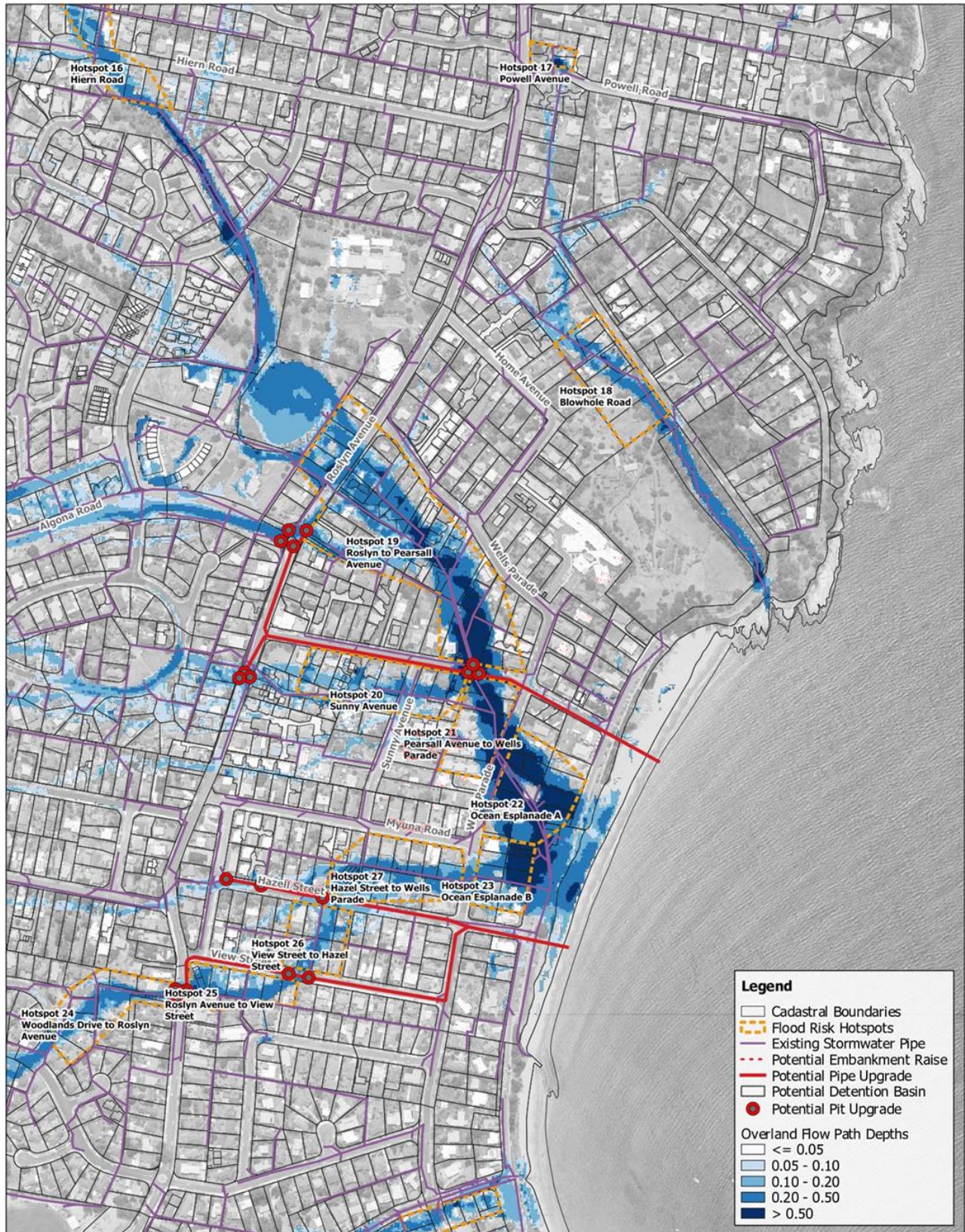
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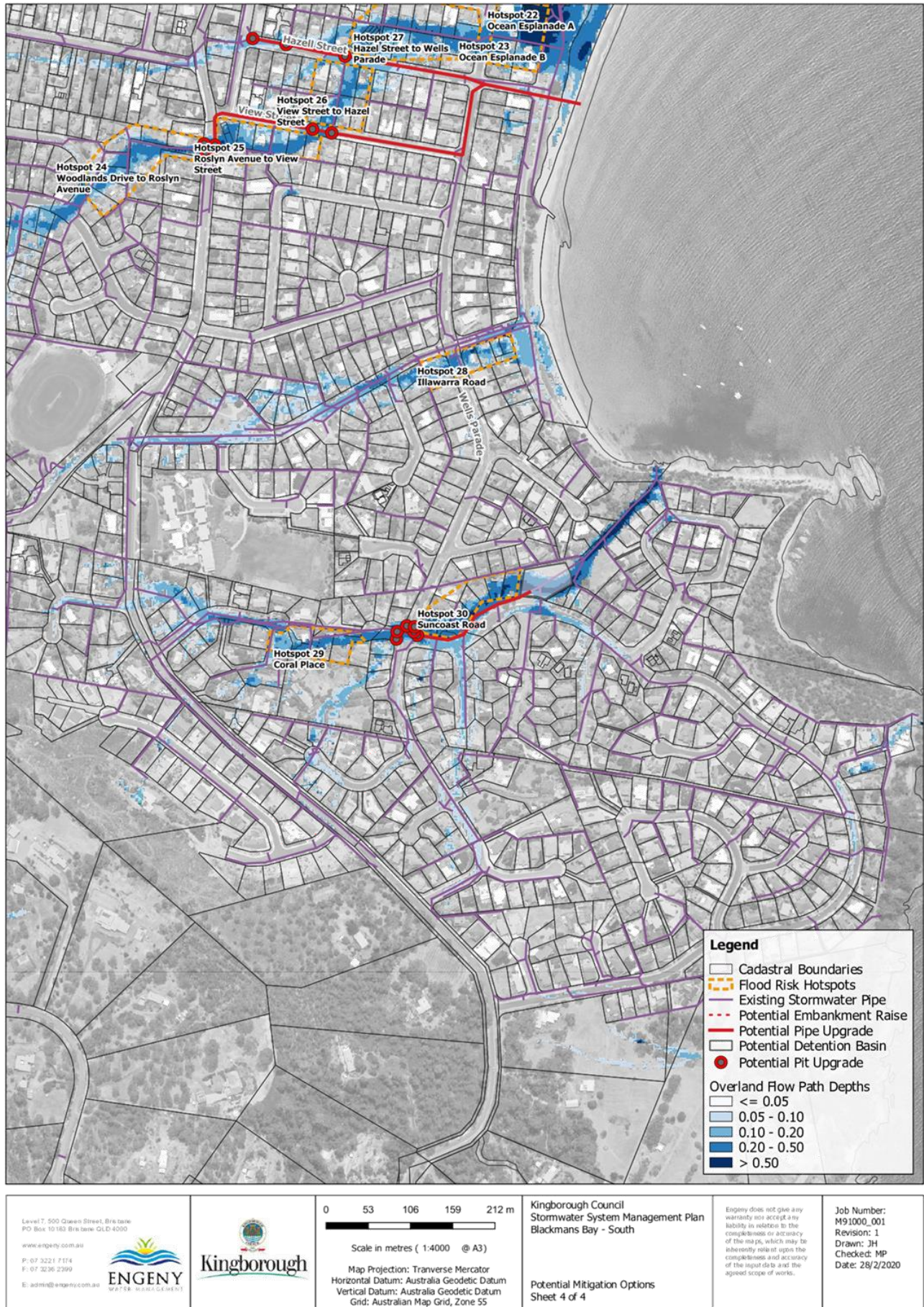
<p>Level 7, 500 Queen Street, Brisbane PO Box 10 163 Brisbane QLD 4000</p> <p>www.engenry.com.au</p> <p>P: 07 3221 7174 F: 07 3036 2399</p> <p>E: admin@engenry.com.au</p> 	 <p>Kingborough</p>	<p>0 53 106 159 212 m</p> <p>Scale in metres (1:4000 @ A3)</p> <p>Map Projection: Transverse Mercator Horizontal Datum: Australia Geodetic Datum Vertical Datum: Australia Geodetic Datum Gnd: Australian Map Grid, Zone 55</p>	<p>Kingborough Council Stormwater System Management Plan Kingston CBD</p> <p>Potential Mitigation Options Sheet 1 of 4</p>	<p>Engenry does not give any warranty nor accept a liability in relation to the completeness or accuracy of the maps, which may be inherently reliant upon the completeness and accuracy of the input data and the agreed scope of works.</p>	<p>Job Number: M91000_001 Revision: 1 Drawn: JH Checked: MP Date: 28/2/2020</p>
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17.4 HOWDEN PUBLIC OPEN SPACE

File Number: 20.123

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: 1.5 An active and healthy community, with vibrant, clean local areas that provide social, recreational and economic opportunities.

1. PURPOSE

- 1.1 This report considers the potential purchase of a parcel of land in Howden for use as public open space.

2. BACKGROUND

- 2.1 At its meeting of Monday, 25 May 2020, Council resolved as follows Minute (C311/9-2020 refers):
- *Council investigate the purchase of a parcel of land (currently for sale) at Bonnie Vale Estate, Howden, for public open space and a report on the outcomes of this investigation be provided back to Council at the Council meeting on 22 June 2020*
- 2.2 The Kingborough Interim Planning Scheme (KPIS) 2015 does not currently provide for the establishment of local open space facilities in Howden through the Open Space Zone.
- 2.3 There is currently no land set aside, or owned by Council, for the purpose of establishing local public open space facilities in Howden.
- 2.4 Action 50 of the Kingborough Open Space Strategy 2019 states, that Council:
- *Identify a suitable ... parcel of land in the Brightwater Road area of Howden to provide the residents a local play, recreational and social space close to their homes (priority level: 'medium').*
- 2.5 Howden is located on the Tinderbox peninsular, where the majority of dwellings are located (by travel distance) within:
- 2km to Peter Murrell Reserve;
 - 3.5km to district open spaces and play spaces at Blackmans Bay;
 - 5km to district open space and play space at Tinderbox Beach, and;
 - 10km to sub-regional open space and play spaces at Bicentennial Park, Dru Point.
- 2.6 There are two lots currently for sale in Bonnie Vale Estate, namely: Lot 4 (1,486m²) and Lot 5 (1,528m²).



Figure 1: Lot 4 to foreground, looking southwest



Figure 2: Lot 5 to foreground, looking northeast along Bonnie Vale Drive

- 2.7 The subject sites are located within the Low Density Residential Zone (Area C), which allows for minimum lot size of 1000m²; and is surrounded by the Rural Living (Area A) Zone and the Environmental Living Zone, preserving minimum lots sizes of 2.5ha (25,000m²) and 10ha (100,000m²) respectively.
- 2.8 The settlement pattern surrounding the subject site(s) is characterised by:
- Detached dwellings on standard suburban lots with backyards;
 - attractive lifestyle / rural living lots where detached dwellings are accompanied by generous areas of open space (pasture, etc.), and;
 - larger bush blocks where a detached dwelling is nestled amongst native vegetation.



Figure 3: Zoning plan of area surrounding subject site, illustrating 2km local open space catchment.

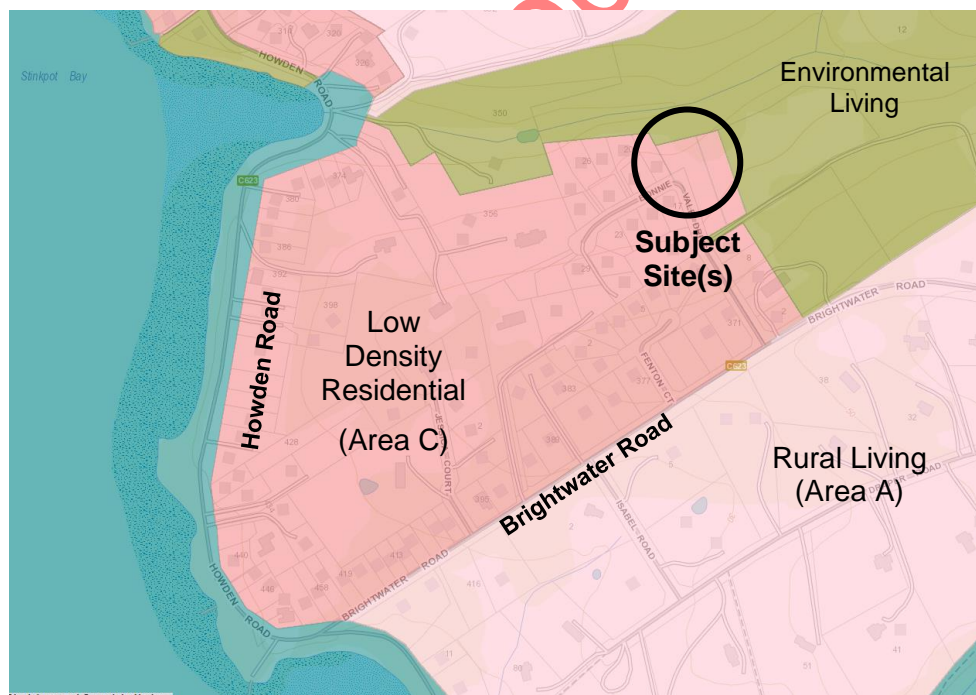


Figure 4: Zoning plan of area surrounding subject site, illustrating KIPS2015 zones.

- 2.9 According to 2016 Australian Bureau of Statistics (ABS) data, the population of Howden is 676. The current population (as at June 2020) can be estimated to be approximately 720 to 740, based on population growth statistics for Kingborough.
- 2.10 Howden, therefore, accounts for approximately 1.85% of the population in Kingborough (currently estimated at approximately 40,000).

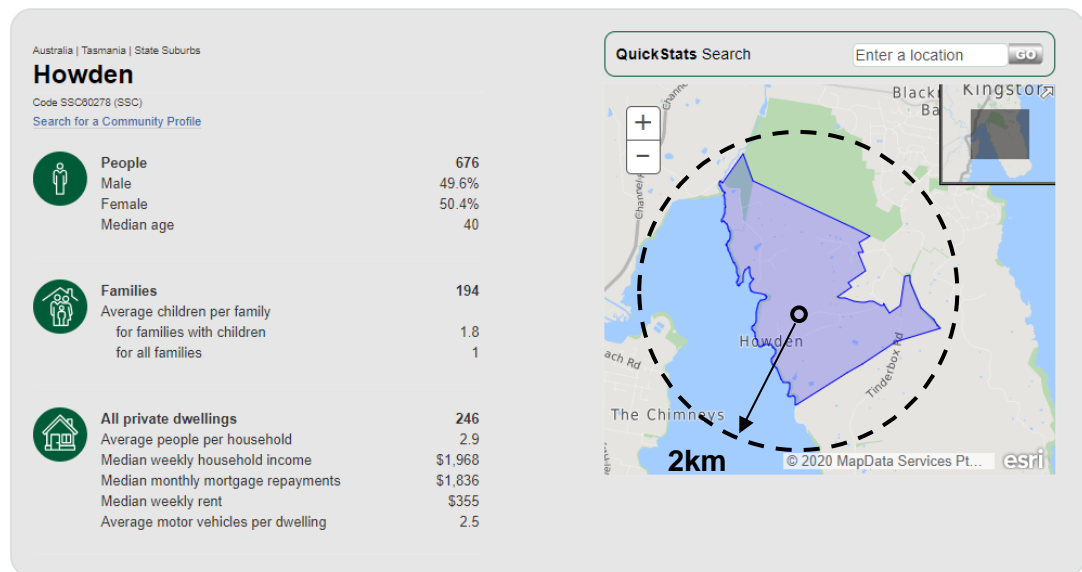


Figure 5: Australian Bureau of Statistics population data for Howden (2016 Census QuickStats).

