



COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council
will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on
Monday, 17 May 2021 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. 9 to be held on Monday, 17 May 2021 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, 11 May 2021

Public Copy

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GUIDELINES FOR PUBLIC QUESTIONS

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

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

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

Questions on Notice

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

Questions Without Notice

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

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

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

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

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

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 17 May 2021 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 publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

The Chairperson will acknowledge the traditional custodians of this land, pay respects to elders past and present, and acknowledge today's Tasmanian Aboriginal community.

3 ATTENDEES

Councillors:

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

4 APOLOGIES

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 8 held on 3 May 2021 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

10 May 2021 – Street Tree Policy

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 this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

9 CODE OF CONDUCT - PANEL DETERMINATION REPORT

Author: Gary Arnold, General Manager

Advice has been received from the Local Government Code of Conduct Panel (Minute C192/8-2021 refers) that the Panel have made its determination in relation to a complaint made by Cr Paula Wriedt against Cr David Grace.

Section 28ZK (4) of the Act requires that the General Manager is to ensure the Report is tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

In summary, the Panel upheld the complaint against Cr Grace and determined that he had breached Part 7.1 (a), (b), and (c) and Part 7.2 of the Councillors Code of Conduct.

Pursuant to Section 28ZL(2)(b) of the Act, the Panel reprimands Cr Grace.

Pursuant to Section 28ZL(2)(c) of the Act, the Panel requires Cr Grace to apologise to Cr Wriedt for the threat he made against her, and to the Council for causing embarrassment at the workshop on 2 November 2020. This apology is to be made without reservation at the ordinary Council meeting at which this report is tabled. In the event that either Cr Wriedt or Cr Grace is unable to attend that meeting, the apology is to be made by Cr Grace at the next council meeting attended by Cr Wriedt.

Pursuant to Section 28ZI(2)(d), of the Act, the Panel requires Cr Grace to undertake at least six hours' training and/or counselling in anger management and appropriate workplace behaviour as determined by the Chief Executive Officer of the Local Government Association of Tasmania. The counselling and/or training is to be completed within six months of the tabling of this report.

The Panel Determination Report was tabled at the Council meeting held 3 May 2021. Cr Grace did not attend.

Officer's response

Should both Cr Grace and Cr Wriedt be in attendance the Mayor may invite Cr Grace to address the meeting.

10 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

11 QUESTIONS ON NOTICE FROM THE PUBLIC

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

12 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

13 QUESTIONS ON NOTICE FROM COUNCILLORS

13.1 Removal of Bin at Blowhole Road

At the Council meeting on 3 May 2021, **Cr Midgley** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Last week I attended the Blackmans Bay community meeting and a few matters were raised. One of them was that a bin has been removed near the Blowhole Road which has the dog poo bags and there is concern that there isn't a bin there anymore. Why was it removed and will it be replaced?

Officer's Response:

This area was inspected, and the bin is in place.

David Reeve, Director Engineering Services

13.2 KWS

At the Council meeting on 3 May 2021, **Cr Wass** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Does the KWS receive any financial assistance from the tyre stewardship and, if not, are there funds available from the tyre stewardship that KWS can apply for?

Officer's Response:

Kingborough Waste Services (KWS) does not receive any financial assistance with tyre stewardship. There is a funding stream from the tyre stewardship scheme based on achieving goals of tyre re-use or removal of tyres from the waste stream however these are orientated around larger projects that would influence the overall stock across the country. KWS manages a relatively small stock of tyres and would not meet the requirements of this funding stream.

David Reeve, Director Engineering Services

13.3 Access to Connelly's Beach

Cr Bastone submitted the following question on notice:

Has the council followed up on my question of 12 April regarding the gate that was blocking access to Conleys Beach and do we know who erected the gate?

Officer's Response:

As previously replied to on 19 April 2021 Council meeting, the gate is not located on Council maintained road. Investigation has shown the gate is located on crown reserve land and has been erected after discussion with Parks and Wildlife and adjacent property owners. Council has no jurisdiction over this matter.

David Reeve, Director Engineering Services

13.4 Bins on Bruny Island

Cr Bastone submitted the following question on notice:

Are all the recycling rubbish bins on Bruny Island now in place?

Officer's Response:

Most have been installed, but awaiting for the completion of some works at Roberts Point by the Department of State Growth at Roberts Point to install the final recycling bins.

David Reeve, Director Engineering Services

13.5 Bins at Kingston Beach

Cr Bastone submitted the following question on notice:

How often are the public rubbish bins at Kingston Beach emptied? On Sunday, May 9th around 2.30pm, the rubbish bins at the corner of Beach Road and Osborne Esplanade were overflowing and rubbish was spread across the footpath.

Officer's Response:

For Kingston Beach there is a winter and summer roster. The summer roster involves a daily collection and the winter roster (starts in May ends in October) is for a collection on four days of the week. Both rosters involve a Sunday collection and checking with the contractor the bins in this location on the date mentioned were emptied at 7.00am.

David Reeve, Director Engineering Services

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

14 OFFICERS REPORTS TO PLANNING AUTHORITY

14.1 DA 2020-480 - DEVELOPMENT APPLICATION FOR 30 MULTIPLE DWELLINGS AND SIGN AT 15 HOME AVENUE, BLACKMANS BAY

File Number: DA-2020-480
Author: Timothy Donovan, Senior Planning Officer
Authoriser: Melissa Stevenson, Coordinator Statutory Planning

Applicant:	JMG Engineers & Planners
Owner:	Roman Catholic Church Trust Corporation of the Archdiocese of Hobart
Subject Site:	15 Home Avenue, Blackmans Bay
Proposal:	30 Multiple Dwellings and Ground Based Sign
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zoning:	General Residential, Low Density Residential (Area C) and Open Space
Codes:	E1.0 Bushfire Prone Areas E3.0 Landslide (Low) E6.0 Parking and Access E7.0 Stormwater Management E10.0 Biodiversity E11.0 Waterway and Coastal Protection E17.0 Signs E25.0 Local Development
Use Class/Category:	Residential/Multiple Dwelling
Discretions	Cl. 10.4.2 A4 Setbacks and building envelope for all dwellings Cl.10.4.3 A2 Site coverage and private open space for all dwellings Cl.10.4.4 A1 Sunlight and overshadowing for all dwellings Cl.10.4.4 A2 Sunlight and overshadowing for all dwellings Cl.10.4.8 A1 Waste storage for multiple dwellings Cl.E10.7.1 A1 Buildings and Works Cl.E17.6.1 A1 Use of Signs Cl.E17.7.1 A1 Development Standards (Signs)
Public Notification:	Public advertising was undertaken between 31 March 2021 and 16 April 2021 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i> .

Representations:	<p>Six (6) representations were received against the proposal. The submissions raised the following grounds:</p> <ul style="list-style-type: none"> • The proposed development is unable to meet the Acceptable Solutions of the General Residential Zone. • The development is required to comply with the conditions of the subdivision approval DAS-2018-15 by the Tasmanian Planning Commission. • Water Sensitive Urban Design Principles. • Traffic Impact on adjacent dwelling. • Lack of Infrastructure. • Social Housing issues. • Ownership.
Recommendation:	Approval with Conditions

1. PROPOSAL

1.1 Description of Proposal

The proposal is for the construction of 30 dwellings for Catholic Care Tasmania over the subject site at 15 Home Avenue, Blackmans Bay. The dwellings include a range of one and two bedroom designs between one and two storeys. The dwellings have been designed to fit upon the proposed subdivision, DAS-2018-15, approved for the site. In this regard the dwellings are contained on the area of the site zoned General Residential and on the proposed lots as follows:

- Lot 10 – 1 Unit
- Lot 12 – 1 Unit
- Lot 13 – 1 Unit
- Lot 14 – 1 Unit
- Lot 15 – 1 Unit
- Lot 16 – 5 Units
- Lot 19 – 1 Unit
- Lot 21 – 6 Units
- Lot 22 – 13 Units

The remaining proposed Lots 11, 17, 18, and 20 in the General Residential Zone and the Low Density Residential (Area C) Zone area in the south of the site do not have development proposed on them at this time.