- 2.11 By comparison, ABS data for the average number of people per household in Howden (2.9) can be applied to the known number of dwellings within 2km of the subject site(s), in order to better understand how many people may currently live within the local public open space catchment of the subject site(s).
- 2.12 There are 439 dwellings within 2km of the subject site(s). Of these, there are:
- 167 dwellings within the Low Density Residential Zone
 - 89 dwellings within the Rural Living Zone
 - 158 dwellings within in the Environmental Living Zone
- 2.13 $439 \times 2.9 = 1,273$. There may be up to 1,273 people living within the local public open space catchment of the subject site(s).
- 2.14 Population growth also needs to be considered to fully understand the current and future demand for local level public open space at the subject site(s) in Howden.
- 2.15 This can be estimated by applying the same ABS data for people per household (2.9) to the number of developable lots (those with potential to be subdivided in accordance with the KPIS 2015) within 2km of the subject site(s), which is: 63. Of these, there are:
- 61 developable lots within the Low Density Residential Zone
 - 1 developable lot within the Rural Living Zone
 - 1 developable lot within in the Environmental Living Zone
- 2.16 $63 \times 2.9 = 183$. The population within the local public open space catchment of the subject site(s) is projected to grow by: 183.
- (This figure is intended as a guide only – it is a simple estimate, and may not reflect the actual number of viable, developable lots.)*
- 2.17 The projected total population within the local open space catchment of the subject site(s) is, therefore, estimated at: $1,273 + 183 = 1,456$.

3. STATUTORY REQUIREMENTS

- 3.1 The subject site(s) are zoned Low Density Residential (Area C) under the Kingborough Interim Planning Scheme (KIPS) 2015. Provision of public open space facilities on the subject site(s) is, therefore, not in accordance with the principal objectives for the site(s) under the KIPS 2015.

4. DISCUSSION

- 4.1 As outlined in section 2.5 (above), Howden is adequately serviced by attractive and iconic sub-regional and district level open spaces and recreational facilities. There is, however, no public open space within the 'local' public open space in Howden.
- 4.2 The catchment for a local public open space is defined as 2km, in accordance with the *Kingborough Public Open Space Strategy 2019* and the *Kingborough Play Space and Playground Strategy 2020 – 2025*.
- 4.3 Local public open spaces should provide residents within the catchment with access to facilities such as: open space for free play, ball play, passive recreation, inclusive pathways, seating, shelter, and play spaces (where appropriate).
- 4.4 More information about the 'local' classification can be found in the *Kingborough Play Space and Playground Strategy 2020 – 2025*.
- 4.5 The subject sites are located in Bonnie Vale Drive, Howden, and include:
- Lot 5, which is a corner lot with good street frontage to Bonnie Vale Drive, and;
 - Lot 4, which is a battle axe lot (setback from the road, behind Lot 5, via a narrow driveway passage).
- 4.6 Topography at the subject site(s) slopes to the north (away from Bonnie Vale Drive) at a gradient of approximately 1:15, towards the adjacent bushland gully. By comparison, a 1:100 slope is considered a usable, flat, and adequately draining surface. 1:4 is generally considered the maximum allowable slope to facilitate mowing of lawns.
- 4.7 It is considered possible to establish a play space (suitable for children from 0 to 12 years of age, for example) on the subject site(s); however, this would require the use of retaining structures (natural boulder walls, stepped retaining walls, or similar) to achieve an acceptably flat, usable area within which to install play equipment, seating, pathways, picnic tables, and shade structures.
- 4.8 Given the site constraints, including topography, it is likely that a local level public open space facility on the subject sites would include:
- an area of (sloping) turf for free play;
 - seating;
 - pathways (that are unlikely to be DDA-compliant in all instances);
 - a shade structure (picnic shelter);
 - shade tree planting;
 - and a play space.

- 4.9 A facility such as this would likely only be attractive to, and used regularly by, local families with young children.
- 4.10 There are alternative sites in the area (such as Peter Murrell Reserve and Wingara Road to Howden Jetty) that are likely to be considered more attractive and desirable for recreation by older residents and those with older children.
- 4.11 Visual connection (line of sight) must be facilitated between the Bonnie Vale Drive streetscape and public open space facilities on the subject site(s). This is required to establish acceptable levels of passive surveillance, which is considered essential to maintain adequate levels of (perceived and actual) public safety.
- 4.12 Users will not enter a space they do not feel safe in and will, generally, refrain from entering spaces that are concealed or not readily legible from a position of safety and comfort.
- 4.13 Lot 4 (alone) is, therefore, not considered suitable as public open space and should only be considered in conjunction with Lot 5.
- 4.14 Public open space may be provided on the subject sites in the following configurations:
 - Lot 5 and Lot 4 may be considered for open space (together);
 - Lot 5 may be considered for open space (alone);
 - Lot 4 (alone) is not considered appropriate as public open space.
- 4.15 Investment in public open space and recreational assets should encourage people to be more active and social within their local environment. One of the most effective ways of achieving this is through the establishment of safe and convenient pedestrian and cycle infrastructure (active transport infrastructure).
- 4.16 The establishment of public open space facilities to the subject site(s) should only be considered in conjunction with upgrades to active transport infrastructure, including the establishment of pedestrian footpaths (or shared pathways, cycleways, etc.) to facilitate safe and convenient access to public open space facilities for the majority of dwellings within the local catchment area.
- 4.17 Without these streetscape upgrades, a local public open space facility on the subject site(s) is safely and conveniently accessible to residents of Bonnie Vale Drive (only), where pedestrian footpaths are already installed. This does not represent an acceptable return on investment or equitable access to a local public open space. This outcome is not considered acceptable.
- 4.18 Future upgrades to Brightwater Road and Howden Road should include the installation of active transport links (marked cycle lanes and pedestrian footpaths). This will have the effect of connecting the majority of dwellings to recreational assets already established in the area, such as Peter Murrell Reserve, and a future local public open space facility.
- 4.19 This approach allows Council to target Capital Works investments that will provide improved outcomes for the majority of residents (parents, children, visitors, grandparents, and other community elders alike).
- 4.20 Future upgrades to Brightwater Road should include active transport infrastructure (south of the Bonnie Vale Drive intersection).

- 4.21 Future upgrades to Howden Road should include active transport infrastructure (from Brightwater Road east to the Channel Highway).
- 4.22 Public open space and recreational assets (including active transport infrastructure) in Howden should be connected to planned active transport links to the Channel Highway (currently under consideration by the Department of State Growth). This would integrate Howden with the broader sub-regional network of open spaces and recreational facilities, and is considered a highly desirable strategic planning and urban design outcome.

5. FINANCE

- 5.1 The subject site(s) are listed for sale on the open market and are advertised via handmade signage installed on-site.
- 5.2 The anticipated market value of the subject site(s) is approximately \$265,000 per lot.
- 5.3 The purchase price for one lot is approximately \$265,000.
- 5.4 The purchase price for Lot 4 and Lot 5 would be approximately \$530,000.
- 5.5 Embellishing a local level public open space facility, in accordance with the *Kingborough Play Space and Playground Strategy 2020 – 2025*, would cost approximately \$250,000 to \$300,000 (for one lot).
- 5.6 Embellishing a larger open space, across both lots, would be more cost effective and can be estimated at approximately \$375,000.
- 5.7 The cost of purchasing and embellishing Lot 5 (alone) is likely to be approximately \$565,000 (equivalent to approximately 62% of the value of Council's Open Space Fund [as at April 2020]).
- 5.8 The cost of purchasing and embellishing both lots is likely to be approximately \$905,000 (equivalent to approximately 99% of the value of Council's Public Open Space Fund [as at April 2020]).
- 5.9 The ongoing maintenance burden (including planned and unexpected costs) associated with the establishment of public open space on the subject sites should also be considered at the asset acquisition stage. These costs are considered operational investments and would require an increase to expenditure under the operational budget for Parks and Reserves (Works Department) of approximately \$10,000 to \$15,000 per annum.
- 5.10 Costs associated with installing active transport infrastructure would need to be integrated into future capital works projects in Brightwater Road and Howden Road, and be considered in conjunction with future capital works bids associated with these sites.

6. ENVIRONMENT

- 6.1 There are no environmental considerations that relate directly to the subject of this report.

7. COMMUNICATION AND CONSULTATION

- 7.1 There are no relevant community consultation or communication activities, associated with the subject of this report.

7.2 Internal stakeholder consultation has been undertaken in the course of preparing this report, including:

- Urban Design;
- Strategic Planning (Development Services);
- Parks and Reserves (Works Department), and;
- Geographical Information Services (GIS, Information Services).

8. RISK

- 8.1 The subject sites are listed on the open property market and are subject to sale at any time. Risks associated with being unable to acquire the land on the open market are outside of Council's control. The risk is, therefore, considered high.
- 8.2 Investment in public open space facilities on the subject sites is considered contingent on investment in developing active transport infrastructure in Howden.
- 8.3 Establishment of public open space facilities on the subject sites without corresponding investment to connect a local public open space facility to the majority of residents within the catchment area is not considered commensurate with best practice strategic planning and urban design.
- 8.4 Return on investment associated with the establishment of public open space facilities on the subject site(s) without the additional use facilitated by safe and convenient active transport links is not considered defensible.
- 8.5 Reputational risk to the organisation associated with development of public open space facilities on the subject sites without corresponding investment in active transport outcomes is, therefore, considered high.
- 8.6 Reputational risk to the organisation associated with the expenditure of (the equivalent of between 62% and 99% of the value of the Open Space Fund) for the establishment of public open space facilities (alone) is considered high.

9. CONCLUSION

- 9.1 Howden is well-serviced by sub-regional and district open spaces and recreational facilities.
- 9.2 There is currently no local public open space in Howden.
- 9.3 The *Kingborough Interim Planning Scheme (KIPS) 2015* does not include a provision for the establishment of public open space in Howden through the zoning code.
- 9.4 The *Kingborough Open Space Strategy 2019* identifies the establishment of local level public open space facilities in the Brightwater Road area of Howden as a medium level priority action.
- 9.5 Council acknowledges the feedback of residents and Councillors in relation to the provision of local public open space in Howden and recognises that such a facility would provide residents with a space to enjoy passive and active recreation and to socialise within a safe and attractive setting.

- 9.6 Council recognises the provision of attractive and functional local level recreational facilities supports social interaction and active lifestyles, which, in turn, helps to achieve improved public health outcomes and the development of social agency within our communities.
- 9.7 The cost of establishing local public open space facilities on the subject site(s) is estimated at equivalent to between 62% and 99% of the value of the Open Space Fund (as at end April 2020).
- 9.8 Active transport infrastructure (pedestrian footpaths, shared pathways, and marked cycleways) is currently underdeveloped (or missing entirely) from Howden's streetscapes and should be rectified in order to increase connectivity within Howden and integrate Howden with the broader sub-regional network of open spaces and recreational assets.
- 9.9 A safely and conveniently connected settlement matrix will increase the number of sites suitable as possible local public open space. Investment in active transport infrastructure would, therefore, increase flexibility in relation to site selection and land acquisition for possible future local public open space facilities in Howden.
- 9.10 Connecting public open space and recreational assets via a network of active transport linkages is considered highly desirable and in line with best practice strategic planning and urban design outcomes.
- 9.11 The establishment of a local public open space facility on the subject site(s) without investment in active transport infrastructure is not considered acceptable.
- 9.12 The subject sites are currently listed on the open market and are subject to sale at any time. Lot 4 (alone) is not considered appropriate for local public open space.

10. RECOMMENDATION

That:

- (a) Council does not pursue the acquisition of land parcels currently for sale in Bonnie Vale Drive, Howden.
- (b) Consideration be given to the establishment of active transport links to Brightwater Road and Howden Road in conjunction with future capital works projects associated with these (and directly adjacent) sites and that planning for such works include:
 - (i) Community consultation activities (as appropriate and in accordance with Council's Communications and Engagement Policy 2020 - 2022), and;
 - (ii) Consultation with the Kingborough Council Bicycle Committee.
- (c) Council continue to work towards identifying acceptable sites for local public open space facilities in Howden.
- (d) Council continue to pursue public open space contributions against applicable development in Howden (and other areas) in accordance with the Public Open Space Contributions Policy, with a view to establishing local public open space facilities in Howden once a suitable and acceptable site is identified and supporting active transport linkages are established.

18 INFORMATION REPORTS

RECOMMENDATION

That the Financial Report for the Period 1 July 2019 to 31 May 2020 be noted.



Public Copy

SUMMARISED FINANCIAL REPORT
FOR THE PERIOD
1 JULY, 2019
TO
31 MAY, 2020

SUBMITTED TO COUNCIL
22 JUNE, 2020

KINGBOROUGH COUNCIL - May 2020

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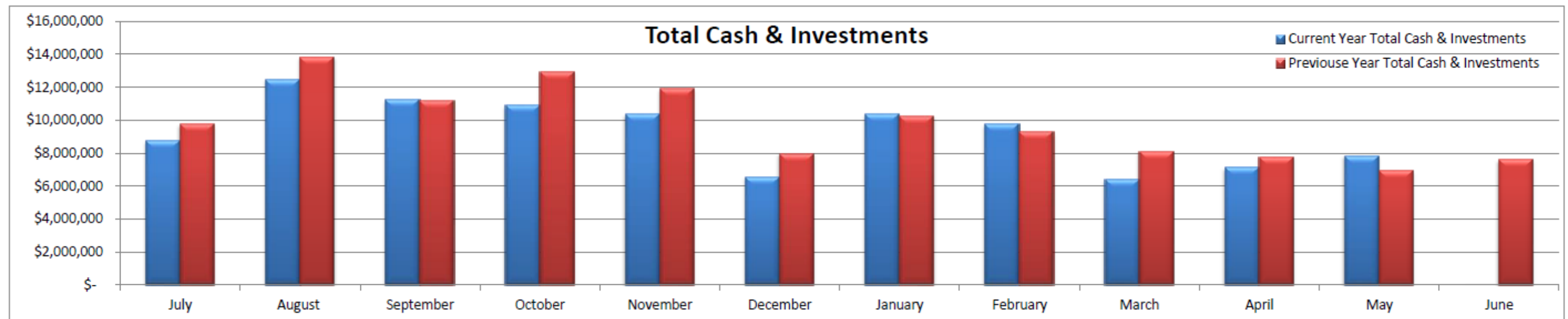
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KINGBOROUGH COUNCIL - May 2020

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	\$ 3,164,694	\$ 3,172,020	\$ 3,172,020	
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	\$ 1,735,620	\$ 1,698,698	
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	\$ 3,372,372	\$ 3,842,000	
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	\$ 7,895,880	\$ 8,280,013	\$ 8,712,718	\$ -
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	\$ 3,037,574	-\$ 1,536,373	-\$ 1,152,753	-\$ 874,034	\$ -
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	\$ 9,763,022	\$ 6,359,508	\$ 7,127,260	\$ 7,838,684	\$ -
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 - May 2020

CASH, INVESTMENTS & BORROWINGS

CASH ACCOUNTS	Interest Rate	Maturity Date	July	August	September	October	November	December	January	February	March	April	May	June
CBA - Overdraft Account			\$2,738,349	\$2,170,923	\$647,940	\$2,651,915	\$1,584,536	\$1,272,584	\$5,697,216	\$5,110,627	\$538,985	\$2,150,750	\$398,290	
CBA - Applications Account			\$106,422	\$15,947	\$149,578	\$8,398	\$92,938	\$2,741	\$65,787	\$50,746	\$122,971	\$6,579	\$18,779	
CBA - AR Account			\$206,660	\$67,986	\$224,333	\$892	\$411,696	\$11,216	\$364,320	\$361,988	\$729,960	\$2,252	\$14,868	
CBA - Business Online Saver	0.75%	On-call									\$1,750,000	\$1,750,000	\$5,197,151	
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	\$ 3,909,581	\$ 5,629,089	\$ -
INVESTMENTS														
Bendigo 3	1.45%	28-Jan-20	\$1,005,918	\$1,005,918	\$1,005,918	\$1,010,181	\$1,010,181	\$1,010,181						
MyState 3	1.65%	23-Jun-20	\$1,000,000	\$3,006,609	\$3,006,609	\$3,006,609	\$3,022,178	\$3,022,178	\$3,022,178	\$3,022,178	\$2,000,000	\$2,000,000	\$2,000,000	
NAB 3	1.52%	23-May-20		\$1,000,000	\$1,000,000	\$1,000,000	\$1,004,315	\$1,004,315	\$1,004,315	\$1,008,153	\$1,008,153	\$1,008,153		
Tascorp HT	0.25%	Managed Trust	\$2,107,973	\$2,609,804	\$2,611,949	\$1,613,117	\$1,614,111	\$114,749	\$114,822	\$114,891	\$114,932	\$114,956	\$114,980	
Tascorp Cash Indexed	0.84%	Managed Trust	\$1,583,645	\$2,585,699	\$2,587,664	\$1,590,270	\$1,592,018	\$93,464	\$94,368	\$94,439	\$94,506	\$94,570	\$94,615	
Total Investments			\$ 5,697,536	\$ 10,208,030	\$ 10,212,139	\$ 8,220,177	\$ 8,242,804	\$ 5,244,887	\$ 4,235,683	\$ 4,239,661	\$ 3,217,592	\$ 3,217,679	\$ 2,209,595	\$ -
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	\$ 9,763,022	\$ 6,359,508	\$ 7,127,260	\$ 7,838,684	\$ -
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)	3.43%	22-Jun-23	\$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	\$2,700,000	\$2,700,000	
Tascorp	3.47%	11-Oct-23	\$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	\$2,800,000	\$2,800,000	
Tascorp (Grant Funded)	2.13%	27-Jun-24	\$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	\$2,400,000	\$2,400,000	
Tascorp (Grant Funded)	1.99%	21-Jan-25							\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	
			\$ 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	\$ 10,000,000	\$ 10,000,000	\$ -