The proposed dwellings will generally have brickwork walls and some sections of lightweight cladding. All the dwellings will have Colorbond sheet roofs.

Car parking is provided with garages attached to each dwelling and with adjacent open parking and visitor parking spaces. Vehicular access to the dwellings is provided generally by shared driveways off the proposed subdivision roads. However, a small number of dwellings will have separate direct access off the new subdivision roads which connect to Blowhole Road to the north east and Derwent Avenue to the north west.

A ground-based sign is proposed close to the entrance from Derwent Avenue on an area that will become part of Lot 22 in the subdivision. The sign includes only the name of the proposed residential development, “Maryknoll Estate”, upon a structure facing the proposed subdivision road. The sign structure is 1.24m high with a total face area of 4.1m².and it is does not contain flashing lights, moving parts or moving or changing messages or graphics.



Figure 1 - Overall Site Plan for 15 Home Avenue, Blackmans Bay

1.2 Description of Site

The subject site, at the time of lodgement of the application (2 September 2020), contained four titles being CT 199874/1, CT 34279/1, CT 55854/85 and CT 55854/84. An application for the adhesion of the four titles into a single title under Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* was approved by Council and the new adhered title issued on 7 October 2020. The adhesion facilitates the proposed development of the subject site by removing internal property boundaries that would otherwise complicate assessment of the proposed development.

The total site has an area of 3.725 ha and is encompassed by Blowhole Road on both the north eastern and southern boundaries. The site has frontage and access to Derwent Avenue at the north western corner. Most of the site is separated from Blowhole Road by an area of bushland owned by Kingborough Council (CT 33869/1).

The site is within three zones of the Planning Scheme – General Residential, Low Density Residential (Area C), and Open Space. The site is partly within the Biodiversity Protection Area, Bushfire Prone Area and the Landslide Hazard (Low) Area Overlays.

The surrounding area is residential in character with a mix of single dwellings and units and includes an aged care village immediately adjoining the site on the south western boundary. Blackmans Bay Beach is opposite the site to the south across Blowhole Road and Ocean Esplanade.



Figure 2 - Aerial photo of subject site at time of lodgement (2 Sept 2020) at 15 Home Avenue Blackmans Bay

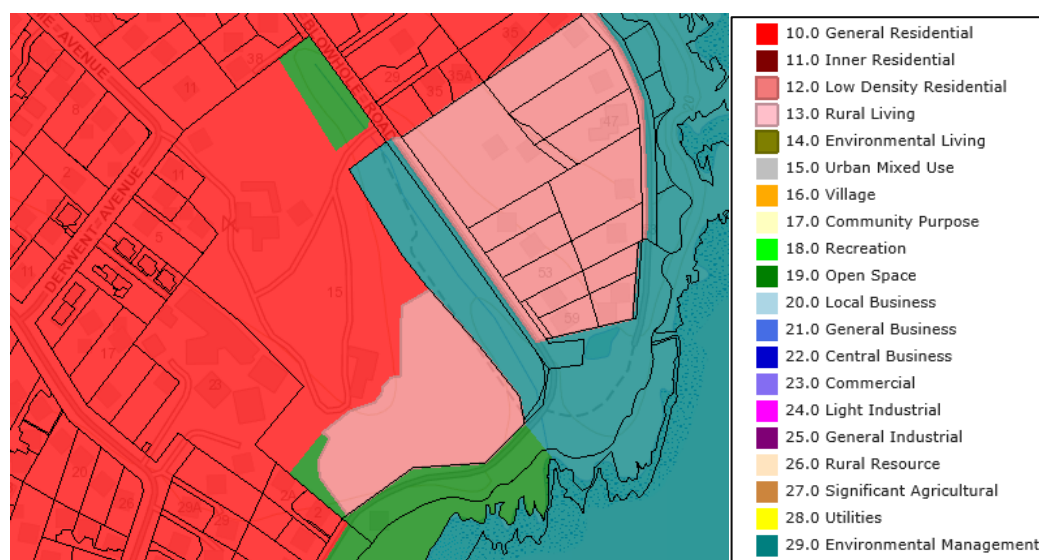


Figure 3 - Current Zoning of subject site and surrounding area at 15 Home Avenue, Blackmans Bay

1.3 Background

The site has recently been subject to a combined application for a Planning Scheme amendment, PSA-2018-3 and a subdivision application DAS-2018-19.

The PSA sought to rezone:

- ~1.78 hectares of the site from Low Density Residential (Area B) to General Residential;
- ~1.03 hectares of the site from Low Density Residential (Area B) to Low Density Residential (Area C);

- 0.070 hectares of the site from Low Density Residential (Area B) to Open Space; and
- 0.2043 hectares of the site from General Residential to Open Space.

A secondary component of the draft amendment was to remove the landslide hazard area overlay from being applicable to the subject land.

The subdivision application sought to create 22 residential lots, 3 public open space lots and 2 road lots.

The Tasmanian Planning Commission considered the applications and issued a decision to approve the amendment to the Planning Scheme PSA-2018-3 and the subdivision DAS-2018-15 on 20 December 2019 subject to conditions. The approval was for the subdivision of 22 residential lots, 2 public open space lots and 2 road lots.

The Tasmanian Planning Commission further approved an amendment to the PSA-2018-3 and DAS-2018-15 on 8 January 2020.

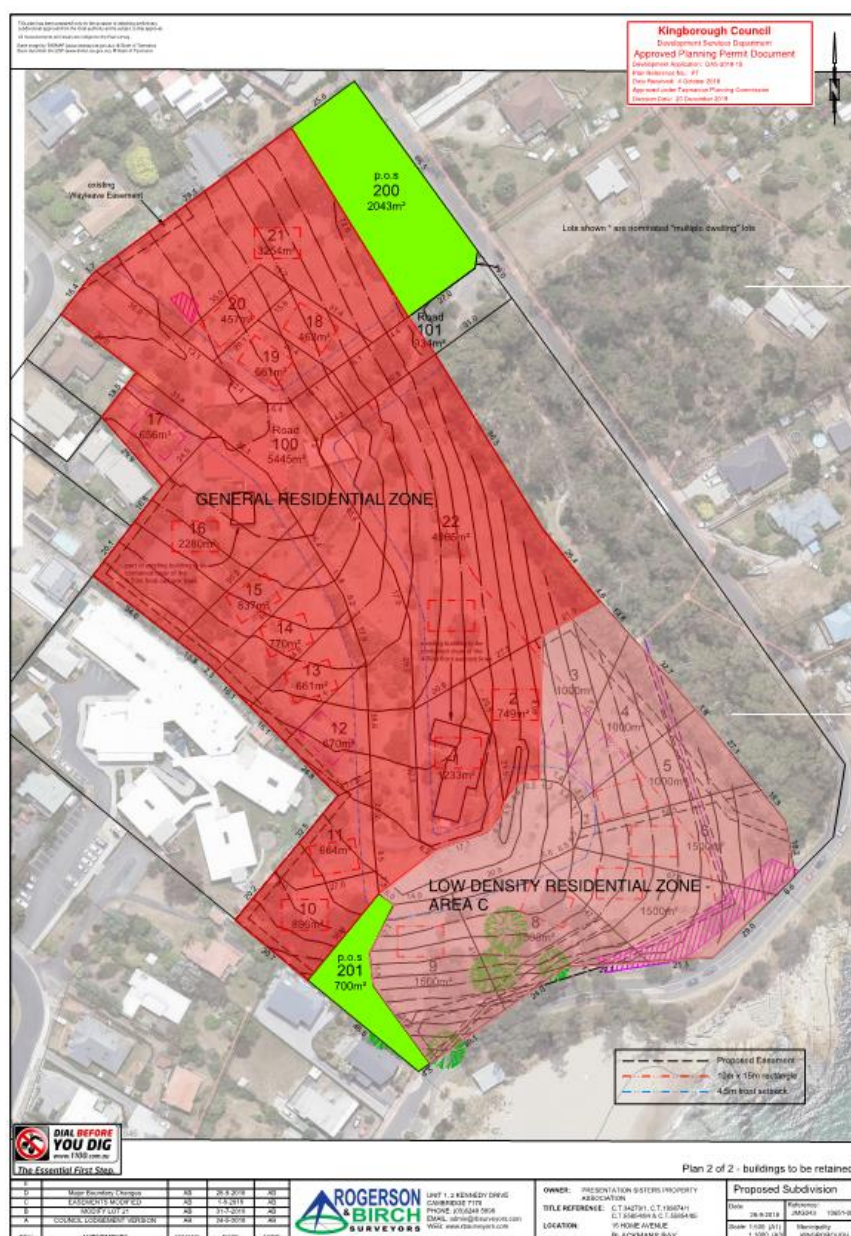


Figure 4 - Approved subdivision plan DAS 2018-15

2. ASSESSMENT

2.1 State Policies and Act Objectives

The provisions of the Planning Scheme, including the zones and codes overlays, derive from State Policies and the approval of the Scheme by the Planning Minister on the basis it is compliant with those policies. On that basis a separate assessment against those policies is not required.