KINGBOROUGH COUNCIL - May 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	\$ 10,733	\$ 10,733	
Car Parking	\$ 46,248	\$ 46,248	\$ 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	\$ 69,033	\$ 69,033	
IT Equipment Replacement	\$ 130,978	\$ 130,978	\$ 130,978	\$ 130,978	\$ 130,978	\$ 164,978	\$ 164,978	\$ 164,978	\$ 180,978	\$ 180,978	\$ 180,978	
KSC Equipment Replacement	\$ 93,375	\$ 93,375	\$ 93,375	\$ 93,375	\$ 93,375	\$ 181,375	\$ 181,375	\$ 181,375	\$ 268,375	\$ 268,375	\$ 268,375	
Office Equipment Replacement	\$ 72,827	\$ 72,827	\$ 72,827	\$ 72,827	\$ 72,827	-\$ 4,173	-\$ 4,173	-\$ 4,173	-\$ 132,173	-\$ 132,173	-\$ 132,173	
Plant & Equipment Replacement	\$ 372,936	\$ 372,936	\$ 372,936	\$ 372,936	\$ 372,936	\$ 411,936	\$ 411,936	\$ 411,936	\$ 582,936	\$ 582,936	\$ 582,936	
Public Open Space	\$ 866,001	\$ 881,001	\$ 881,001	\$ 881,001	\$ 890,755	\$ 900,712	\$ 900,712	\$ 900,712	\$ 907,812	\$ 911,062	\$ 911,062	
Tree Preservation Reserve	\$ 853,213	\$ 855,253	\$ 861,428	\$ 864,928	\$ 865,428	\$ 867,303	\$ 869,553	\$ 869,553	\$ 870,928	\$ 875,004	\$ 875,004	
Unexpended Grants	\$ 359,824	\$ 359,824	\$ 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	\$ 3,164,694	\$ 3,172,020	\$ 3,172,020	\$ -
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 - May 2020

BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	(225,105)
Forecast Changes:	
Rate Income	200,000
Grants Recurrent	130,000
Contributions Cash - Storm Damage Recovery Funds	150,000
Other Income - Storm Damage Recovery Funds	400,000
Loan Interest - Utilising interest free loans.	150,000
Depreciation	(500,000)
Interest Income - Reduced interest rates	(80,000)
Materials & Services - Expenditure of Grant Funds	(200,000)
Statutory Fees Planning & Building - reduced volume	(100,000)
User Fees - closure of KSC	(300,000)
TasWater Dividend	(620,000)
FORECAST UNDERLYING RESULT	(995,105)
Adjustments not affecting the Underlying Surplus	
Capital Grants	1,700,000
Net Operating Surplus.	2,180,895

KINGBOROUGH COUNCIL - May 2020

COMMENTS ON FINANCIALS

The following items are significantly higher/lower than budget:

OPERATING INCOME

- ◆ Rates Income from Rates is over budget by \$317k due to general rate income of \$217 over budget, stormwater rate income of \$31k over budget and garbage rate income of \$69k over budget.
- ◆ User Fees User fees are under budget by \$223k due primarily to the closure of KSC and the Community Hub.
- ◆ Grants Recurrent Grants recurrent are \$1.26m over budget due to the receipt in advance of FAGS for the 2020/21 year. These funds were expected in June 2020.
- ◆ Contributions - Cash Contributions cash is \$190k over budget, due to the receipt of funds in relation to storm damage claims for capital works, dating back to works primarily undertaken in 2018/19.
- ◆ Other Income Other Income is \$478k over budget due primarily to receiving \$68k in carbon credits that were not expected until June 2020, the receipt of \$59k in fuel tax credits resulting from a review of invoices and storm damage funds relating to operational expenditure.

OPERATING EXPENSES

- ◆ Expense Levies Expense levies are \$443k over budget due to the payment of levies to the fire service that were in the budget as a June expense.
- ◆ Loan Interest Loan interest is \$135k under budget due to the use of interest free loans to fund the majority of the Kingston Park projects.
- ◆ Depreciation Depreciation is \$468k over budget due to the impacts of the revaluation and componentisation of Council's building assets at 01 July 2019.

OTHER NON-OPERATING INCOME/EXPENSES

- ◆ Grants Capital Capital grant income is \$1.7m 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 Tarooma Football Club changerooms.

KINGBOROUGH COUNCIL - May 2020

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	28,569,262	28,252,000	317,262	28,252,000	28,452,000	200,000
Income Levies	1,669,739	1,630,000	39,739	1,630,000	1,630,000	0
Statutory Fees & Fines	2,155,055	2,220,450	(65,395)	2,486,400	2,386,400	(100,000)
User Fees	950,976	1,173,990	(223,014)	1,280,954	980,954	(300,000)
Grants Recurrent	2,538,396	1,280,000	1,258,396	2,410,000	2,540,000	130,000
Contributions - Cash	585,949	395,890	190,059	432,000	582,000	150,000
Reimbursements	1,144,079	1,110,000	34,079	1,130,000	1,130,000	0
Other Income	1,126,351	648,040	478,311	1,323,600	1,723,600	400,000
Internal Charges Income	201,663	201,630	33	220,000	220,000	0
Total Income	38,941,470	36,912,000	2,029,470	39,164,954	39,644,954	480,000
Expenses						
Employee Costs	14,242,708	14,161,922	(80,786)	14,940,658	14,940,658	0
Expenses Levies	1,665,758	1,222,500	(443,258)	1,630,000	1,630,000	0
Loan Interest	89,152	224,620	135,468	245,000	95,000	150,000
Materials and Services	8,661,278	8,661,640	362	9,408,922	9,608,922	(200,000)
Other Expenses	3,536,285	3,609,220	72,935	3,776,980	3,776,980	0
Internal Charges Expense	201,663	201,630	(33)	220,000	220,000	0
Total Expenses	28,396,844	28,081,532	(315,312)	30,221,559	30,271,559	(50,000)
Net Operating Surplus/(Deficit) before:	10,544,626	8,830,468	1,714,158	8,943,395	9,373,395	430,000
Depreciation	9,958,994	9,490,800	(468,194)	10,353,500	10,853,500	(500,000)
Loss/(Profit) on Disposal of Assets	(23,634)	0	23,634	500,000	500,000	0
Net Operating Surplus/(Deficit) before:	609,265	(660,332)	1,269,597	(1,910,105)	(1,980,105)	(70,000)
Interest	102,306	178,750	(76,444)	195,000	115,000	(80,000)
Dividends	930,000	1,136,300	(206,300)	1,240,000	620,000	(620,000)
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)	1,641,571	654,718	986,853	(225,105)	(995,105)	(770,000)
Grants Capital	1,933,809	238,000	1,695,809	476,000	2,176,000	1,700,000
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SURPLUS/(DEFICIT)	3,575,380	892,718	2,682,662	1,250,895	2,180,895	930,000
Underlying Result						
Grant Received in Advance	0	0	0	0	0	0
UNDERLYING RESULT	1,641,571	654,718	986,853			
TOTAL CASH GENERATED	(8,317,423)	(8,836,082)	518,659			

KINGBOROUGH COUNCIL - May 2020

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	24,247,341	24,030,000	217,341	24,030,000	24,030,000	0
Income Levies	1,669,739	1,630,000	39,739	1,630,000	1,630,000	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	75,537	73,370	2,167	80,000	80,000	0
Grants Recurrent	2,414,996	1,160,000	1,254,996	2,290,000	2,290,000	0
Contributions - Cash	548,856	229,130	319,726	250,000	150,000	(100,000)
Reimbursements	1,144,079	1,110,000	34,079	1,130,000	1,130,000	0
Other Income	61,426	55,250	6,176	273,000	273,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	30,161,973	28,287,750	1,874,223	29,683,000	29,583,000	(100,000)
Expenses						
Employee Costs	653,731	656,310	2,579	711,235	711,235	0
Expenses Levies	1,665,758	1,222,500	(443,258)	1,630,000	1,630,000	0
Loan Interest	0	0	0	0	0	0
Materials and Services	539,154	399,470	(139,684)	425,200	425,200	0
Other Expenses	2,030,411	2,135,410	104,999	2,188,800	2,188,800	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	4,952,864	4,413,690	(539,174)	4,955,235	4,955,235	0
Net Operating Surplus/(Deficit) before:	25,209,109	23,874,060	1,335,049	24,727,765	24,627,765	(100,000)
Depreciation	95,547	77,880	(17,667)	85,000	85,000	0
Loss/(Profit) on Disposal of Assets	(23,634)	0	23,634	500,000	500,000	0
Net Operating Surplus/(Deficit) before:	25,137,195	23,796,180	1,341,015	24,142,765	24,042,765	(100,000)
Interest	0	0	0	0	0	0
Dividends	930,000	1,136,300	(206,300)	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)	26,067,195	24,932,480	1,134,715	25,632,765	25,532,765	(100,000)
Grants Capital	1,933,809	238,000	1,695,809	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 SURPLUS/(DEFICIT)	28,001,004	25,170,480	2,830,524	27,108,765	28,358,765	1,250,000
TOTAL CASH GENERATED	25,971,648	24,854,600	1,117,048	25,547,765	25,447,765	100,000

KINGBOROUGH COUNCIL - May 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	281,017	278,080	2,937	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	123,207	119,900	3,307	130,800	130,800	0
Internal Charges Income	137,500	137,500	0	150,000	150,000	0
Total Income	541,724	535,480	6,244	584,200	584,200	0
Expenses						
Employee Costs	2,555,334	2,613,545	58,211	2,831,153	2,831,153	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	89,152	224,620	135,468	245,000	95,000	150,000
Materials and Services	657,596	663,890	6,294	712,015	712,015	0
Other Expenses	876,224	814,280	(61,944)	879,600	879,600	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	4,178,800	4,316,335	137,535	4,667,768	4,517,768	150,000
Net Operating Surplus/(Deficit) before:	(3,637,076)	(3,780,855)	143,779	(4,083,568)	(3,933,568)	150,000
Depreciation	67,929	158,950	91,021	173,400	173,400	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(3,705,005)	(3,939,805)	234,800	(4,256,968)	(4,106,968)	150,000
Interest	102,306	178,750	(76,444)	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)	(3,602,699)	(3,761,055)	158,356	(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 SURPLUS/(DEFICIT)	(3,602,699)	(3,761,055)	158,356	(4,061,968)	(3,911,968)	150,000
TOTAL CASH GENERATED	(3,534,770)	(3,602,105)	67,335	(3,888,568)	(3,738,568)	150,000

KINGBOROUGH COUNCIL - May 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	375,287	348,250	27,037	444,000	494,000	50,000
User Fees	181,930	163,530	18,400	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	7,590	4,519	8,300	8,300	0
Internal Charges Income	0	0	0	0	0	0
Total Income	572,192	519,370	52,822	631,084	681,084	50,000
Expenses						
Employee Costs	1,604,132	1,412,732	(191,400)	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	488,302	424,940	(63,362)	456,255	456,255	0
Other Expenses	147,036	118,030	(29,006)	127,000	127,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	2,239,469	1,955,702	(283,767)	2,096,682	2,096,682	0
Net Operating Surplus/(Deficit) before:	(1,667,277)	(1,436,332)	(230,945)	(1,465,598)	(1,415,598)	50,000
Depreciation	963	1,100	137	1,200	1,200	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,668,240)	(1,437,432)	(230,808)	(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)	(1,668,240)	(1,437,432)	(230,808)	(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 SURPLUS/(DEFICIT)	(1,668,240)	(1,437,432)	(230,808)	(1,466,798)	(1,416,798)	50,000
TOTAL CASH GENERATED	(1,667,277)	(1,436,332)	(230,671)	(1,465,598)	(1,415,598)	50,000

KINGBOROUGH COUNCIL - May 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	652,164	904,090	(251,926)	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	61,631	99,660	(38,029)	108,700	108,700	0
Internal Charges Income	0	0	0	0	0	0
Total Income	717,195	1,003,750	(286,555)	1,094,870	1,094,870	0
Expenses						
Employee Costs	1,307,584	1,418,614	111,030	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	287,767	432,150	144,383	469,600	469,600	0
Other Expenses	136,833	163,380	26,547	178,000	178,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,732,185	2,014,144	281,959	2,184,598	2,184,598	0
Net Operating Surplus/(Deficit) before:	(1,014,989)	(1,010,394)	(4,595)	(1,089,728)	(1,089,728)	0
Depreciation	300,328	242,990	(57,338)	265,000	265,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,315,317)	(1,253,384)	(61,933)	(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)	(1,315,317)	(1,253,384)	(61,933)	(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 SUPPLUS/(DEFICIT)	(1,315,317)	(1,253,384)	(61,933)	(1,354,728)	(1,354,728)	0
TOTAL CASH GENERATED	(1,014,989)	(1,010,394)	(4,595)	(1,089,728)	(1,089,728)	0

KINGBOROUGH COUNCIL - May 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	1,432,423	1,510,630	(78,207)	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	1,433,286	1,510,630	(77,344)	1,648,000	1,698,000	50,000
Expenses						
Employee Costs	2,149,447	2,252,320	102,873	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	159,327	198,770	39,443	216,800	216,800	0
Other Expenses	151,759	173,690	21,931	189,500	189,500	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	2,460,533	2,624,780	164,247	2,846,141	2,746,141	100,000
Net Operating Surplus/(Deficit) before:	(1,027,247)	(1,114,150)	86,903	(1,198,141)	(1,048,141)	150,000
Depreciation	5,872	7,260	1,388	7,900	7,900	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,033,119)	(1,121,410)	88,291	(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)	(1,033,119)	(1,121,410)	88,291	(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 SURPLUS/(DEFICIT)	(1,033,119)	(1,121,410)	88,291	(1,206,041)	(1,056,041)	150,000
TOTAL CASH GENERATED	(1,027,247)	(1,114,150)	86,903	(1,198,141)	(1,048,141)	150,000

KINGBOROUGH COUNCIL - May 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	65,703	83,490	(17,787)	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	34,227	157,630	(123,403)	172,000	22,000	(150,000)
Reimbursements	0	0	0	0	0	0
Other Income	173,410	11,770	161,640	12,800	12,800	0
Internal Charges Income	0	0	0	0	0	0
Total Income	393,340	372,890	20,450	395,800	245,800	(150,000)
Expenses						
Employee Costs	1,172,476	1,097,871	(74,605)	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	274,480	462,330	187,850	504,124	504,124	0
Other Expenses	103,066	63,910	(39,156)	70,000	70,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,576,063	1,624,111	48,048	1,763,338	1,763,338	0
Net Operating Surplus/(Deficit) before:	(1,182,724)	(1,251,221)	68,497	(1,367,538)	(1,517,538)	(150,000)
Depreciation	2,512	2,750	238	3,000	3,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,185,236)	(1,253,971)	68,735	(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)	(1,185,236)	(1,253,971)	68,735	(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 SURPLUS/(DEFICIT)	(1,185,236)	(1,253,971)	68,735	(1,370,538)	(1,520,538)	(150,000)
TOTAL CASH GENERATED	(1,182,724)	(1,251,221)	68,497	(1,367,538)	(1,517,538)	(150,000)