The proposal is consistent with the outcomes of the State Policies including those of the Coastal Policy.

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the General Residential Zone

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

- 10.1.1.1 *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*
- 10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 10.1.1.3 *To provide for the efficient utilisation of services.*
- 10.1.1.4 *To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.*
- 10.1.1.5 *To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.*
- 10.1.1.6 *To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.*

Clause 10.1.2 – Local Area Objectives

Local Area Objectives	Implementation Strategy
BLACKMANS BAY	
(a) Blackmans Bay should be maintained as an established residential area with a high level of amenity associated with its coastal location, pleasant views and lifestyle.	(a) The natural landscape and setting is an important issue when considering new development proposals.

Clause 10.1.3 - Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
BLACKMANS BAY	
(a) Blackmans Bay should continue as a predominantly low-density residential area with larger lot sizes that enable reasonable setbacks, the retention of native vegetation and gardens.	(a) New development should respect the amenity of surrounding residences and the natural landscape. Multi-unit housing should be encouraged to locate in the area surrounding the Opal Drive commercial precinct.

2.3 Use Class

The use is categorised as Residential/Multiple Dwellings under the Scheme. In the General Residential Zone Multiple Dwellings are classified as Permitted. The proposal does not meet the Development Standards and is therefore a Discretionary Use in the General Residential Zone. The application requires assessment for compliance against the Acceptable Solutions and Performance Criteria.

The proposed ground-based sign is Discretionary within the General Residential Zone and requires assessment for compliance against the Acceptable Solutions and Performance Criteria.

2.4 Use and Development Standards

The proposal has been assessed on the subject site with four (4) titles at the time of lodgement (and as subsequently adhered into one title). In recognition of the approved subdivision (DAS-2018-15) currently being developed and the intention for the proposed dwellings to be on the new subdivision lots an assessment based on the new lots has also been done.

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

General Residential Zone

Clause 10.4.2 Setbacks and building envelope for all dwellings

Acceptable Solution A4
No trees of high conservation value will be impacted.
Performance Criteria P4
Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
Proposal
The works will impact on trees of high conservation value, and therefore do not comply with A1 and must be assessed against the performance criteria.

There are several high conservation value trees located on and adjacent to the subject land and within the General Residential Zone. To verify the potential impact of the proposed unit development on high conservation value trees and ensure the proposed unit development does not impact upon trees requiring retention and protection under DAS-2018-15, further information was required in relation to the installation of services and the unit design relative to the location of individual trees, including high conservation value trees.

Amended plans submitted in response to further information requests confirm the units are reliant upon the installation of subdivision infrastructure for DAS-2015-18. Condition 10(b) of the subdivision permit requires that the detailed engineering design demonstrate no further tree removal is required for the purposes of installation of this infrastructure. The endorsed engineering drawings for DAS-2018-15 comply with this requirement.

As a result of the further information requests, the plans were amended to show the location of infrastructure for the units is consistent with and reliant on the endorsed engineering drawings. Achieving this required a reduction in the number of units to 30.

Provided the infrastructure is installed in accordance with the endorsed engineering drawings for DAS-2018-15 and as shown in the plans (Plan Reference P5 submitted on 31 March 2021) for DA-2020-480, the proposed unit development will not rely upon additional tree removal for the purposes of services and is consistent with the requirements of Condition 10 of DAS-2018-15.

To ensure this occurs, a condition is recommended for inclusion in any permit issued for the units requiring the subdivision infrastructure and services be installed in accordance with DAS-2018-15 and the associated endorsed engineering drawings and the units be connected to these services in accordance with the approved plans for DA-2020-480 prior to occupation of the units.

While the plans confirm that no additional tree removal is required for the purposes of services installation, the proposed units impact eight (8) trees. Specifically, the following trees are identified for removal:

Tree number	Species	DBH	HCV
3	<i>Allocasuarina verticillata</i>	27cm	No
4	<i>Eucalyptus lehmannii</i>	>25cm	No
8	<i>Eucalyptus lehmannii</i>	>25cm	No
23	Blackwood	>25cm	No
24	Blackwood	>25cm	No
25	Blackwood	>25cm	No
26	Blackwood	>25cm	No
32	Blue gum	38cm	No

While none of the trees proposed for removal are of high conservation value and the remaining trees are proposed for retention, the proposed unit development encroaches into the tree protection zones of eight (8) high conservation value trees, with the extent of encroachment exceeding 10% for T31 and T33. While preliminary arborist advice indicates the extent of encroachment is likely to be tolerable, this relies upon the detailed design being developed in consultation with a suitably qualified arborist to ensure the works incorporate the recommended tree protection, mitigation and design measures.

The trees identified for retention, and also others which may be impacted by the unit development, are detailed below.

Tree number	Species	DBH	Unit development encroachment	HCV
1	White gum	35cm	No	Yes
2	Black peppermint	35cm	No	No
5	unknown	unknown	No	No
6	unknown	unknown	No	No
7	unknown	unknown	No	No
9	unknown	unknown	No	No
10	unknown	unknown	No	No
11	unknown	unknown	No	No

Tree number	Species	DBH	Unit development encroachment	HCV
12	<i>Allocasuarina littoralis</i>	26cm	No	No
13	<i>Allocasuarina verticillata</i>	27cm	No	No
14	<i>Allocasuarina littoralis</i>	27cm	No	No
15	Black gum	<25cm	No	No
16	White gum	27cm	No	Yes
17	White gum	28cm	No	Yes
18	White gum	31cm	No	Yes
19	White gum	38cm	No	Yes
20	White gum	57cm	No	Yes
21	<i>Callitris rhombodea</i>	31cm	No	No
22	Black gum	36cm	No	No
27	White gum	36cm	No	Yes
28	White gum	39cm	No	Yes
29	White gum	35cm	No	Yes
30	White gum	49cm	Yes	Yes
31	White gum	62cm	Yes >10%	Yes
No number	White gum	55cm	No	Yes
33	Blue gum	44cm	Yes >10%	Yes
34	Blue gum	44cm	Yes	Yes
35	Blue gum	30cm	No	No
36	Blue gum	42cm	Yes	Yes
37	Blue gum	63cm	Yes	Yes
38	Blue gum	44cm	No	Yes
39	Blue gum	76cm	Yes	Yes
40	Blue gum	57cm	No	Yes
41	Blue gum	?	No	Yes
42	Blue gum	>1m	Yes	Yes

No tree removal has been identified for the purposes of bushfire hazard management and it is therefore assumed all trees identified for retention are capable of retention for bushfire hazard management purposes.

The proposal complies with the performance criteria P3 as follows:

- The final amended plans indicate no high conservation value trees require removal for the proposed unit development and impacts are limited to encroachment into the tree protection zone of eight (8) high conservation value trees.
- The preliminary verbal arborist advice indicates that the extent of encroachment is tolerable subject to implementation of recommended conditions of approval.
- To ensure trees identified for retention are retained, conditions of approval are recommended for inclusion in any permit issued:

- requiring an arborist assessment to:
 - verify that trees identified for retention in the approved plans are capable of retention and the extent of encroachment is tolerable; and
 - identifying any mitigation measures required to ensure the extent of encroachment is tolerable and the trees are capable of retention;
- requiring that engineering plans submitted for endorsement demonstrate compliance with these recommendations; and
- requiring a performance-based bushfire assessment which demonstrates no additional tree removal is relied upon beyond that shown in the approved plans.
- Provided the recommended conditions of approval are included in any permit issued and ensure the level of tree retention proposed is achieved, the proposal is considered to avoid, minimise and mitigate impacts on trees of high conservation value. No offsets are required as no high conservation value trees are proposed for removal.