KINGBOROUGH COUNCIL - May 2020

Summary Operating Statement Infrastructure Services

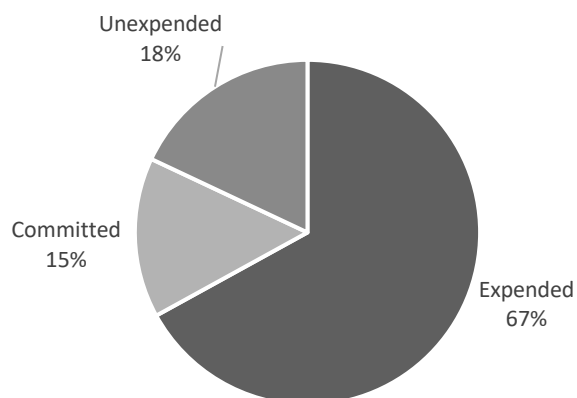
	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	4,321,921	4,222,000	99,921	4,222,000	4,322,000	100,000
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	625	0	625	0	0	0
User Fees	40,481	33,000	7,481	36,000	36,000	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	9,130	(9,130)	10,000	10,000	0
Reimbursements	0	0	0	0	0	0
Other Income	694,568	353,870	340,698	491,100	491,100	0
Internal Charges Income	64,163	64,130	33	70,000	70,000	0
Total Income	5,121,759	4,682,130	439,629	4,829,100	4,929,100	100,000
Expenses						
Employee Costs	4,800,005	4,710,530	(89,475)	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	6,254,652	6,080,090	(174,562)	6,625,108	6,625,108	0
Other Expenses	90,955	140,520	49,565	144,080	144,080	0
Internal Charges Expense	201,663	201,630	(33)	220,000	220,000	0
Total Expenses	11,347,275	11,132,770	(214,505)	11,407,957	11,407,957	0
Net Operating Surplus/(Deficit) before:	(6,225,516)	(6,450,640)	225,124	(6,578,857)	(6,478,857)	100,000
Depreciation	9,485,843	8,999,870	(485,973)	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:	(15,711,360)	(15,450,510)	(260,850)	(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)	(15,711,360)	(15,450,510)	(260,850)	(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 SURPLUS/(DEFICIT)	(15,711,360)	(15,450,510)	(260,850)	(16,396,857)	(16,796,857)	(400,000)
TOTAL CASH GENERATED	(25,197,203)	(24,450,380)	(746,823)	(6,578,857)	(6,478,857)	100,000

KINGBOROUGH COUNCIL

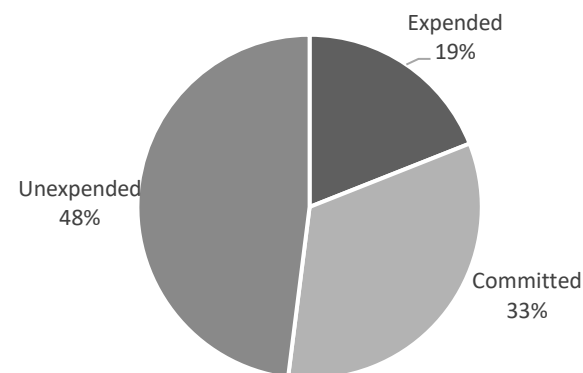
CAPITAL EXPENDITURE TO 31/05/2020

	Budget					Actual			Remaining
	Carry Forward	2018/19	Grants Received	IMG Adjustments	Total	Actual	Commitments	Total	
EXPENDITURE BY ASSET TYPE									
Roads	1,949,355	5,942,500	1,778,279	(262,650)	9,407,484	6,203,225	1,727,164	7,930,389	1,477,095
Stormwater	355,355	1,462,500	-	336,516	2,154,371	952,411	58,670	1,011,081	1,143,290
Property	1,158,732	1,568,500	628,452	233,156	3,588,840	2,976,261	565,498	3,541,759	47,081
Other	979,037	-	165,386	(307,022)	837,401	548,088	47,087	595,174	242,227
Sub total	4,442,479	8,973,500	2,572,117	-	15,988,096	10,679,985	2,398,419	13,078,404	2,909,693
Kingston Park	2,271,780	7,000,000	2,900,000	-	12,171,780	2,263,958	4,050,271	6,314,228	5,857,552
Bruny Island Tourism			1,500,000	-	1,500,000	45,878	-	45,878	1,454,122
Storm Damage Repair	122,549				122,549	226,743	7,804	234,546	(111,997)
Grand Total	6,836,808	15,973,500	6,972,117	-	29,782,425	13,216,563	6,456,493	19,673,056	10,109,369

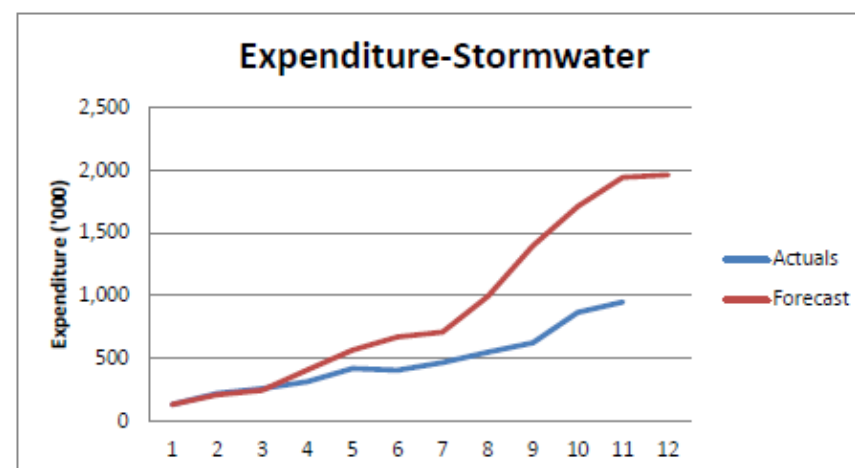
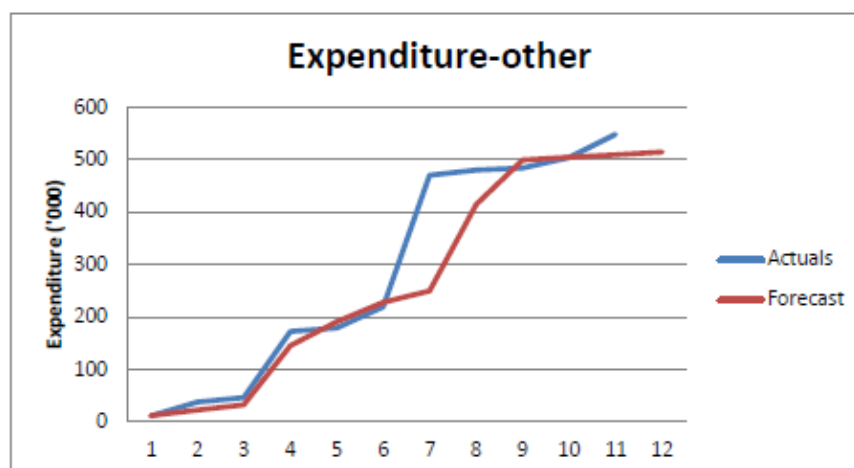
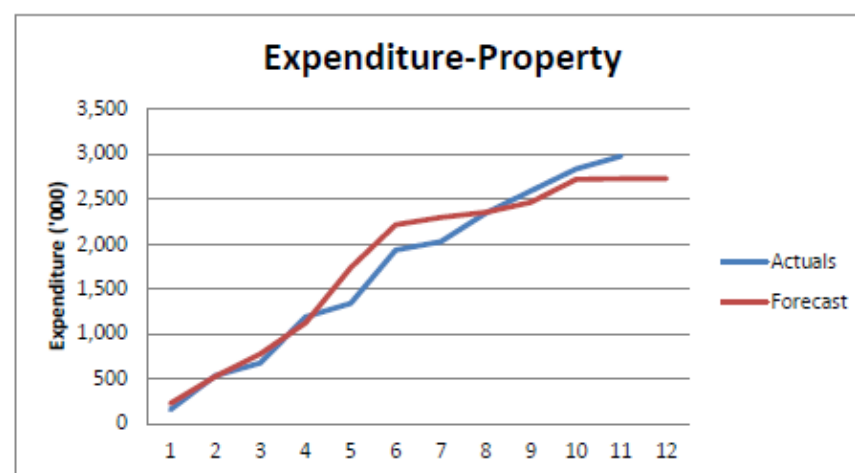
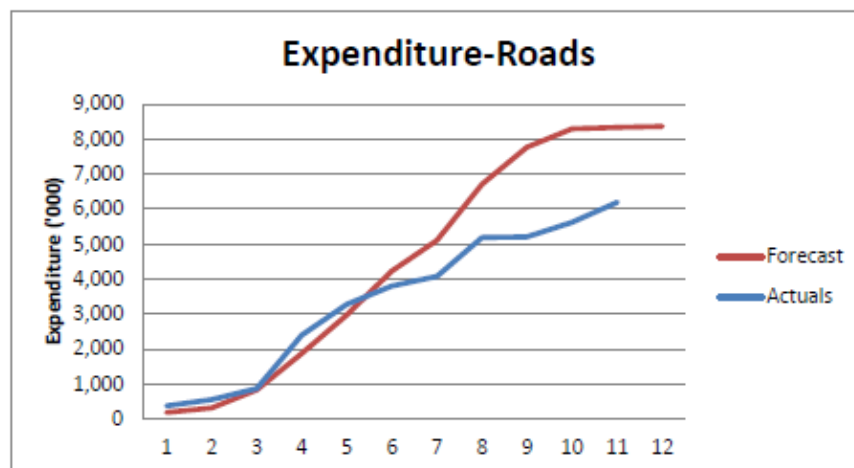
Infrastructure Assets



Kingston Park



**CUMULATIVE EXPENDITURE BY YTD CATEGORY
COMPARED TO BUDGET
CAPITAL EXPENDITURE TO 31/05/2020**



KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/05/2020

					Budget						Actual				
Closed	Capital Project No.		Description	Department	Renewal, Upgrade, or New	Carry Forward	2019/20	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
KINGSTON PARK															
1			Overall Project budget	Kingston Park	New	-	7,000,000			(7,000,000)	-	-	-	-	-
2	Open	C00688	KP Boulevard Construction	Kingston Park	New	(1,426)	-		-	1,426	-	-	-	-	-
3	Open	C00689	KP Pardalote Parade Design & Construction	Kingston Park	New	2,931	-		-	50,000	52,931	6,809	-	6,809	46,122
4	Closed	C00690	KP Community Hub Design	Kingston Park	New	52,343	-		-		52,343	-	196	196	52,147
5	Open	C00691	KP Open Space Design (Playstreet)	Kingston Park	New	109,581	-		-	150,000	259,581	212,861	-	212,861	46,720
6	Closed	C01606	KP Parking Strategy	Kingston Park	New	(400)	-		-	400	-	2,000	-	2,000	(2,000)
7	Open	C03179	KP Temporary Car Park	Kingston Park	New	500,000	-		-		500,000	385,147	156,343	541,490	(41,490)
8	Open	C01618	Boulevard Construction Stage 1A	Kingston Park	New	350,531	-		-		350,531	30,377	419,340	449,717	(99,186)
9	Open	C01627	KP Site - Land Release Strategy	Kingston Park	New	(3,605)	-		-	100,000	96,395	36,655	-	36,655	59,740
10	Open	C01628	KP Site - General Expenditure	Kingston Park	New	232,347	-		-	150,000	382,347	158,607	1,549	160,155	222,192
11	Closed	C03068	Kingston Park Operational Expenditure	Kingston Park	New	6,489	-		-		6,489	-	32	32	6,457
12	Open	C03069	KP Community Hub Construction	Kingston Park	New	152,167	-		-	150,000	302,167	159,460	164,886	324,346	(22,179)
13	Open	C03175	KP Community Hub Plant & Equipment	Kingston Park	New	(12,359)	-		-	100,000	87,641	19,246	21,175	40,420	47,221
14	Open	C03173	KP Public Open Space - Playground	Kingston Park	New	853,027	-	2,900,000	-	1,246,973	5,000,000	1,240,366	3,286,751	4,527,116	472,884
15	Open	C03277	KP Public Open Space - Stage 2	Kingston Park	New	-	-		-	2,600,000	2,600,000	-	-	-	2,600,000
16	Open	C03293	Pardalote Parade Northern Section (TIP)	Kingston Park	New	-	-		-	350,000	350,000	7,826	-	7,826	342,175
17	Open	C03278	KP Perimeter shared footpath	Kingston Park	New	-	-		-	-	-	-	-	-	-
18	Open	C03174	KP Public Open Space - Hub link to Playground	Kingston Park	New	30,154	-		-		30,154	-	-	-	30,154
19	Open	C03279	KP Boulevard Construction Stage 1B	Kingston Park	New	-	-		-	1,400,000	1,400,000	-	-	-	1,400,000
20	Open	C03306	KP Road F design and construct	Kingston Park	New	-	-		-	200,000	200,000	2,176	-	2,176	197,824
21	Open	C03280	KP Stormwater wetlands	Kingston Park	New	-	-		-	501,201	501,201	2,430	-	2,430	498,771
22												-	-	-	-
23						2,271,780	7,000,000	2,900,000	-	-	12,171,780	2,263,958	4,050,271	6,314,228	5,857,552
24															
25	BRUNY ISLAND TOURISM GRANT														
26															
27			Bruny Island Tourism Grant	Bruny Tourism	New	1,500,000				(1,350,000)	150,000	-	-	-	150,000
28	Open	C03282	Alonnah footpath - BI Tourism Grant	Bruny Tourism	New					500,000	500,000	24,739	-	24,739	475,261
29	Open	C03283	Dennes Point public toilets - BI Tourism Grant	Bruny Tourism	New					100,000	100,000	-	-	-	100,000
30	Open	C03284	Adventure Bay Road road safety measures - BI Tourism Grant	Bruny Tourism	New					120,000	120,000	1,235	-	1,235	118,765
31	Open	C03285	Waste disposal sites - BI Tourism Grant	Bruny Tourism	New					110,000	110,000	-	-	-	110,000
32	Open	C03286	Visitor information - BI Tourism Grant	Bruny Tourism	New					150,000	150,000	19,540	-	19,540	130,460
33	Open	C03287	Mavista Falls Track and picnic area - BI Tourism Grant	Bruny Tourism	New					300,000	300,000	-	-	-	300,000
34	Open	C03288	Nebraska Road road safety measures - BI Tourism Grant	Bruny Tourism	New					70,000	70,000	364	-	364	69,636
35															
36						-	-	1,500,000	-	-	1,500,000	45,878	-	45,878	1,454,122
37															
38	STORM DAMAGE REPAIR														
39															
40		C03181	Old Huon Highway landslip remediation	Storm Damage	New	-	-		3	-	3	66	-	66	(63)
41		C03182	Whitewater Creek embankment amouring	Storm Damage	New	114,746	-		-	-	114,746	81,680	-	81,680	33,066

						Budget					Actual				
Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	2019/20	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
42		C03183	Redwood Village Dam repairs	Storm Damage	New	7,803	-		-	-	7,803	190	7,804	7,993	(190)
43		C03295	Whitewater Creek Stabilisation	Storm Damage	New	-	-		6,902	-	6,902	144,807	-	144,807	(137,905)
44															
45						122,549	-	-	6,905	-	129,454	226,743	7,804	234,546	(105,092)
46															
47	Closed	C01608	Osborne Esplanade toilet block replacement	Property	Renewal	375,499	-		-	26,500	401,999	418,975	13,110	432,085	(30,086)
48	Open	C03005	Coningham Toilet Block Replacement	Property	Renewal	128,236	-		-	-	128,236	24,934	100,500	125,434	2,802
49	Open	C03077	Maddocks Road land acquisition	Property	New	-	-	68,750	-	-	68,750	74,677	-	74,677	(5,927)
50	Open	C03099	Depot entrance stage 2	Property	Renewal	141,120	165,000		-	-	306,120	206,470	9,352	215,822	90,298
51	Open	C03111	Kelvedon Park Changerooms/Clubrooms	Property	Renewal	142,888	-	260,000	-	-	402,888	695,130	195,200	890,330	(487,442)
52	Open	C03164	Alonnah Hall upgrade	Property	Upgrade	101,362	-		-	-	101,362	66,539	46,061	112,600	(11,238)
53	Closed	C03188	KSC Stadium Scoreboard Replacement	Property	Renewal	17,640			-	-	17,640	14,940	-	14,940	2,700
54	Open	C03192	Lunawanna Public Toilet Replacement	Property	Renewal	73,415	80,000	70,000	-	-	223,415	211,095	32,050	243,145	(19,730)
55	Open	C03194	CCTV Cameras in Kingston	Property	New	98,572			-	-	98,572	96,488	1,886	98,374	198
56	Closed	C03195	Land acquisition for Margate Snug Shared Path	Property	Renewal	80,000			-	-	80,000	61,656	-	61,656	18,344
57	Open	C03217	Margate hall Roof replacement	Property	Renewal	-	60,000		-	-	60,000	-	51,500	51,500	8,500
58	Open	C03218	Barretta Vehicle Washdown Facility	Property	New	-	81,000		-	-	81,000	14,179	739	14,918	66,082
59	Open	C03219	Barretta Pump Station	Property	New	-	169,000		-	75,000	244,000	51,002	-	51,002	192,998
60	Open	C03220	Replace Kerb -KWS	Property	Renewal	-	40,000		-	-	40,000	2,210	-	2,210	37,790
61	Closed	C03221	Kingborough Sports Centre water services upgrade-stage 3	Property	New	-	91,000		4,944	-	95,944	103,830	(80)	103,750	(7,806)
62	Open	C03222	Wash down facility for twin ovals workshop	Property	New	-	40,000		205	-	40,205	5,446	9,039	14,485	25,720
63	Open	C03223	Glensyn units -Septic system	Property	Renewal	-	28,000		-	15,000	43,000	4,514	-	4,514	38,486
64	Open	C03224	Middleton Hall-Septic system	Property	Renewal	-	25,000		-	14,000	39,000	50,166	-	50,166	(11,166)
65	Open	C03225	Trial Bay-Septic system	Property	Renewal	-	25,000		-	14,000	39,000	21,531	-	21,531	17,469
66	Closed	C03226	Alonnah Cricket Nets	Property	Renewal	-	7,500		325	-	7,825	6,825	-	6,825	1,000
67	Closed	C03227	Kettering Reserve Dog Exercise Area Fencing	Property	New	-	7,000	(7,000)	-	-	-	-	-	-	-
68	Closed	C03228	LightWood Park 3 Upgrade	Property	Upgrade	-	295,000	25,000	-	-	320,000	340,711	-	340,711	(20,711)
69	Closed	C03229	Margate Oval Drainage	Property	Upgrade	-	112,000	127,952	-	-	239,952	243,645	-	243,645	(3,693)
70	Closed	C03230	Margate Oval Fencing	Property	Upgrade	-	9,000		390	-	9,390	8,190	-	8,190	1,200
71	Closed	C03231	Twin Ovals Upper Pavilion Carpet	Property	Renewal	-	20,000		639	-	20,639	13,412	-	13,412	7,227
72	Open	C03232	Alum Cliffs Track Shot Tower Step Improvments	Property	Upgrade	-	89,000		-	-	89,000	66,750	22,250	89,000	-
73	Closed	C03233	Kingston Mountain Bike Park Stage 3	Property	Upgrade	-	10,000		472	-	10,472	9,912	(560)	9,352	1,120
74	Open	C03234	Building redevelopment on level 3 at the Kingborough Sports	Property	Upgrade	-	150,000		-	-	150,000	95,286	-	95,286	54,714
75	Closed	C03257	LED lighting for High Performance Cricket Centre	Property	Upgrade	-	-		220	-	220	4,620	-	4,620	(4,400)
76	Open	C03265	Cat holding facility Bruny Island fit out	Property	Upgrade	-	-	26,750	-	-	26,750	15,413	10,266	25,679	1,071
77		C02373	Kettering Hall Disability Access	Property	Upgrade	-	-	7,000	-	-	7,000	-	-	-	7,000
78	Open	C03275	Land Acquisition Blackmans Bay Blowhole Reserve	Property	New	-	-	POS Reserve	-	-	-	6,144	-	6,144	(6,144)
79	Closed	C90010	Playground Renewal	Property	Renewal	-	50,000		-	(50,000)	-	-	-	-	-
80	Open	C03318	Blackmans Bay Foreshore Playground	Property	Renewal	-	-		-	64,790	64,790	-	-	-	64,790
81	Closed	C90011	Street Furniture Replacement	Property	Renewal	-	15,000		-	(15,000)	-	-	-	-	-
82	Open	C03274	Street Furniture Replacement - Blackmans Bay	Property	Renewal	-	-		-	15,000	15,000	16,737	-	16,737	(1,737)
83	Open	C03291	Bruny Island Boat Club Coastal Protection	Property	Renewal	-	-		-	-	-	12,855	2,850	15,705	(15,705)
84	Open	C03294	Dog Pound Waste Water Management	Property	Renewal	-	-		-	14,500	14,500	6,560	-	6,560	7,940
85	Open	C03304	Blowhole Coastal Fence Replacement	Property	Upgrade	-	-	50,000	-	45,000	95,000	5,420	71,335	76,755	18,245
86	Open	C03308	Barretta Walking Floor Blg Safety Upgrade	Property	New	-	-		-	14,366	14,366	-	-	-	14,366
87															
88						1,158,732	1,568,500	628,452	7,195	233,156	3,596,035	2,976,261	565,498	3,541,759	54,276
89															

						Budget					Actual				
Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	2019/20	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
90	Open	C03130	Multi-function devices - CC, Depot, KSC etc	IT	New	66,720	-		-	-	66,720	-	-	-	66,720
91	Open	C00613	Purchase IT Equipment	IT	New	-	-		-	-	-	23,196	5,737	28,934	(28,934)
92	Open	C00672	Digital Local Government Program	IT	New	67,518	-		-	-	67,518	-	-	-	67,518
93	Open	C01602	Financial Systems Replacement	IT	Renewal	186,712	-		-	-	186,712	1,125	-	1,125	185,587
94	Open	C03070	Desktop PC Replacement	IT	Renewal	244,166	-		-	-	244,166	223,278	30,657	253,935	(9,769)
95															
96						565,116	-	-	-	-	565,116	247,599	36,394	283,994	281,123
97															
98	Closed	C90003	Design/survey for future works	Design	50% N / 50% R	-	-		-	(21,000)	(21,000)	-	-	-	(21,000)
99	Open	C03091	Gormley Drive to Twin Ovals Road upgrade	Design	New				-	-	-	18,645	-	18,645	(18,645)
100	Open	C03097	Whitewater Creek, Kingston Footpath Design	Design	New				-	-	-	491	-	491	(491)
101	Open	C03172	Whitewater Creek - pathway design	Design	50% N / 50% R				-	-	-	3,692	-	3,692	(3,692)
102	Open	C03193	Barnes Bay Jetty Rehabilitation	Design	Renewal				-	-	-	20,540	-	20,540	(20,540)
103	Open	C03292	Future Capital Projects - Investigation	Design	Renewal				-	-	-	7,317	-	7,317	(7,317)
104	Open	C03309	Snug Foreshore Boat Ramp Amenity	Design	Renewal				-	15,000	15,000	9,420	-	9,420	5,580
105	Open	C03311	Browns Road Upgrade	Design	Renewal				-	5,000	5,000	-	-	-	5,000
106	Open	C03312	Groombridge Hill Rd Upgrade	Design	Renewal				-	10,000	10,000	-	-	-	10,000
107	Open	C03313	Margate Carpark extension	Design	Renewal				-	5,000	5,000	-	-	-	5,000
108	Open	C03314	Silverwater Park	Design	Renewal				-	5,000	5,000	-	-	-	5,000
109	Open	C03315	Kingston Beach Sailing Club Carpark	Design	Renewal				-	5,000	5,000	-	-	-	5,000
110	Open	C03316	Osborne Esplanade Ped X-ing	Design	Renewal				-	5,000	5,000	-	-	-	5,000
111	Open	C03317	Kingston Beach Foreshore Upgrade	Design	Renewal				-	5,000	5,000	-	-	-	5,000
112											-	-	-	-	-
113						-	-	-	-	34,000	34,000	60,105	-	60,105	(26,105)
114															
115	Open	C03098	Snug Oval Play Space Development	Reserves	New	86,698	-	11,386	4,159	-	102,243	96,931	5,600	102,531	(288)
116	Closed	C03082	Kingston Beach Oval Cricket Net replacement	Reserves	Renewal	-	-		327	-	327	6,865	-	6,865	(6,538)
117	Open	C03310	Twin Ovals Cricket scoreboard replacement	Reserves	Upgrade	-	-	30,000	-	-	30,000	30,000	-	30,000	-
118															
119						86,698	-	41,386	4,486	-	132,570	133,796	5,600	139,396	(6,826)
120															
121	Closed	C03012	Tinderbox Reserve carpark upgrades	Roads	50% R / 50% U	65,909	-		2,641	-	68,550	55,605	-	55,605	12,946
122	Closed	C03019	Brightwater Road renewal and stormwater (stage 1)	Roads	80% R / 20% U	449,884	-		26,627	75,000	551,511	559,192	-	559,192	(7,681)
123	Open	C03187	Brightwater Road stage 2	Roads	70% N / 30% R	-	-		-	351,000	351,000	37,974	15,354	53,328	297,672
124	Closed	C03020	Great Bay Boatramp Upgrade and Improvements	Bridges	Upgrade	12,518	-		600	-	13,118	12,600	-	12,600	518
125	Closed	C03063	Parish Lane Upgrade	Roads	Upgrade	124,644	-		6,801	11,500	142,945	142,818	-	142,818	127
126	Open	C03064	John Street Kingston - Reconstruction	Roads	Renewal	1,158,624	-		-	290,000	1,448,624	1,240,655	45,697	1,286,352	162,272
127	Open	C03066	Talone Road Construction	Roads	70% R / 30% U	-	1,350,000	253,734	-	250,000	1,853,734	467,884	1,452,553	1,920,437	(66,703)
128	Open	C03090	Gormley Drive Extension /Spring Farm link road masterplan d	Roads	Upgrade	69,494	-		-	-	69,494	104,314	-	104,314	(34,820)
129	Closed	C03105	Barnes Bay Missionary Road Retaining Wall Reconstruction	Roads	Upgrade	15,040	-		842	-	15,882	17,682	-	17,682	(1,800)
130	Closed	C03106	Pelverata Road	Roads	Upgrade	-	-		-	-	-	-	-	-	-
131	Open	C03107	Channel Highway John St to Hutchins St	Roads	Renewal	53,242	1,300,000	220,000	-	(1,320,000)	253,242	131,832	-	131,832	121,410
132	Open	C03196	Channel Highway bicycle lane improvements	Roads	Upgrade	-	25,000		-	-	25,000	12,220	12,060	24,280	720
133	Open	C03197	Footpath connection mountain view drive	Roads	New	-	15,000		-	-	15,000	-	12,000	12,000	3,000
134	Open	C03198	Footpath connection Summerleas Road	Roads	New	-	70,000		-	-	70,000	66,605	273	66,878	3,122
135	Open	C03199	Snug Tiers reconstruction -Design	Roads	Renewal	-	25,000		-	-	25,000	28,107	-	28,107	(3,107)
136	Open	C03200	Track extension Redwood Road to Algona Road	Roads	New	-	22,000		-	-	22,000	22,306	162	22,468	(468)
137	Open	C03201	Tower Court reconstruction-Design	Roads	Renewal	-	25,000		-	-	25,000	1,263	-	1,263	23,737
138	Open	C03096	Adventure Bay Road upgrades	Roads	Upgrade	-	150,000		-	-	150,000	122,593	6,550	129,143	20,857

						Budget					Actual				
Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	2019/20	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
139	Open	C03203	Batchelor Way kerb and footpath replacement-Taroona Hall	Roads	Renewal	-	55,000		-	-	55,000	48,818	-	48,818	6,182
140	Open	C03204	Dru Point Jetty fender replacement	Roads	Upgrade	-	20,000		-	-	20,000	12,608	180	12,788	7,212
141	Open	C03205	Leslie Road widening	Roads	Upgrade	-	55,000		-	-	55,000	146	-	146	54,854
142	Closed	C03206	Grange Avenue footpath replacement	Roads	Renewal	-	26,000		-	-	26,000	31,812	-	31,812	(5,812)
143	Open	C03207	Alfred Gardens traffic islands	Roads	New	-	15,000		-	-	15,000	5,431	4,000	9,431	5,570
144	Open	C03208	Incana Road traffic islands	Roads	New	-	15,000		-	-	15,000	15,566	12,000	27,566	(12,566)
145	Open	C03209	Proctors Road seal approaches to bridge	Roads	New	-	25,000		-	-	25,000	13,807	-	13,807	11,193
146	Open	C03210	Summerleas Road seal approaches to bridge	Roads	New	-	90,000		-	-	90,000	64,555	1,135	65,690	24,310
147	Open	C03211	Tingara Road fire access	Roads	New	-	33,500		-	-	33,500	25,486	-	25,486	8,014
148	Open	C03212	Pelverata Road	Roads	50% R / 50% U	-	250,000		-	-	250,000	142,986	8,635	151,622	98,378
149	Open	C03213	Access Projects	Roads	Upgrade	-	20,000		-	-	20,000	13,900	14,500	28,400	(8,400)
150	Open	C03214	Obriens Road extension	Roads	New	-	40,000	4,545	-	-	44,545	28,475	1,628	30,103	14,442
151	Open	C03215	Works Neccesitated by development-Roads	Roads	50% R / 50% U	-	30,000		-	-	30,000	-	-	-	30,000
152	Open	C03216	Hinsby Road Pedestrian Improvements	Roads	50% R / 50% U	-	36,000		-	-	36,000	7,958	-	7,958	28,042
153	Open	C03276	Upgrade Street Lighting to LED	Roads	Upgrade	-	-	1,200,000	-	-	1,200,000	488,680	52,360	541,040	658,960
154	Closed	C03281	Taroona Crescent Footpath upgrade	Roads	Upgrade	-	-	100,000	-	-	100,000	105,771	-	105,771	(5,771)
155	Open	C03289	Snug Bus stop improvement	Roads	Upgrade	-	-		-	15,850	15,850	18,780	-	18,780	(2,930)
156	Open	C03307	Tinderbox Jetty repairs	Bridges		-	-		-	30,000	30,000	-	-	-	30,000
157				Roads		-	-		-	-	-	-	-	-	-
158															
159	Closed	C90006	Access ramps	Roads	New	-	-		-	-	-	-	-	-	-
160															
161	Closed	C90002	2019/20 Resheeting Program	Roads	Renewal	-	1,050,000		-	(1,026,000)	24,000	-	-	-	24,000
162	Closed	C03142	Wolfes Road	Roads	Renewal	-	-		-	-	-	3,450	-	3,450	(3,450)
163	Open	C03266	Slatterys Road	Roads	Renewal	-	-		-	97,000	97,000	45,074	19,557	64,630	32,370
164	Open	C03267	Hickmans Road	Roads	Renewal	-	-		-	97,000	97,000	51,011	25,014	76,024	20,976
165	Open	C03268	Cripps Road	Roads	Renewal	-	-		-	138,000	138,000	125,371	15,642	141,013	(3,013)
166	Open	C03269	Simpsons Bay Road	Roads	Renewal	-	-		-	268,000	268,000	249,640	2,650	252,290	15,710
167	Open	C03270	Apollo Bay	Roads	Renewal	-	-		-	203,000	203,000	219,532	2,963	222,494	(19,494)
168	Open	C03271	Devlyns Road	Roads	Renewal	-	-		-	111,000	111,000	123,393	4,926	128,319	(17,319)
168	Open	C03272	Umfrevilles Road	Roads	Renewal	-	-		-	112,000	112,000	103,180	10,453	113,633	(1,633)
169	Closed	C02101	Tinderbox Road	Roads	Renewal	-	-		110	-	110	2,310	-	2,310	(2,200)
170															
171	Closed	C90001	2019/20 Resealing Program	Roads	Renewal	-	1,200,000			(1,200,000)	-	-	-	-	-
172	Closed	C03156	Wandella Avenue	Roads	Renewal	-	-		3,498	73,000	76,498	73,458	-	73,458	3,040
173	Closed	C03157	Baynton Street	Roads	Renewal	-	-		6,219	100,000	106,219	130,602	-	130,602	(24,383)
174	Closed	C03158	Lucas Street	Roads	Renewal	-	-		3,118	68,000	71,118	65,473	-	65,473	5,645
175	Closed	C03258	Harris Court	Roads	Renewal	-	-		312	6,000	6,312	6,543	-	6,543	(231)
176	Closed	C03259	Aldinga Street	Roads	Renewal	-	-		4,583	77,000	81,583	96,250	-	96,250	(14,667)
177	Closed	C03260	Cleburne Street	Roads	Renewal	-	-		3,489	72,000	75,489	73,278	-	73,278	2,211
178	Closed	C03261	Endeavour Avenue	Roads	Renewal	-	-		1,307	23,000	24,307	27,445	-	27,445	(3,138)
179	Closed	C03262	Tarana Road	Roads	Renewal	-	-		3,697	99,000	102,697	77,629	-	77,629	25,068
180	Closed	C03263	Tinderbox Road	Roads	Renewal	-	-		21,331	248,000	269,331	238,842	2,980	241,823	27,508
181	Open	C03140	Howden Road	Roads	Renewal	-	-		-	184,000	184,000	234,194	3,892	238,085	(54,085)
182	Open	C03296	Crystal Downs reseal prep	Roads	Renewal	-	-		-	35,000	35,000	15,245	-	15,245	19,755
183	Open	C03297	Murlali Court reseal prep	Roads	Renewal	-	-		-	28,000	28,000	14,705	-	14,705	13,295
184	Open	C03298	Howden Road reseal prep	Roads	Renewal	-	-		-	50,000	50,000	40,562	-	40,562	9,438
185	Open	C03299	Redwood Road reseal prep	Roads	Renewal	-	-		-	40,000	40,000	14,705	-	14,705	25,295
186	Open	C03300	Baringa Road reseal prep	Roads	Renewal	-	-		-	15,000	15,000	-	-	-	15,000
187	Open	C03301	Roslyn Ave reseal prep	Roads	Renewal	-	-		-	15,000	15,000	-	-	-	15,000