General Residential Zone

Clause 10.4.3 Site coverage and private open space for all dwellings

<p>Acceptable Solution A2</p> <p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.
<p>Performance Criteria P2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.

Proposal

There are a number of dwellings that do not have an area of Private Open Space that complies with all of the requirements in A2. In summary these are:

- Lot 10/Unit 1
- Lot 13/Unit 1
- Lot 14/Unit 1
- Lot 15/Unit 1
- Lot 16/Unit 7
- Lot 19/Unit 1
- Lot 22/Unit 11

The specific performance of the dwellings against Acceptable Solution A2 are given in the table below:

Lot No.	Comply Y/N	Reason
Lot 10	No	The designated POS for Unit 1 is not directly accessible from a habitable room - A2(c). It is located south west of the dwelling. The access to the POS is obtained via the rear stairs off the deck. The deck and stairs are adjacent to the Dining Room and Kitchen of the dwelling. The POS is located at the bottom of the stairs.
Lot 12	Yes	The designated POS for Unit 1 is directly accessible from the Dining and Living rooms and complies to size and orientation.
Lot 13	No	The designated POS for Unit 1 is located in the frontage and does not comply with A2(e) as the orientation of the frontage is 46 degrees east of north.
Lot 14	No	The designated POS for Unit 1 is located in the frontage and does not comply with A2(e) as the orientation of the frontage is 46 degrees east of north.
Lot 15	No	The designated POS for Unit 1 is located in the frontage and does not comply with A2(e) as the orientation of the frontage is 45 degrees east of north.
Lot 16	No	The designated POS for Unit 7 is located in the frontage and does not comply with A2(e) as the orientation of the frontage is 45 degrees east of north. The designated POS for Units 1, 2, 3 and 6 comply with A2.
Lot 19	No	The designated POS for Unit 1 is not directly accessible from a habitable room - A2(c). The POS is located in the rear/side yard in the north of the site and has a northerly orientation however it is accessed via the stairs and deck adjacent to the Living and Dining Rooms. The POS is located 4m from the end of the deck.
Lot 21	Yes	The designated POS for Units 2, 3, 4, 5, 6 and 7 comply with A2.
Lot 22	No	The designated POS for Unit 11 is not directly accessible from a habitable room - A2(c). The designated POS for Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 and 13 comply with A2.

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

- Lot 10 Unit 1
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
 - There is a substantial garden and landscaping area on the lot which will remain due to the location of service easements along the southwest rear boundary and north west side boundary.
 - The area is relatively conveniently located in relation to a living area of the dwelling. There is also a deck immediately adjacent to the living area connecting the POS with the dwelling.
 - The area will receive at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June.
- Lot 13 Unit 1
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
 - The area is relatively conveniently located in relation to a living area of the dwelling and directly accessible from, and adjacent to, the living area.
 - The area is located and orientated to take advantage of sunlight and is located north east of the dwelling.
- Lot 14 Unit 1
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
 - The area is relatively conveniently located in relation to a living area of the dwelling and directly accessible from, and adjacent to, the living area.
 - The area is located and orientated to take advantage of sunlight and is located north east of the dwelling.
- Lot 15 Unit 1
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
 - The area is relatively conveniently located in relation to a living area of the dwelling and directly accessible from, and adjacent to, the living area.
 - The area is located and orientated to take advantage of sunlight and is located north east of the dwelling.
- Lot 16 Unit 7
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.

- The area is relatively conveniently located in relation to a living area of the dwelling and directly accessible from, and adjacent to, the living area.
- The area is located and orientated to take advantage of sunlight and is located north east of the dwelling.
- Lot 19 Unit 1
 - The lot is a corner lot and has significant public exposure. The proposed POS is located in the side/rear of the lot and provides a high degree of privacy.
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
 - The area is relatively conveniently located in relation to a living area of the dwelling. There is also a deck immediately adjacent to the living area connecting the POS with the dwelling. The POS is located 4m from the end of the deck and accessed by a short flight of stairs and pathway.
 - The POS is located in the rear/side yard in the north of the site and has a northerly orientation. The area will receive at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June.
- Lot 22 Unit 11
 - The proposed POS area is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
 - The area is relatively conveniently located in relation to a living area of the dwelling. It is accessed by a set of stairs directly from the living area of the dwelling. The stairs are relatively short being 0.69m high and containing 5 steps.
 - The area is located north of the dwelling and will receive at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June.

General Residential Zone

Clause 10.4.4. Sunlight and overshadowing for all dwellings

Acceptable Solution A1
A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).
Performance Criteria P1
A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).
Proposal
Given the orientation of the existing lot boundaries and the approved subdivision lot boundaries in DAS-2018-15 only the dwellings on proposed Lots 10 and 12 would have a habitable window orientated within 30° of north.

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

- The orientation of the lots has been determined through the assessment process resulting in the approved subdivision layout in DAS-2018-15. Given the orientation of the approved lots and their boundaries only the dwellings on proposed Lots 10 and 12 would have habitable rooms orientated within 30° of north, based on standard alignments of dwellings parallel to their boundaries.
- The majority of the proposed dwellings have living areas and rooms located within the northern part of their respective buildings. It is considered that all the dwellings have adequate windows and glazed doors that allow sunlight into the dwelling.

General Residential Zone

Clause 10.4.8 Waste storage for multiple dwellings

Acceptable Solution A1
<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.
Performance Criteria P1
<p>A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <p>(a) capable of storing the number of bins required for the site; and</p> <p>(b) screened from the frontage and dwellings; and</p> <p>(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</p>
Proposal
<p>The dwellings on Lots 12, 13, 14 and 15 do not comply as the location of the storage areas for the waste and recycling bins are in the front of the respective dwellings.</p>

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

- The proposed areas are capable of storing the required bins.
- The proposed locations are convenient for the residents as they are immediately adjacent to the dwellings.
- Adequate screening is provided from the frontage and other adjacent dwellings that minimises impacts caused by odours and noise. The storage areas are also centrally located on the lots adjacent to the driveways.
- A communal storage area is not proposed.

E10.0 Biodiversity Code
Clause E10.7.1 Buildings and Works

Acceptable Solution A1
Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.
Performance Criteria P1
<p>Clearance and conversion or disturbance must satisfy the following:</p> <p>...</p> <p>(b) if moderate priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; (iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; (iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and Council Policy 6.10.
Proposal
<p>Some of the high conservation value trees impacted by the proposal are located in a Biodiversity Protection Area. These trees are of a moderate priority biodiversity value.</p> <p>The proposal is unable to meet A1 as there is no building area on a plan of subdivision approved under this planning scheme.</p>

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

- The proposed unit development is designed and located to minimise impacts on moderate priority vegetation, including individual trees of high conservation value.
- No removal of native vegetation subject to the Code for bushfire hazard management purposes is proposed.
- All high conservation value trees are proposed to be retained.
- Conditions of approval are recommended for inclusion in any permit in relation to tree retention and protection, arborist assessment and engineering drawings and bushfire.

E17.0 Signs Code

Clause E17.6.1 Use of Signs

Acceptable Solution A1
A sign must be a permitted sign in Table E.17.3.
Performance Criteria P1
A sign must be a discretionary sign in Table E.17.3.
Proposal
<p>The proposed sign is a “ground-based sign” and it contains the name of the estate – Maryknoll Estate. It is not a permitted sign in the General Residential Zone.</p> <p><i>‘ground-based sign’ - means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.</i></p>

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

- The proposed sign is a discretionary sign under Table E.17.3.
- The sign is to be placed in the front yard on what will become Unit 4 on Lot 21. The sign is associated with a landscape feature. This location is not readily seen from Derwent Avenue and serves as an entrance sign to the estate. The sign only contains the words “Maryknoll Estate”.
- The sign relates to the residential use of the site and does not contain flashing lights, moving parts, messages or graphics, and is not illuminated. It does not resemble a statutory sign.