						Budget					Actual				
Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	2019/20	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
188	Open	C03302	Coningham Rd reseal prep (Hopwood to Albert Rd)	Roads	Renewal	-	-		-	25,000	25,000	22,020	-	22,020	2,980
189	Open	C03303	Coningham Rd reseal prep (vic Old Station Rd int)	Roads	Renewal	-	-		-	15,000	15,000	11,894	-	11,894	3,106
190	Open	C03305	Van Morey Rd reseal prepwork	Roads	Renewal	-	-		-	27,000	27,000	28,889	-	28,889	(1,889)
191															
192						1,949,355	5,942,500	1,778,279	85,175	(296,650)	9,458,659	6,143,120	1,727,164	7,870,284	1,588,375
193															
194	Closed	C01609	Barretta Landfill Gas Extraction Ext	Solid Waste	new	(6,436)	-	124,000	5,049	(16,500)	106,113	106,036	-	106,036	77
195	Open	C03094	Barretta Green Waste facility	Other	New	58,420	-		-	-	58,420	60,656	5,093	65,749	(7,329)
196	Open	C03161	Community Road Safety Grant - Driving Simulator	Other	Renewal	9,602	-		-	-	9,602	-	-	-	9,602
197															
198						61,586	-	124,000	5,049	(16,500)	174,135	166,692	5,093	171,785	2,350
199															
200	Closed	C00590	Flood Gauge	Stormwater	New	-	-		-	-	-	-	6,937	6,937	(6,937)
201	Open	C00598	Snug Flood Study	Stormwater	New	-	-		-	-	-	7,500	-	7,500	(7,500)
202	Closed	C03022	Coffee Creek Channel Stabilisation - Stage 2	Stormwater	New	5,087	-		175	-	5,262	3,675	-	3,675	1,587
203	Open	C03023	Tyndall Beach Erosion Stabilisation	Stormwater	New	70,202	-		-	-	70,202	61,321	8,334	69,655	547
204	Open	C03026	Algona Road Stage 1 SW Upgrade	Stormwater	50% R / 50% U	-	640,000		-	-	640,000	8,297	-	8,297	631,703
205	Closed	C03041	Drysdale Creek Channel Stabilisation	Stormwater	New	12,500	-		809	-	13,309	16,997	(2)	16,994	(3,685)
206	Open	C03093	Garnett Street, Blackmans Bay SW Upgrade Design	Stormwater	Upgrade	-	-		-	-	-	16,182	-	16,182	(16,182)
207	Closed	C03117	Beach Road Kingston Stormwater Upgrade	Stormwater	Upgrade	23,219	-		-	-	23,219	30,290	-	30,290	(7,071)
208	Closed	C03119	Hinsby Road (vic 35) Taroona	Stormwater	Upgrade	42,992	-		2,438	-	45,430	51,192	-	51,192	(5,762)
209	Open	C03120	Ritchie Street (vic 43-45) Alonnah	Stormwater	Upgrade	160	-		410	-	570	8,997	160	9,157	(8,587)
210	Open	C03121	Kingston Wetlands GPT Replacement	Stormwater	Renewal	15,000	-		-	-	15,000	148	-	148	14,852
211	Open	C03122	Taronga Road Stormwater Upgrade	Stormwater	New	74,905	-		-	-	74,905	64,147	-	64,147	10,758
212	Open	C03125	Beach Road Middleton Stormwater Upgrade	Stormwater	Upgrade	4,758	-		-	-	4,758	479	(294)	185	4,573
213	Closed	C03126	Bundalla Road Culvert Renewal	Stormwater	Upgrade	325	-		-	-	325	-	-	-	325
214	Open	C03129	Blackmans Bay stormwater low flow diversion	Stormwater	New	50,000	-		-	200,000	250,000	143,921	3,115	147,036	102,964
215	Open	C03163	Stormwater Regional Flood Gauge Network	Stormwater	New	56,207	-		-	16,516	72,723	49,741	21,025	70,766	1,957
216	Closed	C03178	Whitewater Creek Summerleas Rd Culvert Repairs	Stormwater	Renewal	-	-	Disaster funding	-	-	-	-	-	-	-
217	Open	C03235	Pit replacement 2019-20	Stormwater	Renewal	-	30,000		-	-	30,000	25,585	-	25,585	4,415
218	Open	C03236	Milford Road stormwater upgrade	Stormwater	50% N / 50% R	-	33,000		-	-	33,000	9,751	720	10,471	22,529
219	Open	C03237	Manuka Road stormwater upgrade	Stormwater	50% N / 50% R	-	48,000		-	-	48,000	38,801	719	39,519	8,481
220	Open	C03238	Kingston Heights (vic 37)	Stormwater	Renewal	-	7,500		-	-	7,500	222	-	222	7,278
221	Open	C03239	Taroona cresent stormwater upgrade	Stormwater	50% N / 50% R	-	160,000		-	-	160,000	16,539	-	16,539	143,461
222	Open	C03240	Jindabyne road stormwater improvements	Stormwater	New	-	7,500		-	-	7,500	-	-	-	7,500
223	Open	C03241	Burwood Drive stormwater upgrade	Stormwater	New	-	102,500		-	-	102,500	6,937	-	6,937	95,563
224	Open	C03242	Leslie Road Stormwater Upgrade	Stormwater	New	-	13,000		-	-	13,000	13,212	-	13,212	(212)
225	Closed	C03243	Tabors Road Stormwater Upgrade	Stormwater	Upgrade	-	87,000		-	120,000	207,000	195,882	-	195,882	11,118
226	Open	C03244	Van morey Road stormwater upgrade (vic 279)	Stormwater	Renewal	-	21,000		-	-	21,000	21,088	33	21,121	(121)
227	Open	C03245	Allens Rivulet Road Stormwater upgrade	Stormwater	Renewal	-	25,500		-	-	25,500	56,024	13,783	69,807	(44,307)
228	Open	C03246	Leslie Road (vic 645) SW Upgrades	Stormwater	Upgrade	-	30,000		-	-	30,000	2,443	4,139	6,582	23,418
229	Open	C03247	Huon Road (vic 1678) SW Upgrades	Stormwater	Renewal	-	29,000		-	-	29,000	22,622	-	22,622	6,378
230	Open	C03248	22 Ocean Esplanade	Stormwater	Upgrade	-	32,500		-	-	32,500	33,287	-	33,287	(787)
231	Open	C03249	Allens Rivulet Road (vic 279)	Stormwater	50% N / 50% R	-	31,000		-	-	31,000	13,542	-	13,542	17,458
232	Open	C03250	Algona Road Stage 2 SW Upgrade-design only	Stormwater	50% N / 50% R	-	25,000		-	-	25,000	1,082	-	1,082	23,918
233	Open	C03251	Hillside Catchment Investigation	Stormwater	50% N / 50% R	-	25,000		-	-	25,000	9,316	-	9,316	15,684
234	Open	C03252	Willowbend Catchment Investigation	Stormwater	50% N / 50% R	-	18,000		-	-	18,000	-	-	-	18,000
235	Open	C03253	Bundalla Catchment Investigation	Stormwater	50% N / 50% R	-	14,000		-	-	14,000	14,000	-	14,000	-
236	Open	C03254	Suncoast Catchment Investigation	Stormwater	50% N / 50% R	-	7,000		-	-	7,000	7,500	-	7,500	(500)
237	Open	C03255	Mona Catchment Investigation	Stormwater	50% N / 50% R	-	10,000		-	-	10,000	-	-	-	10,000
238	Open	C03256	CBD Catchment Investigation	Stormwater	50% N / 50% R	-	36,000		-	-	36,000	1,691	-	1,691	34,309

						Budget					Actual				
Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New		Carry Forward	2019/20	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
239	Closed	C90007	Works necessitated by development	Stormwater	50% N / 50% R	-	30,000		-	-	30,000	-	-	-	30,000
240	Closed	C03162	Eleni Avenue SW Contribution	Stormwater	50% N / 50% R	-	-		-	-	-	-	-	-	-
241											-	-	-	-	-
242						355,355	1,462,500	-	3,832	336,516	2,158,203	952,411	58,670	1,011,081	1,147,122
243		B00000	Capital Balancing Account	Other						(290,522)	(290,522)	-	-	-	(290,522)
244			On costs on capital project			265,637	623,675		(112,642)		776,670		776,670		
TOTAL CAPITAL EXPENDITURE						6,836,808	16,597,175	6,972,117	-	-	30,406,100	13,216,563	6,456,493	19,673,056	10,733,044

	Budget	Actual incl Commit- ments
Renewal	9,926,888	8,286,035
Upgrade	4,238,062	3,239,312
New	2,439,912	1,553,058
	16,604,862	13,078,405
Kingston Park New	12,171,780	6,314,229
Bruny Island Tourism grant New	1,500,000	45,878
Storm Damage repair	129,454	234,546
	30,406,096	19,673,058
NOTE: Classification is an estimate at the start of a project and may change on completion of job.		

Kingston Park Expenditure 2019/20

	Budget & Carried Forward Expenditure		Actual	Commit- ments	Total	Variance
Overall Project budget (yet to be allocated)	0					0
C00688 KP Boulevard Construction	0		0	0	0	0
C00689 KP Pardalote Parade Design & Construction	52,931		6,809	0	6,809	46,122
C00690 KP Community Hub Design	52,343		0	196	196	52,147
C00691 KP Open Space Design (Playstreet)	259,581		212,861	0	212,861	46,720
C01606 KP Parking Strategy	0		2,000	0	2,000	(2,000)
C03179 KP Temporary Car Park	500,000		385,147	156,343	541,490	(41,490)
C01618 Boulevard Construction Stage 1A	350,531		30,377	419,340	449,717	(99,186)
C01627 KP Site - Land Release Strategy	96,395		36,655	0	36,655	59,740
C01628 KP Site - General Expenditure	388,836		158,607	1,581	160,187	228,649
C03069 KP Community Hub Construction	302,167		159,460	164,886	324,346	(22,179)
C03175 KP Community Hub Plant & Equipment	87,641		19,246	21,175	40,420	47,221
C03173 KP Public Open Space - Playground	5,000,000		1,240,366	3,286,751	4,527,116	472,884
C03277 KP Public Open Space - Stage 2	2,600,000		0	0	0	2,600,000
C03293 Pardalote Parade Northern Section (TIP)	350,000		7,826	0	7,826	342,175
C03278 KP Perimeter shared footpath	0		0	0	0	0
C03174 KP Public Open Space - Hub link to Playground	30,154		0	0	0	30,154
C03279 KP Boulevard Construction Stage 1B	1,400,000		0	0	0	1,400,000
C03306 KP Road F design and construct	200,000		2,176	0	2,176	197,824
C03280 KP Stormwater wetlands	501,201		2,430	0	2,430	498,771
Total	12,171,780		2,263,958	4,050,271	6,314,228	5,857,552

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*

Rate Rebate - Conservation Covenants

Regulation 15 (2)(a) *personnel matters, including complaints against an employee of the council and industrial relations matters.*

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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

Open session resumed at

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	
Rate Rebate - Conservation Covenants	

CLOSURE

Public Copy

APPENDIX

- A. Mayor's Communications.
- B. Delegated Authority List for the Period 27 May 2020 to 9 June 2020.
- C. Development Services Quarterly Report - April -June 2020.
- D. Audit Panel Minutes 15 May 2020.

Public Copy

A MAYOR'S COMMUNICATIONS

Mayor Winter reported the following meetings and activities:

Date	Place	Meeting/Activity
20 May	Channel Court	Met with Alison Standen MP to discuss Blackmans Bay Beach and Huntingfield development issues.
	Civic Centre	Met with KWS Board Members to discuss general matters relating to its operation.
25 May	Phone	Phone discussion with Minister for Infrastructure, Michael Ferguson MP regarding the city deal and local infrastructure issues.
27 May	Video Conference	Attended Greater Hobart Committee Meeting
29 May	Civic Centre	Met with Ms Sandra Lazarus and other residents to discuss change to traffic conditions in Alfred Gardens
1 June	Civic Centre	Met with members of the Kingborough Ratepayers Association
2 June	Community Hub	Attended presentation and site overview of Kingston Park with Minister Ferguson and Traders In Purple
	Civic Centre	Met with Mr Andrew Barry of the Kalis Group to discuss the Margate development.
15 June	Kingston Police Station	Met with the new Inspector of the Kingston Police, Inspector Jason Elmer.