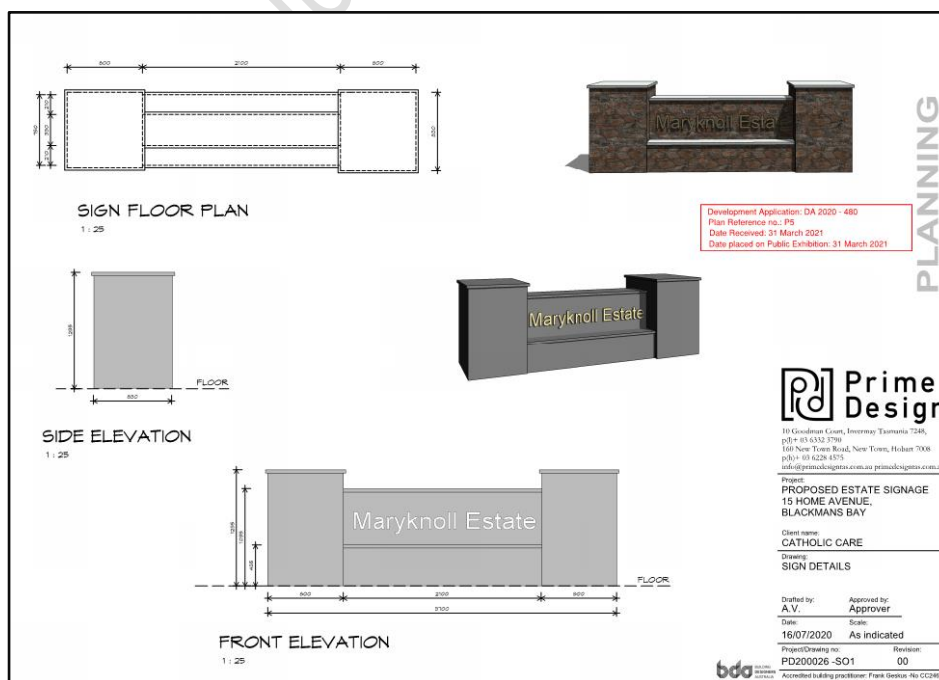


Figure 5 - Proposed ground-based estate sign

E17.0 Signs Code
Clause E17.7.1 – Standards for Signs

Acceptable Solution A1
A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3
Performance Criteria P1
<p>A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape; (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times; (d) not result in loss of amenity to neighbouring properties; (e) not involve the repetition of messages or information on the same street frontage; (f) not contribute to or exacerbate visual clutter; (g) not cause a safety hazard.
Proposal
<p>The sign does not comply with the Table E.17.2 standards for a ground-based sign in relation to the area of each face (should not be more than 2.5m²). The words 'Maryknoll Estate' on the sign have an area of 0.7m² however the area of the face of the sign structure is 4.1m².</p> <p>The sign is not a permitted sign in Table E17.3.</p>

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

- The sign integrates with the overall site design and is relatively low to the ground and does not visually dominate the streetscape.
- The sign structure is natural stone with non-corroding metal letters. These materials will require little maintenance throughout the life of the sign.
- The relatively low size and location of the sign is considered to not cause any loss of amenity to neighbouring properties.
- There is only one sign and therefore no repetition of messages or information along the street.
- The sign will not create a safety hazard as it will not impact on sight distances for pedestrians or motorists.

2.5 Other Matters

2.5.1 Bushfire Prone Areas Code

It is acknowledged that the proposed unit development does not trigger the Bushfire-Prone Areas Code E1.0 (the proposed development is not a

vulnerable or hazardous use under Clauses E1.5.1 and E1.5.2). However, there are other parts of the planning scheme which deal with bushfire hazard management arrangements for dwellings. The Biodiversity Code, which applies to part of the site, explicitly deals with bushfire hazard management impacts from dwellings. Furthermore, there are Zone standards for the Open Space and Environmental Management Zones which prohibit bushfire hazard management for a residential use in these zones.

In addition, Condition 6 of the subdivision permit, DAS-2018-15, requires that:

“The subdivision and any future use and development of the lots must only occur and be maintained in accordance with the endorsed Bushfire Hazard Management Plan (BHMP) - Council Plan Reference P6 submitted on 17 September 2018. Any variation must be supported by the written agreement of an accredited bushfire hazard assessor or the Tasmania Fire Service and be to the satisfaction of Council’s Manager Development Services unless an alternative Bushfire Hazard Management Plan is approved by Council.”

The proposed unit development proposes reduced setbacks from bushfire-prone vegetation from those shown in the subdivision BHMP.

The Tasmania Fire Service (TFS) has provided a performance-based assessment, which provides for a reduction in the size of the hazard management areas provided within the subdivision BHMP, and a copy of this assessment has been provided with the application. However, enquiries to TFS indicate that the alternative performance-based assessment Bushfire Hazard Management Plan (BHMP) lodged with the application relies upon management of the Public Open Space (POS) lot as low threat vegetation; and if this vegetation is not to be managed in this way, then there may be an issue with the alternative BHMP.

The subdivision permit BHMP for DAS-2018-15 assessed this vegetation as “woodland” and Council has confirmed that this is how the land will be managed once transferred to Council. In view of this, the alternative TFS assessment is based on an incorrect assumption regarding ongoing management of this land and the required separation distances are unable to be achieved within the future lot boundaries. If the management were to extend outside the future lot boundaries into the Open Space Zone, this management would be a prohibited use under the planning scheme.

Condition 6 of the subdivision permit also requires that any alternative bushfire hazard management plan must be approved by Council and this has not been done to date.

Council requested the applicant to provide a copy of an alternative assessment demonstrating that the proposed unit development contains the hazard management areas within the subject land, complies with the subdivision permit and complies with the requirements of the Kingborough Interim Planning Scheme 2015.

While the Planning Report, “Catholic Care - 15 Home Avenue - 38 Multiple Dwellings, JMG, Sept 2020 submitted with the application stated that development will be contained within the property boundary and will not encroach upon the adjacent Council reserve, a copy of an alternative assessment demonstrating that the proposed unit development complies with the performance-based assessment by TFS, contains the hazard management

areas within the subject land, and complies with the subdivision permit has not been provided.

To address this issue, it is recommended that any permit issued includes a condition that amended plans be submitted showing the proposed separation distances and BAL and requiring the BAL's and separation distances be confirmed by a BAL Assessment submitted to Council prior to the lodgement of any building applications and the issue of the Building Permits for the units. This BAL Assessment will also need to demonstrate that the separation distances and construction requirements will ensure there is no reliance on management of vegetation within the Public Open Space Zone (POS 200), based on a classification of Woodland, or Mary Knoll Reserve (CT 33869/1), based on a classification of Forest. The need for this BAL Assessment as a condition of approval prior to issue of a building permit for the relevant units was acknowledged by the applicant and they are fully aware of the proposed conditions of approval in respect to bushfire.

2.5.2 Part V Agreement

A Part 5 Agreement has been executed and registered on the title of the subject land in compliance with Condition 8 of the subdivision permit for DAS-2018-15 (Dealing No. E224927). This Part 5 Agreement includes requirements in relation to tree protection, swift parrots, amenity of 2 and 2A Ocean Esplanade, visual impact and cat control.

Compliance with these requirements is summarised below:

Tree protection

- (a) The plans identify trees >25cm and permission is being sought for the removal of eight (8) such trees.
- (b) All of the trees requiring protection under (b) are located within the Low Density Residential Zone and outside the footprint of the proposed unit development. Therefore, this requirement is not applicable in relation to the current application for the 30 multiple dwellings.
- (c) The one tree of high conservation value proposed for removal will be offset to the satisfaction of Council through inclusion of a condition on any permit issued to this effect.

Swift Parrot

- (d) The unit design on Lots 21 and 22 comply with the swift parrot collision requirements, with all glazed surfaces <2m², no fly-throughs and no corner windows.

Amenity of 2 and 2A Ocean Esplanade

- (e) Lot 10 only contains a single unit.
- (f) The plans do not propose or rely upon any removal of vegetation (excluding grasses and weeds) within 3m of the property boundaries with 2 and 2A Ocean Esplanade.
- (g) The stormwater treatment device in Lot 201 is located >3m of the property boundaries with 2 and 2A Ocean Esplanade.

Visual Impact

This section pertains to buildings and structures on Lots 6-9 and 3-9. As no units are proposed on these lots, this requirement is not applicable.

Cat Control

The requirements for cat control are on the title and binding on future owners.

2.5.3 Hygiene

Given the extent of site works, in accordance with clause 8.11.3(b), a condition should be included in any permit issued requiring implementation of best practice hygiene measures.

2.6 Public Consultation and Representations

The proposal was advertised in accordance with statutory requirements and six (6) representations were received against the proposal. The following issues were raised by the representors:

1. Issue – Non-Compliance with the Acceptable Solutions of the General Residential Zone.

It is concerning that there are many discretions where the proposed development does not meet the Acceptable solutions in the General Residential Zone. The assessment of Performance Criteria is subjective and open to interpretation. Council should closely analyse every discretion including:

- Building envelopes
- Setbacks
- Open space
- Sunlight
- Privacy

Response

The assessment of the proposed development has identified the matters of compliance and non-compliance with the Development Standards of the General Residential Zone and relevant Codes in the Planning Scheme. These are identified in the Assessment Checklist. The report contains the assessment of any discretions and their assessment against the Performance Criteria.

The assessment of the proposed development is required to be done in relation to the subject site at the time of lodgement. The proposal has been assessed on the subject site with four titles at the time of lodgement (and as subsequently adhered into one title). In recognition of the approved subdivision (DAS-2018-15) currently being developed, and the intention for the proposed dwellings to be on the new subdivision lots, an assessment based on the new lots has also been done and is contained in the Assessment Checklist.

2. Issue – Water Sensitive Urban Design Principles.

The proposal will not comply with the Stormwater Code in relation to the Acceptable Solutions in Clause E7.7.1 Stormwater drainage and disposal.

Response

The stormwater systems for ensuring water quality were a matter considered with the subdivision approval DAS-2018-15 and are currently being installed as part of the subdivision works. These include a number of rain gardens to provide both detention and improve water quality. Runoff from the proposed roof areas will be cleaner than is currently the case (less sedimentation) and will be captured in the subdivision's detention and water quality system. The proposed dwellings will be required to connect to the approved stormwater system.

3. Issue – Compliance with DAS-2018-15 Conditions.

- (a) The Tasmanian Planning Commission placed 27 conditions on the development when the Planning Scheme Amendment was approved. All of the 27 conditions need to be rigorously monitored and enforced. These include:

- The requirement for a Part V Agreement

- (b) The proposed development DA-2020-480 does not comply with Condition 1 of DAS-2018-15:

"Except as otherwise required by this Permit, use and development of the land must be substantial in accordance with Development Application No.DAS-2018-15 and Council Plan Reference No. P6 submitted on 17 September 2018 and P7 submitted on 4 October 2018. This permit relates to the use of land and 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 the Permit requires further planning consent of Council."

The following matters are considered to not comply with the subdivision permit:

- Condition 1 in relation to the reference to "...must comply with all conditions in this permit".
- Condition 3 - Public Open Space (POS).

The Planning Report, JMC, makes no reference of when the POS Lots 200 and 201 will be transferred to Council.

- Condition 8 Part V Agreement

There are no details of the Part V Agreement provided to verify tree protection and removal. The engineering plans contradict the Agreement.

Removal of any trees should be avoided to support endangered bird species. The development should be redesigned to avoid impacting on important trees.

The Part V Agreement should be made public in the interests of transparency.

Response

- (a) Condition 1 of the subdivision Permit DAS-2018-15 is the standard condition applied to permits issued under the Land Use Planning and Approvals Act 1993. The condition is included on all permits and it provides development rights, in accordance with the approved plans and conditions, that run with the land and binds the current and subsequent owners to comply.

The approved subdivision is currently being constructed with a range of works being done. Currently Council is not aware of any non-compliance with the conditions of the subdivision permit. This situation is being monitored and will also be assessed in relation to compliance prior to the Final Plan of Survey being signed and sealed by Council.

The Council has required that the development application for the 30 multiple dwellings comply with the subdivision permit. This resulted in further information requests for amended plans being made to the applicant.

- (b) In relation to the matters raised in the submission concerning the possible non-compliance of DA-2020-480 with the subdivision conditions the following comments are made:

- Condition 3 - Public Open Space (POS).

Condition 3 requires the POS lots to be shown on the Final Plan of Survey and endorsed as "Public Open Space". The Final Plan is not provided to Council for signing until the required works and other requirements of the subdivision permit have been done to the satisfaction of Council. This is a matter for the subdivision development.

The provision of the POS is not a matter relevant to the development of the multiple dwellings and therefore has not been included in the application by the applicant. Council does not have any basis for requiring the POS to be included in the application.

- Condition 8 - Part V Agreement

The Part 5 Agreement was executed on 30 October 2020 and registered on the title on 16 November 2020. This Agreement is available via a title search on the LIST (Dealing No. E224927).

The application was lodged against the parent title at the time of lodgement (2 September 2020) and the Part 5 Agreement had not yet been executed or registered on the title. Notwithstanding, the proposed development has been assessed for compliance with the terms of the Part 5 Agreement and is now considered to meet all relevant requirements. The relevant issues referred to in the Part V Agreement have also been commented on in the body of the report.

4. Issue – Inconsistencies with the plans.

There is discrepancies and inconsistencies with the plans and supporting documentation. Examples of these are:

- the JMG Planning Report submitted with the application states 38 dwellings and 30 were advertised.
- Traffic Assessment.
- Trees identified for removal.

Response

The Planning Report by JMG and supporting documentation was prepared prior to lodgement of the application whereas the advertised plans reflect the outcome of the Council's further information request process. As part of this process, amended plans were required to be provided after the application was lodged to demonstrate consistency with the subdivision permit (DAS-2018-15) requirements. The advertised plans and documents need to be read in sequence as the design has been substantially modified through the Request for Further Information process. As a result of this several the dwellings were removed from the application to ensure compliance with the subdivision conditions including location of infrastructure and tree retention and clearing.

The amended plans, rather than the Planning Report by JMG, reflect the proposed tree removal which is limited to eight (8) trees >25cm for the purposes of the unit development, none of which are of high conservation value.

The reason for the discrepancy between the trees identified on the plans and those identified in the original Natural Values Report is that the original Natural Values Report omitted some high conservation value trees on and adjacent to the subject land. These have now been identified and included in the assessment of the dwellings.

The Natural Values Assessment dated 13 December 2017 was submitted by the applicant with the application, but it has not been relied upon to determine the extent of impacts. Rather the advertised plans form the basis of the assessment, noting the recommended conditions of approval include a requirement for a further arborist assessment to ensure trees proposed for retention are retained.

While Council sought to obtain complete application documentation, sufficient information was provided to enable an assessment of the application.

5. Issue – Traffic Impact on adjacent dwelling

The new road junction from the estate with Derwent Avenue will adversely impact on the adjacent dwelling on the corner as it will cut across the current driveway and create safety and access concerns particularly in light of the proposed increase in traffic volumes using this intersection.

Response

The design of the new road and intersection with Derwent Avenue was assessed at the time of the subdivision approval DAS-2018-15. The new road and intersection are not part of the proposed development application. The design of the works has been assessed against the required Australian Standards.

6. Issue – Social Housing Issues

The proposed development is not a good example of social housing and has not been designed properly to address many issues with social housing including:

- Placing too many similar people together in a small housing area.
- Use of social and police resources to attend to tenant and neighbour complaints.
- Under tenanting of housing.

The community is being deceived by advertising the development as a mixture of affordable public housing and privately owned homes.

Response

The proposed development has been assessed as multiple dwellings under the General Residential Zone and relevant Codes in the Planning Scheme. The issues with social housing and how it is provided and managed are not an issue that the Planning Scheme can address.

7. Issue – Lack of Infrastructure

The development is an over development of the site with a lack of infrastructure.

Response

The development complies with the density standards in the Planning Scheme. The development is to be serviced by the approved infrastructure as required by the conditions of DAS-2018-15.