B DELEGATED AUTHORITY LIST FOR THE PERIOD 27 MAY 2020 TO 9 JUNE 2020

DEVELOPMENT APPLICATIONS FOR PERMITTED DEVELOPMENT/USE		
DA-2020-167	Rosevear Stephenson Warehouse 4 & 5/48 Browns Road KINGSTON	Extensions and alterations to office including workshop, warehouse and parking
DEVELOPMENT APPLICATIONS FOR DISCRETIONARY DEVELOPMENT/USE		
DA-2019-89	Ms A Du Plessis 50 & 52 Hayes Road ADVENTURE BAY	Dwelling, outbuilding (shed) on CT 40673/1 and associated access upgrade works on CT 40257/10
DA-2019-411	Mrs J A Dolliver 251 Channel Highway TAROONA	Extension to dwelling (deck and alterations) with partial demolition and upgraded driveway and carparking
DA-2020-5	Prime Design 16 Websters Road LESLIE VALE	Dwelling
DA-2020-68	Ronald Young & Co Builders P/L 31 Eldridge Drive KINGSTON	Dwelling
DA-2020-76	Mr A N Phillips 152 Fehres Road MARGATE	Outbuildings (2 shipping containers) - Retrospective
DA-2020-119	Mr S Davey-Sypkes 164 Nebraska Road DENNES POINT	Demolition of existing buildings, construction of new dwelling and outbuilding (shed)
DA-2020-145	Tassie Homes P/L 6 Websters Road LESLIE VALE	Dwelling, outbuilding (shed) and driveway
DA-2020-187	Mr L A Thomas 23 Hackford Drive KINGSTON	Extension to dwelling (deck)
DA-2020-189	SJM Property Developments P/L Lot 133 O'Connor Drive KINGSTON	Dwelling
DA-2020-193	Mr P & Mrs K Marshall 58 Diamond Drive BLACKMANS BAY	Alterations to dwelling and outbuilding
DA-2020-194	Smeekees Drafting P/L 118 Roslyn Avenue BLACKMANS BAY	Two multiple dwellings (one existing)
DA-2020-198	Mr J Richardson 12 Clear Creek Road WOODBIDGE	Dwelling and outbuilding (shed)

DA-2020-201	Mr M E Way 192 Nebraska Road DENNES POINT	Extensions to dwelling (decks) and demolition of existing outbuildings (shed and carport)
DA-2020-207	Mrs M & Mr D Chatwin 39 Eldridge Drive KINGSTON	Dwelling
DA-2020-215	Mr P H Cuthbertson 18 Homestead Place KINGSTON	Dwelling
DEVELOPMENT APPLICATIONS FOR BOUNDARY ADJUSTMENT / STRATA / STAGED DEVELOPMENT SCHEME / ADHESION ORDER		
STG-2018-22	Rogerson & Birch Surveyors 54 Hillside Drive BLACKMANS BAY	Stage 1 – four vacant lots and common property
STR-2018-23	Rogerson & Birch Surveyors 54 Hillside Drive BLACKMANS BAY	Strata plan – Stage 1 – Lot 1,2,3,4
DAS-2019-36	Lark & Creese P/L 225 Nebraska Road NORTH BRUNY	Boundary adjustment
ADHORD-2019-5	Murdoch Clarke 1 Esplanade North and 24 Pybus Street SNUG	Adhesion of two titles
DEVELOPMENT APPLICATIONS FOR MINOR AMENDMENTS TO PERMIT		
DA-2019-319	Wilson Homes Tasmania P/L 2 Dolphin Drive KINGSTON	Amendment to raise floor level Unit 1, wall in portico of Unit 1 and alter external colour schemes for Units 1 & 2
DEVELOPMENT APPLICATIONS FOR NO PERMIT REQUIRED		
DA-2020-211	Mr A Woehler 41 Carinya Street BLACKMANS BAY	Alterations and extension (deck) to dwelling
DA-2020-247	Mr J & Mrs S Ware 17 Pearsall Street SNUG	Dwelling additions, demolition of shed, and construction of shed

C DEVELOPMENT SERVICES QUARTERLY REPORT - APRIL -JUNE 2020

1. Introduction

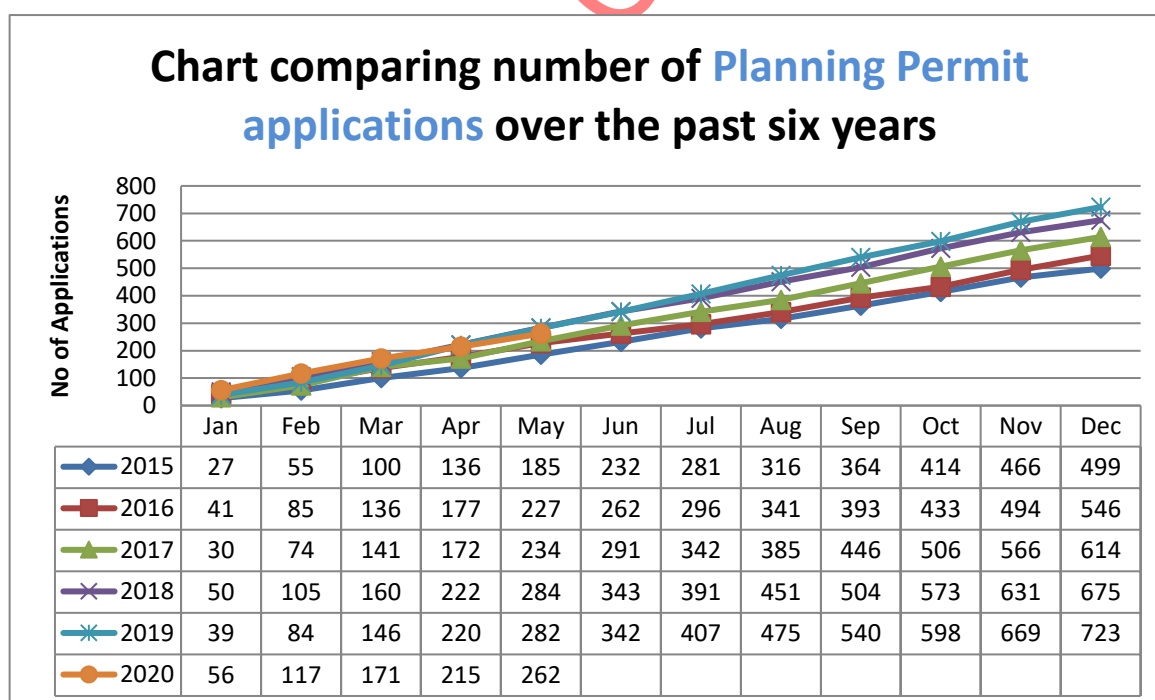
Development Services has Planning Authority delegations under the *Land Use Planning and Approvals Act 1993* and is the Permit Authority for plumbing and building applications under the *Building Act 2016*. These responsibilities include related enforcement functions. Kingborough Council is one of Tasmania's fastest growing municipalities and both planning and building approvals are reaching new records each year.

This report provides an update on Development Services' building and planning permit activity including lodgement numbers; Resource Management Planning and Approvals Tribunal (RMPAT) and Tasmanian Planning Commission (TPC) matters; and, strategic planning matters. The report also provides an update about the implementation of the recommendations of the Planning Review that was adopted by Council in December 2019.

2. Planning

Below is the chart detailing the number of planning applications lodged this year to date (until end of May) and shows a comparison of the applications lodged over the past six years.

The chart below is for development applications only. Applications for subdivisions, sealed plan amendments, strata applications, adhesion order applications, planning scheme amendments, minor amendments, extensions to the life of a permit or pre-application meetings are not included.



There has been a lot of interest and speculation about the impacts of Covid-19 on the building industry, which in turn influences the number of Planning Permits applications. The following observations are based on the data available to Kingborough.

The true start of lockdown restrictions introduced by the State Government was around the weekend of 22 March 2020. The impacts (real or perceived) of Covid-19 was unlikely to be seen in the month of March or the first half of April as many developments would have already

been in their pre-lodgement stage; meaning that clients would have already started the process and the proposal would have already been in the office of the designers (and the associated consultant reports), so their lodgement most likely continued. As well as this, there was already a huge number of live applications that continued the process of review and assessment.

The number of applications lodged each month can vary, but the number can be averaged for the year by month for the purpose of comparison. Below are the average number of Planning Permit applications (note: for only certain types of applications, refer to earlier description) per month for the past 3 years:

Year 2019 – 60 lodgements/month

Year 2018 – 56 lodgements/month

Year 2017 – 51 lodgements/month

The trend for 2020 (until the end of May) suggests an average of 52 per month, which is a 13% decrease from 2019 and a 7% decrease from 2018. However, it now appears that after the first few weeks in June this trend is very unlikely to continue as the market seems to be correcting itself with the lifting of restrictions and increased consumer confidence.

2.3 Changes for Covid-19

As a result of Covid-19 restrictions, several operational changes were required. Some resulted in decisions made by Council based on best available advice, such as closing the Civic Centre to customers for a period, and others were implemented by the State Government as a result of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. The most pertinent changes as a result of the Act on Planning was the change to allow Council Meetings to be held virtually (affecting the decision making for the Planning Authority) and suspending the requirement to have Planning Permit applications displayed in the Council office, provided that they were available online.

In order to meet social distancing requirements and to minimise the coronavirus risk, planning staff were split across three sites, plus some worked from home. This resulted in administrative changes to report/correspondence reviews and the signing of documents. The team adapted well and it is possible that some of these changes will stay in place post Covid-19 restrictions. There were otherwise no changes to the lodgement, processing or determination of applications. Pre-application advice and general planning advice discussions continued, albeit with the exception of face-to-face encounters.

2.4 Huntingfield Master Plan

The Minister for Planning issued a Housing Land Supply Order for Huntingfield which came into effect on 18 March 2020. The housing order provides a fast track process for land rezoning and accelerates the supply of affordable housing. The Order introduced a new Specific Area Plan (SAP) into Kingborough's Planning Scheme.

The Master Plan aims to deliver a broad mix of around 470 residential lots, as well as public amenities and open spaces to serve the needs of the local community. The Tasmanian Government will deliver the subdivision in conjunction with private sector partners but will retain at least 15% of the lots to deliver new social housing.

The development of the Master Plan and associated public consultation process is led by the State Government and any enquiries and/or submissions should be directed to the

State Government, rather than Council. Residents, community members and key stakeholders are encouraged to view the draft Master Plan and provide feedback to the Government. The public consultation period is for 45 days, closing on 26 June 2020. The State Government has not advised Council what the process will be following the public consultation. At this stage, the Master Plan has not been submitted to Council for approval.

As there is no specific provision in the Scheme or Act for master plans of this nature, it is not clear what the process will be for its endorsement, however, it is likely that it would proceed to a Council Meeting for a decision.

If the Master Plan was approved, a planning permit application for the subdivision would still need to be submitted to Council for assessment. The assessment process includes a public notification process whereby representations can be submitted by the public on the subdivision. The normal planning process continues for the assessment.

This information and relevant links have been provided on Council's website to assist the public.

2.5 Progress of Local Provisions Schedule – moving to the ‘Tasmanian Planning Scheme’

Council's adopted draft of the Local Planning Provisions (LPS) was sent to the Planning Commission (TPC) on 13 December 2019. (additional information was sent on 18 December 2019). A second iteration of the plans (corrected data) was adopted at the Council Meeting on 11 February 2020 and forwarded to the TPC for their consideration.

The TPC notified Council on 2 March 2020 that the information provided is suitable for an assessment of legislative compliance to be conducted. On 27 April 2020 and 21 May 2020 requests from the TPC were made for additional information related to the GIS files for mapping. Council is waiting for approval from the TPC to allow the LPS be placed on public exhibition.

2.6 PSA-2019-3 – Amendments to the Kingston Park Specific Area Plan (SAP)

Planning Scheme Amendment (PSA-2019-3) proposes to amend the Kingston Park SAP. The Tasmanian Planning Commission (TPC) hearing for the 7 submissions lodged during the exhibition period was held (online) on 14 May 2020. Kingborough was represented by the consultant that wrote the s39 report to Council earlier.

The hearing discussed many of the elements that were raised however no decision was made by the TPC on the day. Additional submissions were submitted in early June 2020 in response to the TPC requests following the hearing. It is up to the TPC to determine if any changes proposed requires the amendment to be readvertised; we are awaiting their direction.

2.7 PSA-2020-2 – Amendment to Appendix 1 of the Scheme to correct the ‘Incorporated Documents’ section.

Council initiated the Planning Scheme Amendment PSA-2020-2 at the Council meeting on 9 June 2020. The purpose of the amendment is to formally incorporate a list of supplementary documents in Appendix 1 of Kingborough Interim Planning Scheme 2015 and to update and correct reference to those documents throughout the text of the planning scheme.

Following the submission of the initiated amendment to the Planning Commission, the amendment will undergo public notification for 28 days. If submissions are received during the public notification process, it is likely that a report will come back to Council during the month of August 2020.

2.8 State Government Review of the *Strata Titles Act 1998*

On 18 May 2020 the State Government circulated the discussion paper for the review of the Strata Title Act 1998. This is the Act that creates Strata Titles for multi-dwelling properties. This is not the same as a subdivision of land as assessed under the planning scheme.

Much of the review is not applicable to normal statutory planning and development aspects as they relate to the operation of strata titles for private owners. However, a submission has been prepared where there is relevance to Council's role in the approval process.

2.9 Regulatory Reform Amendment Bill

On 1 June 2020, LGAT sought urgent feedback from Councils relating to the incoming Regulatory Reform Amendment Bill. Kingborough provided feedback directly to LGAT which was forwarded to the Ministers Office.

The following day the Bill was due to be tabled in Parliament, a copy of which was circulated for comment. There was no broad sector consultation for the Bill which is intended to be passed through the legislative Council by the end of June.

The Bill proposes legislative changes to Land Use Planning and Approvals Act 1993, the Electricity Supply Industry Act 1995 and the Water and Sewerage Industry Act 2008. A brief summary of the changes includes:

- The number of days to advise if a 'Request for Further Information' is satisfactory or not will be reduced from 14 days to 5 business days.
- If Councils don't send an invoice for a new application or a 'minor amendment' application within 4 business days then the clock starts from day 5, even if the fee is not paid.
- 'Minor amendment' applications (s56) need to be determined within 28 days and all parties notified 7 days after the decision (currently there is no timeframe).
- Certain applications will need to be referred to the electricity, water and sewerage providers 'as soon as possible'. There are stipulated requirements on what they must respond with.

On 11 June 2020, feedback was provided to the Bill via LGAT who is collating the responses from Local Government. Concerns were raised regarding some of the provisions where outcomes were not clear or there was limited responsibility put on to the applicants which impacts on decision making and timeframes.

2.10 Workshop with the Councillors – Planning Refresher

On 18 May 2020, a Councillor workshop was held (online). The workshop included a powerpoint presentation and a question and answer session. Topics covered included the statutory planning role; the difference between strategic and statutory planning; introduction of the planning team and a description of their roles; an overview of the planning process including a scenario; tour of the website and information available to the public; guidance on decision making as a permit authority and natural justice.

2.11 Planning Review Update

At the Council Meeting on 9 December 2019 Council adopted the 19 recommendations that were included in the external Planning Review. For ease of reading the updated table is provided as an attachment to the report.

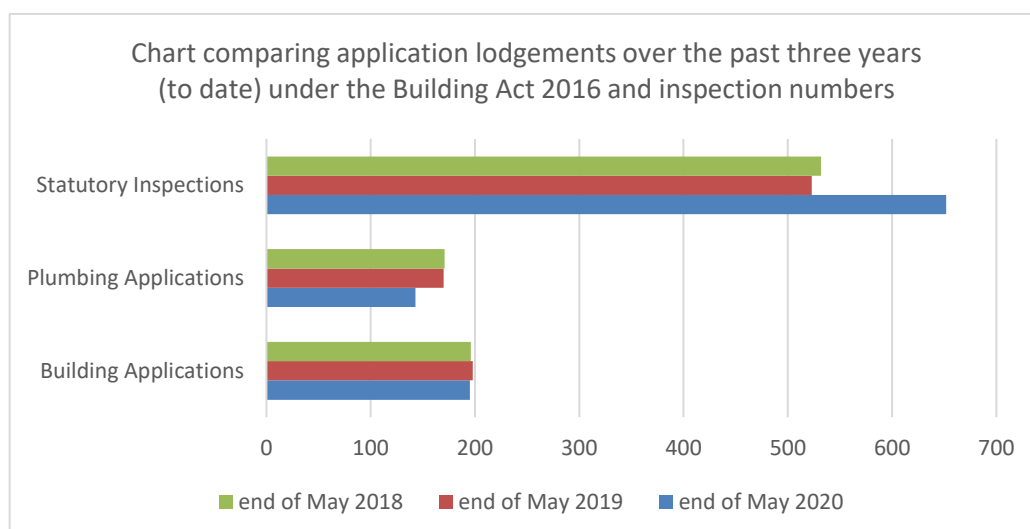
2.12 Planning Appeal Update

Below are current matters that are before the Resource Management and Planning Appeal Tribunal.

Application / Proposal	Subject Site	Description	Current status and comments/outcome
DA-2020-138 (43/20P) Construction of 4 dwellings	8 Church Street, Kingston	Representor appeal against Council's decision to issue a Planning Permit. The grounds of appeal relate vehicle movements and stormwater.	Preliminary conference held 5 June 2020, awaiting full hearing date.
DA-2020-657 (45/20P) Construction of 4 dwellings (one existing)	26 Groningen Road, Kingston	Representor appeal against Council's decision to issue a Planning Permit. The grounds of appeal relate to response to zone objectives and planning principles, response to neighbourhood character and impacts on vegetation.	Preliminary conference to be held 15 June 2020.
DA-2019-648 (130/19P) Construction of a shed	182 Tinderbox Road, Tinderbox	Appeal against request for further information.	Following negotiations with the appellant following a mediation hearing in March 2020, the applicant withdrew the appeal.

3. Building and Plumbing

The chart below shows the number of building and plumbing applications lodged this year to date (end of May). The chart shows a comparison against the previous year. As there were a number of changes to the legislation in 2017, a further comparison has not been included.