8. Issue – Ownership

The front of the property (the Low Density Residential Zone land) should not be developed and there are concerns at it being sold off.

Response

The zoning of the Low Density Residential Zone land has been assessed under the *Land Use Planning and Approvals Act 1993* and the Planning Scheme and determined by the Tasmanian Planning Commission. The ownership of property is not a relevant matter for consideration in the assessment of development.

3. CONCLUSION

The proposed 30 multiple dwellings and the ground-based sign comply to the Acceptable Solutions and Performance Criteria for the General Residential Zone and the relevant Codes in the *Kingborough Interim Planning Scheme 2015*. It is recommended for approval with conditions reflecting the above discussion.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for 30 multiple dwellings and sign at 'Presentation Sisters', 15 Home Avenue, Blackmans Bay for JMG Engineers be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2020-480, Council Plan Reference P4 received on 25 March 2021 and Council Plan Reference No. P5

submitted on 31 March 2021. 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 external building materials of all buildings applying to this development must be of types and colours that are sympathetic to the environment and must be to the satisfaction of the Manager Development Services. Unpainted metal surfaces will not be approved. Plans submitted for building approval must indicate the proposed colour and type of the external building materials.
3. The approved plans, Council Reference P5 submitted 31 March 2021, contain a notation that the Horizontal and Vertical Datums on the plans is noted as "Arbitrary" due to the subdivision works currently being undertaken in relation to the required works for the approved subdivision DAS-2018-15.

In relation to the siting and construction of the approved dwellings on the Future Lots contained in DAS-2018-15, their setbacks, heights, floor areas and site coverage must remain in accordance with the approved plans in relation to the Future Lot boundaries and areas and the dwellings compliance with the Acceptable Solutions for the Development Standards for Residential Buildings and Works for the General Residential Zone of the Kingborough Interim Planning Scheme 2015. Where an approved dwelling did not comply with an Acceptable Solution and relied on demonstrating compliance with the Performance Criteria in the Development Standards for Residential Buildings and Works the extent of the discretion or non-compliance must be maintained and not varied or increased without the written consent of the Manager Development Services.

4. Landscaping must be provided in accordance with the approved Landscaping Plans for the Future Lots as indicated in subdivision approval DAS-2018-15.
5. Any further signage is not permitted without the prior written consent of the Council. Application for a Planning Permit must be submitted to Council, together with relevant documentation.
6. Prior to endorsement of the Engineering Drawings required under Condition 12, lodgement of any building applications or issue of a building permit for units located within the BAL-12.5 or BAL-19 habitable building areas as shown in the approved subdivision BHMP (DAS-2018-15, JMG, Dwg B01, Revision A, Council Plan Reference P6 submitted on 17 September 2018 and approved 20 December 2019), a certified performance-based bushfire assessment and accompanying bushfire hazard management plan (BHMP) by an accredited bushfire practitioner must be submitted. This assessment and BHMP must:
 - (a) confirm the Bushfire Attack Levels (BAL) and separation distances for the units which are subject to this performance-based bushfire assessment and which rely upon the certified subdivision BHMP;
 - (b) demonstrate that achieving the required separation distances and construction requirements does not rely upon any of the following:
 - (i) management of vegetation within the Public Open Space Zone (POS 200), based on a classification of Woodland;
 - (ii) management of vegetation within Mary Knoll Reserve (CT 33869/1), based on a classification of 'Forest';

- (iii) additional tree removal beyond that shown in the approved plans; and
- (c) be endorsed by Council, consistent with the requirements of Condition 6 of the subdivision permit for DAS-2018-15.

Once endorsed, this assessment and accompanying BHMP form part of this permit.

7. Prior to commencement of on-site works and endorsement of the Engineering Drawings required under Condition 12, an assessment of the engineering design by a suitably qualified arborist must be submitted to Council. This assessment must:
 - (a) verify that trees identified for retention in the Concept Services Sewer, Water and Stormwater Plans (Council Plan Reference P4, received on 25 March 2021) are capable of retention and the maximum extent of any encroachment is tolerable; and
 - (b) identify any mitigation or design measures required to ensure the extent of encroachment is tolerable and the trees are capable of retention.
8. Plans submitted for building approval for each unit must demonstrate that:
 - (a) Units 2 and 7 located on future Lot 21 and Units 2-13 located on Future Lot 22 will be constructed in accordance with the certified performance-based bushfire assessment and accompanying bushfire hazard management plan (BHMP) endorsed under Condition 6; and
 - (b) all remaining units within the BAL-12.5 Habitable Building Area as shown in the approved subdivision BHMP (DAS-2018-15, JMG, Dwg B01, Revision A, Council Plan Reference P6 submitted on 17 September 2018 and approved 20 December 2019) will either be:
 - (i) constructed to BAL-12.5 consistent with the subdivision BHMP; or
 - (ii) constructed to the relevant BAL as identified in the certified performance-based bushfire assessment and accompanying bushfire hazard management plan (BHMP) endorsed under Condition 6.
9. Eight (8) trees identified as T3, T4, T8, T23, T24, T25, T26 and T32 in the Concept Services Sewer, Water and Stormwater Plans (Council Plan Reference P4, received on 25 March 2021) are approved for removal to accommodate the proposed development.

T3, T4 and T8 must not be removed prior to the issue of a Building Permit for Unit 1 located on Future Lot 10.

T23-26 inclusive must not be removed prior to the issue of a Building Permit for the units located on Future Lot 21.

T32 must not be removed prior to the issue of a Building Permit for the units located on Future Lot 22.

No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council or in accordance with a further permit or otherwise as provided for in the Kingborough Interim Planning Scheme 2015 or otherwise in accordance with law.

10. Prior to the commencement of any on-site works (including any tree removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings), all remaining native vegetation, including individual trees identified for retention in the Concept Services Sewer, Water and Stormwater Plans (Council Plan Reference P4, received on 25 March 2021)., must be retained and appropriately protected during construction through:
- (a) implementation of all recommended tree protection measures identified in the arborist assessment required under Condition 7 and endorsed engineering drawings required under Condition 12; and
 - (b) the installation of temporary fencing between any approved on-site works and adjacent native vegetation in accordance with AS 4970-2009 to exclude:
 - (i) machine excavation including trenching;
 - (ii) excavation for silt fencing;
 - (iii) cultivation;
 - (iv) storage;
 - (v) preparation of chemicals, including preparation of cement products;
 - (vi) parking of vehicles and plant;
 - (vii) refuelling;
 - (viii) dumping of waste;
 - (ix) wash down and cleaning of equipment;
 - (x) placement of fill;
 - (xi) lighting of fires;
 - (xii) soil level changes;
 - (xiii) temporary or permanent installation of utilities and signs; and
 - (xiv) physical damage to the tree(s).

Evidence of satisfactory installation of this fencing must be provided to the Manager Development Services prior to the commencement of any on-site works.

In addition, the following tree protection measures must be adhered to following construction for all areas within the Tree Protection Zone but outside the footprint of the approved works:

- (i) the existing soil level must not be altered around the Tree Protection Zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
- (ii) the Tree Protection Zone must be free from the storage of fill, contaminants or other materials;
- (iii) machinery and vehicles are not permitted to access the Tree Protection Zone; and

- (iv) development and associated works are not permitted unless otherwise approved by Council in writing.

11. Prior to occupation of any of the units all subdivision infrastructure and services must be installed in accordance with DAS-2018-15 and the associated endorsed engineering drawings dated 13 November 2020.

Prior to the occupation of each unit, the unit must be connected to these services in accordance with this permit, the approved plans and associated endorsed engineering drawings required under Condition 12.

12. Prior to commencement of on-site works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer, in consultation with a suitably qualified arborist. Plans must be to satisfaction of the Executive Manager Engineering Services and comply with:

- Tasmanian Standard Drawings
- Austroads Standards and Australian Standards
- Australian Rainfall and Runoff Guidelines
- Bushfire hazard management requirements as required under Condition 6.