The chart above shows that there is no noticeable difference in building approvals between 2019 and 2020 despite Covid-19. Statutory inspections continue to be higher through the year due to the impending permit expiry date introduced by the State Government. The increased number of inspections is welcomed as it is resulting in much better compliance which is in the interest and safety of our residents.

3.1 Review of parts of the *Building Act 2016*

Following Council's submission via LGAT, to Consumer, Building and Occupational Services (CBOS), who are undertaking a review of low risk work notifications under the *Building Act 2016*, there has been no further correspondence about how the State Government is progressing this review.

4. Enforcement

Both Planning and Building enforcement continues to be very busy. Enforcement typically arises from reporting by the public or observation by staff. If illegal buildings or works have occurred, it can often be a matter of enforcement under both planning and building. Our planning and building teams work together closely on the cases that affect both so that the regulatory action that is taken is as efficient as possible. The primary objectives are to rectify the non-compliance and to achieve an appropriate outcome for all parties. There are currently 42 live planning enforcement cases being pursued (plus many other building related matters).

Some significant compliance matters that have been investigated and proceeded to enforcement action include the construction of entire dwellings without approval. Non-compliance of this nature is significant with issues of safety of occupiers, lack of approved sanitation (human waste disposal), impacts on neighbouring properties, and illegal road access on to Council roads potentially posing safety issues. Some of the recent matters have also included environmental impacts in addition to the new dwelling such as vegetation clearing and altering and polluting watercourses.

Other recent matters have included conversion of car storage to living areas which are not properly constructed, wired or plumbed. From a planning perspective, such cases are in breach of onsite parking requirements under the planning scheme, which in turn affects neighbouring properties.

ATTACHMENTS

- 1. Update of progress of 19 Council adopted recommendations of the 2019 Planning Review**

1.	<p>That one further Planner be engaged to reduce the expected workloads to a more manageable level</p> <p>A budget bid for the additional resource was intended to be included in the 2020/2021 budget, however as a result of the financial impact of Covid-19 it has been advised that this bid will not be supported. This resource will not be filled this financial year.</p> <p>As the resource will not be filled, it may delay the delivery of other recommendations. It is likely that by not filling the position it will impact on the workloads and pressures of existing staff.</p>
2.	<p>That consideration be given to employing or making provision for a Planning Technical/Customer Service Officer to be situated at the front counter to receive/advise and check on planning enquiries and lodgements.</p> <p>A budget bid for the additional resource was intended to be included in the 2020/2021 budget, however as a result of the financial impact of Covid-19 it has been advised that this bid will not be supported. This resource will not be filled this financial year.</p> <p>As the resource will not be filled, it may delay the delivery of other recommendations.</p> <p>The comments regarding most suitable deployment of this resource as a Technical Officer/Subdivision Officer, still remains relevant.</p>
3.	<p>That a Council approved set of standard conditions be developed to facilitate the more efficient reporting and review of development applications. The standard conditions could be supplemented with a suite of additional, standardised requests for further information and other external communications.</p> <p>Since the last quarterly report this has commenced. The previous version is being reviewed and the other currently frequently used conditions are being added. Due to other workload demands the progress is not as fast as we would like.</p>
4.	<p>That standardised checklists or procedure manual for the processing of applications be prepared to guide and assist new or junior staff.</p> <p>In addition to those listed in the last quarterly report the new guidance documents created for staff include:</p> <ul style="list-style-type: none"> • Changes to physical/electronic mail process in response to Covid-19. • Instructions for undertaking site inspections in response to Covid-19. • Delegation change for planners to sign off their own request for an extension of time to make a decision. • Process for undertaking public notification (advertising). <p>As included in the previous quarterly report, it has been recognised that 'how to use Pathway' guidelines could be improved for access by new Planners. The administration side of these have been created but Planner use requires work. To date, there has not been the capacity to further these.</p>
5.	<p>That a review of delegations be undertaken to facilitate less matters being required to be referred for review to the Planning Co-ordinator and enable the Planning staff to deal with a range of matters in a far more timely and efficient manner.</p> <p>There has been a delegation change for planners to sign off their own request for an extension of time to make a decision. We continue to consider other delegation changes.</p>
6.	<p>That the reporting format for delegates reports and Council reports be amended such that where a proposal meets the acceptable solution it is simply noted as such without a written analysis of why the criteria is met.</p> <p>As per previous quarterly report, this recommendation is completed.</p>
7.	<p>That checklists for each of the zones/codes be prepared listing all of the assessment criteria and elements and a simple checkbox list be included on the file of each application.</p> <p>As per previous quarterly report, this recommendation is completed.</p>
8.	<p>That resourcing be made available to upgrade the current IT planning software such that it meets the needs of the departments processes and requirements.</p> <p>A budget bid was going to be put to the 2020/2021 budget to allocate required finance for IT upgrades. However, as a result of the financial impact of Covid-19 it has been advised that the budget will not</p>

<p>be supported. The action on this recommendation will need to be delayed. The project would have included:</p> <ol style="list-style-type: none"> 1. Using Infor (Pathway) consultants to: <ol style="list-style-type: none"> a) review the health of the system b) provide training to staff for ongoing maintenance c) assist in crystal reporting d) create and implement the enforcement module. 2. Update the GIS imagery. 	<p>9. That Council and management seek to encourage the Planning Department to adopt a philosophy of “working with” a proponent to help achieve a mutually agreeable planning outcome and provide support to the Department in the achievement of this outcome.</p> <p>Work on this recommendation has commenced, it is an ongoing task. To achieve this recommendation, it is expected that a combination of methods be implemented including:</p> <ul style="list-style-type: none"> • Regular in-house discussions about customer service delivery including use of language, regular contact with applicants, information provided to customers, meetings with applicants to explore possibilities to address issues and concentrating on being outcome focussed. • Regular review of staff correspondence to ensure they are consistent with the recommendation of the review. • Training of new staff as part of their induction so that they are aware of our customer service charter and expectations to deliver as service consistent with the recommendation above. • External training from professionals about clear communication, plain English writing, how to respond to a dissatisfied customer. However, this method is unlikely to have any funding available due to the ‘efficiency dividend’ requested by Councillors.
<p>10. That in the absence of Statutory timeframes, Council establish inhouse timeframes for the processing of post DA approvals</p> <p>Work on this recommendation will commence shortly with the arrival of newly appointed planners. Post DA approval matters are not deliberately delayed it is more simply because statutory work with statutory timeframes often trumps that work. We will work with the team about what those new timeframes would be.</p> <p>It should be noted that the Regulatory Reform Bill includes the introduction of a timeframe for ‘minor amendment’ (s56) applications that does not currently exists. If the legislation is passed we are required to meet that timeframe and it will not be in ‘in house’ timeframe.</p>	<p>11. That changes to processes and delegations be extended to all qualified planning staff to facilitate all written communications, except where required by statute, to be undertaken directly from the assessing planner and by email.</p> <p>This recommendation was responded to in the previous quarterly report. It was agreed in response to questions in the Planning Workshop that an additional workshop would be of benefit to consider options to respond to this recommendation.</p>
<p>12. That detailed Planning Information and facts sheets be prepared for Councils website to provide better community planning information.</p> <p>There has not been capacity to further this recommendation since the last quarterly report due to workload and resourcing. However, during the Councillor workshop it was indicated that Councillors would be interested in working on this.</p>	<p>13. Council consider whether the current Kingborough Planning Scheme is structured in accordance with Council and community expectations. The move to the new State format scheme would be an appropriate juncture to consider this matter.</p> <p>As per the advice in the previous quarterly report, this recommendation will occur separately though the LPS review and transition to the Tasmanian Planning Scheme.</p>
<p>14. That Council undertake a review of subdivision fees to ensure that they are reflective of the true cost to Council of processing a subdivision application.</p> <p>At the Council meeting on 9 June 2020, it was resolved that these fees would be increased as per officer recommendation provided to Covid-19, despite an earlier resolution that due to the financial outfall from Covid-19 that Council fees and charges would only increase by CPI. Accordingly, the new fees will be in place 1 July 2020.</p>	

15.	That Council undertake a review of the Planning Scheme amendment fee to ensure that it is reflective of the true cost of processing a Planning Scheme amendment. At the Council meeting on 9 June 2020, it was resolved that these fees would be increased as per officer recommendation provided to Covid-19, despite an earlier resolution that due to the financial outfall from Covid-19 that Council fees and charges would only increase by CPI. Accordingly, the new fees will be in place 1 July 2020.
16.	That Council undertake a trial pre lodgement service to ascertain demand and resource level requirements. That in the initial instance the pre lodgement service be promoted primarily for residential type developments As advised in the previous quarterly report, this recommendation is completed.
17.	That initially such trial service be offered on a free basis. (Originally shown as recommendation No. 18). As per above.
18.	That appropriate delegations be put in place to facilitate the service without the need for all advice to be reviewed by a Senior Officer. This recommendation relates to recommendation 11. Recommendation 11 suggests limiting the permission for correspondence to non-statutory correspondence, which is agreed with and already in place.
19.	That Council be presented with a report for their consideration detailing an appropriate enforcement regime and hierarchy for Building and Planning matters. If adopted, that Council grant the appropriate delegations to the respective Officers to implement the policy. Since the last quarterly report a second draft including the recommendations of CBOS have been included. Internal review is underway. It is expected that this will be completed before the next quarterly review.

D AUDIT PANEL MINUTES 15 MAY 2020



AUDIT PANEL
MINUTES

15 May 2019

MINUTES of the Kingborough Council Audit Panel held via videoconference on Friday, 15 May 2020 at 8.00 am.

PRESENT:

		PRESENT	APOLOGY
Chair	Mr P McTaggart	Y	
	Mr J Hills	Y	
	Ms C Millar	Y	
	Cr F Fox	Y	
	Cr C Street	Y	
Observer			

IN ATTENDANCE

General Manager	Mr G Arnold
Chief Financial Officer	Mr J Breen
Finance Manager	Mr T Jones
E.M. Property & Community Services	Mr D Smee

wlf accounting & advisory	Ms A Leis
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Tasmanian Audit Office	Mr L Franklin
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WELCOME:

The Chair welcomed all Panel Members to the first meeting to be held by video conference.

APOLOGIES

Nil.

ADOPTION OF THE AGENDA

The agenda as provided was accepted.

DECLARATIONS OF INTEREST

Nil.

CONFIRMATION OF MINUTES

The Panel endorsed the minutes of the Kingborough Council Audit Panel meeting of 7 February 2020 as a true and correct record.

BUSINESS ARISING FROM THE MINUTES

Nil.

ACTION LIST**Action List**

The CFO reported that the ICT review had been scrapped due to funding issues. Also the risk management workshop and Corporate Plan had been delayed due to work pressures associated with the COVID-19 crisis.

JMAPP Property Risk Management

A tracker report was provided detailing the recommendations from the JMAPP review and the agreed management actions. The tracker will be presented at each Panel meeting until the agreed actions have been completed.

All other action items were included in the Agenda or are due later in the year.

INTERNAL AUDIT

Ms A Leis from WLF Accounting and Advisory joined the meeting.

Internal Audit Report – Facilities and Property Management

Ms Leis spoke to the rolling three-year Internal Audit plan. The Panel agreed that for 2020/21, audits on Financial Sustainability, Kingston Park, Risk Management Framework and the follow up of previous recommendations.

An updated three-year plan and the scope document for the Kingston park project to be distributed by email to Panel members.

Internal Audit Status Report

Ms Leis indicated that the two remaining projects for 2019/20 delayed due to the disruption to Council caused by COVID-19 would be picked up in the 2020/21 audits.

Internal Audit Meeting with the Panel

Due to the logistical issues with video conferencing, it was decided to defer the meeting of the Panel and Internal Auditors without Council Officers being present.

Internal Audit Recommendations Tracker

The Panel reviewed the remaining action items under the internal audit recommendation tracker. Due to the recent disruptions to Councils operations, no significant progress had been made on several of the outstanding actions.

EXTERNAL AUDIT**External Audit**

Mr L Franklin from the TAO joined the meeting.

Mr Franklin outlined the current position of the TAO in relation to the external audit for 2020. He indicated that discussions are ongoing with Treasury regarding deadlines for lodgement of accounts and timeframes for the completion of the audit. At this stage, the estimated date for the external audit is late in October 2020.

The audit strategy is currently being developed and will be sent to Council for distribution once completed.

The audit fee for 2020 will be the same as the previous year.

TAO Report Tracker

The Panel noted the two external audit findings that were outstanding. It was suggested that a review be undertaken with the TAO to seek a solution to the findings.

Pending Accounting Standards

The Panel noted the report on the accounting standards to be implemented for the 2019/20 financial reports. It was noted that there would not be a significant impact to Council's financial reporting from the new accounting standards.

KEY MATTERS – COUNCIL MEETINGS OVERVIEW

The General Manager provided an update on the following:

- In late April the Premier wrote to all Councils requesting support for the community in coping with the pandemic. In response the Council approved a freeze of the general rate and the adoption of a financial hardship policy to support ratepayers in financial stress. The budget has been released to the community for feedback.
- The Council recently approved a Kingston Place Strategy which is a visionary and aspirational document aimed at making Kingston a pedestrian friendly area.

RISK MANAGEMENT & BUSINESS CONTINUITY UPDATE

Risk Management Policy and Framework

The Panel reviewed the current risk management policy and framework that was adopted by Council in 2018. It was noted that on page 6 of the framework, there were several Audit Panel responsibilities noted. The CFO was requested to develop a plan of activities that would allow the Panel to ensure the areas of responsibilities were being undertaken. It was also requested that he consult with Panel members to review that policy and framework.

FMIS Project Close Report

The Panel noted the FMIS close report provided by the Project Manager. The Panel was happy with the report and despite the extended timeframes were comfortable that the project benefits had been achieved.

IT Security Breaches

It was reported that there were Nil security breaches in February to April 2020.

REGULATORY/GOVERNANCE UPDATES:

TAO – Accounting & Auditing Development Newsletter

Nil.

Audit Panel Performance Survey**Performance Survey Action List**

The Panel reviewed the six areas for improvement that were identified in the survey. Four of the actions were now finalised and the remaining two would be finalised once a risk workshop with Council could be held.

NON-STANDING ITEMS**Capital Works in Progress Management**

The Panel noted that significant progress had been made in capitalising WIP that was not a current project in 2019/20. By 30 June it is expected that all old WIP will be capitalised and that some of the 2019/20 finalised WIP will be in the asset management system.

Audit Panel Charter

The Panel reviewed the Charter and noted that section 12.10 needed updating to include the ability to hold meetings by video conference.

It was also noted that section 5.3 had been updated by Council to include the ability for an extension to the term of Independent Members. The CFO to circulate the updated version of the Charter.

Financial Report to March 2020

The March 2020 financial report was noted.

STANDING ITEMS**Annual Work Plan and Timetable**

Nil.

Upcoming Education Events

Nil

OTHER BUSINESS

Local Government Legislative Framework – the summary report on the framework review was discussed noting that only three of the 51 recommendations had been opposed.

COVID-19 Pandemic Council Response – The Incident Manager for the pandemic outlined the key activities Council undertook to respond to the crisis.
The Panel noted the information provided in the report.

Annual Report to Council – The Chair advised that he would be putting together the annual report for Council and would circulate it by email once completed.

ACTION SHEET

Item	Responsibility	Due Date
Risk Management – Organise a risk workshop in early 2020.	GM	Dec 2020
Strategic & Corporate Plan – provide a copy to the Panel once completed.	CFO	Sep 2020
Legal Claims – include WH&S information in the legal claims report	CFO	Dec 2020
Internal Audit Plan – circulate an updated copy of the plan.	CFO	Jun 2020
External Audit Strategy – circulate once completed by the TAO.	CFO	June 2020
Risk Management Framework – Develop an action plan for the Audit Panel responsibilities.	CFO	Aug 2020
Risk Management Framework – work with Panel members to review the framework.	CFO	Aug 2020
Audit Panel Charter – Send out an amended version prior to it being recommended to Council.	CFO	May 2020
Annual Report to Council – to be circulated by email.	Chair	Jun 2020

CLOSURE

There being no further business the Chair declared the meeting closed at 10.40 am.

Confirmed as a true and correct record:

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Chair,
Audit Panel