The Plans must include, but are not limited to:

- (a) Detailed internal vehicular and pedestrian access, carparking and manoeuvring areas including:
 - i. Longitudinal and Cross sections of the driveway/access road.
 - ii. Contours, finish levels and gradients of the driveway/access road.
 - iii. Stormwater drainage.
 - iv. Pavement construction.
 - v. Wheel stops for open parking bays (as appropriate).
 - vi. Lighting for parking and vehicle circulation roadways and pedestrian paths.
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
 - i. Stormwater layout details to service all dwellings on all future lots.
 - ii. A water sensitive urban design system to achieve the acceptable stormwater quality and quantity targets required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling. This is applicable for the multiple dwellings on future Lots 16, 21 and 22.
 - iii. A reticulated stormwater system sized to accommodate at least the estimated 5% AEP (Annual Exceedance Probability) flow. Any on-site stormwater detention must be detailed including how the on-site detention will be serviced to prevent blockages while maintaining its capacity.

- iv. Overland flowpaths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow.
- (c) Design of the infrastructure is consistent with the arborist assessment required under Condition 7 and enables retention of individual trees and their associated tree root protection zones identified for retention in the Concept Services Sewer, Water and Stormwater Plans (Council Plan Reference P4, received on 25 March 2021).

Once endorsed the plans will form part of the permit.

- 13. All visitor parking spaces must be contained within the common property on any future strata title applications to the satisfaction of Council.
- 14. The construction works must be undertaken in accordance with the approved drawings. Works must be to the satisfaction and approval of the Director Engineering Services. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation.
- 15. Prior to the commencement of site works a soil and water management plan must be submitted to Council for approval. The plan must be in accordance with NRM South Soil and Water Management of Construction Sites – Guidelines and Tasmanian Standard Drawings (TSD-SW28). A site inspection of the implemented plan by the Council's Development Inspector must be satisfactorily undertaken with the principal contractor prior to the commencement of any work on site.
- 16. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.

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

New property addresses will be allocated prior to the signing of the survey plan in relation to the approved subdivision DAS 2018-15.

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

- C. 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.

- D. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- E. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.

ATTACHMENTS

- 1. **Locality Plan**
- 2. **Application Site Plans and Sign**
- 3. **Checklist**

Public Copy

Locality Plan – 15 Home Avenue, Blackmans Bay





PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodfellow Court, Jerrinton Tasmania 7245.
p21 + (0) 6332 2790
140 New Town Road, New Town, Hobart 7008
p31 + (0) 6228 4171
info@primedesign.com.au | primedesign.com.au

Project
PROPOSED SUBDIVISION
15 HOME AVENUE,
BLACKMANS BAY

Client name
CATHOLIC CARE

Drawing
OVERALL SITE PLAN

Drafted by
E.R.G.
Date
23/02/2021

Approved by
A.V.
Scale
1 : 600

Project/Drawing no.
PD20026-01

Revision
01



Accredited building practitioner: Frank Gaudin: No. CC2864

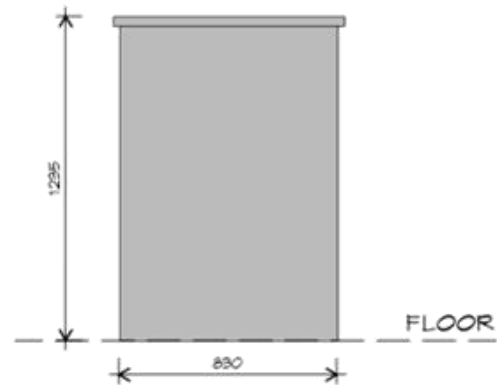


SIGN FLOOR PLAN
1 : 25



Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



SIDE ELEVATION
1 : 25



FRONT ELEVATION
1 : 25



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED ESTATE SIGNAGE
15 HOME AVENUE,
BLACKMANS BAY

Client name:
CATHOLIC CARE

Drawing:
SIGN DETAILS

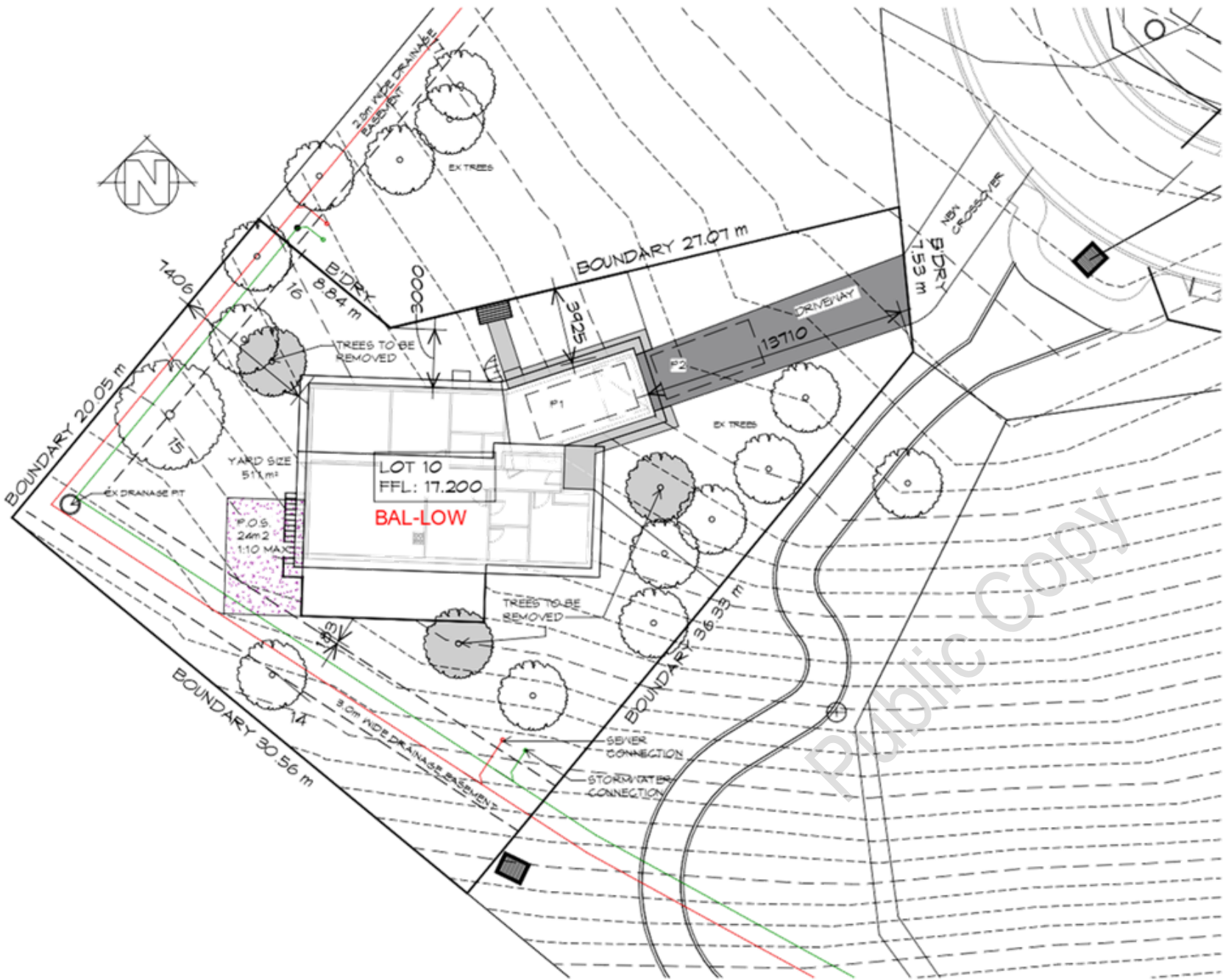
Drafted by: A.V. Approved by: Approver

Date: 16/07/2020 Scale: As indicated

Project/Drawing no: PD200026 -SO1 Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A





- GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
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 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

THE DETAIL SHOWN / RECORDED

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CONTOUR INTERVAL .250m

Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021

SITE PLAN
1 : 250



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED DWELLING
LOT 10, 15 HOME AVENUE,
BLACKMANS BAY

Client name:
CATHOLIC CARE

Drafted by:
E.R.G

Approved by:
A.V



Drawing:
SITE PLAN

Date:
14/07/2020

Scale:
1 : 250

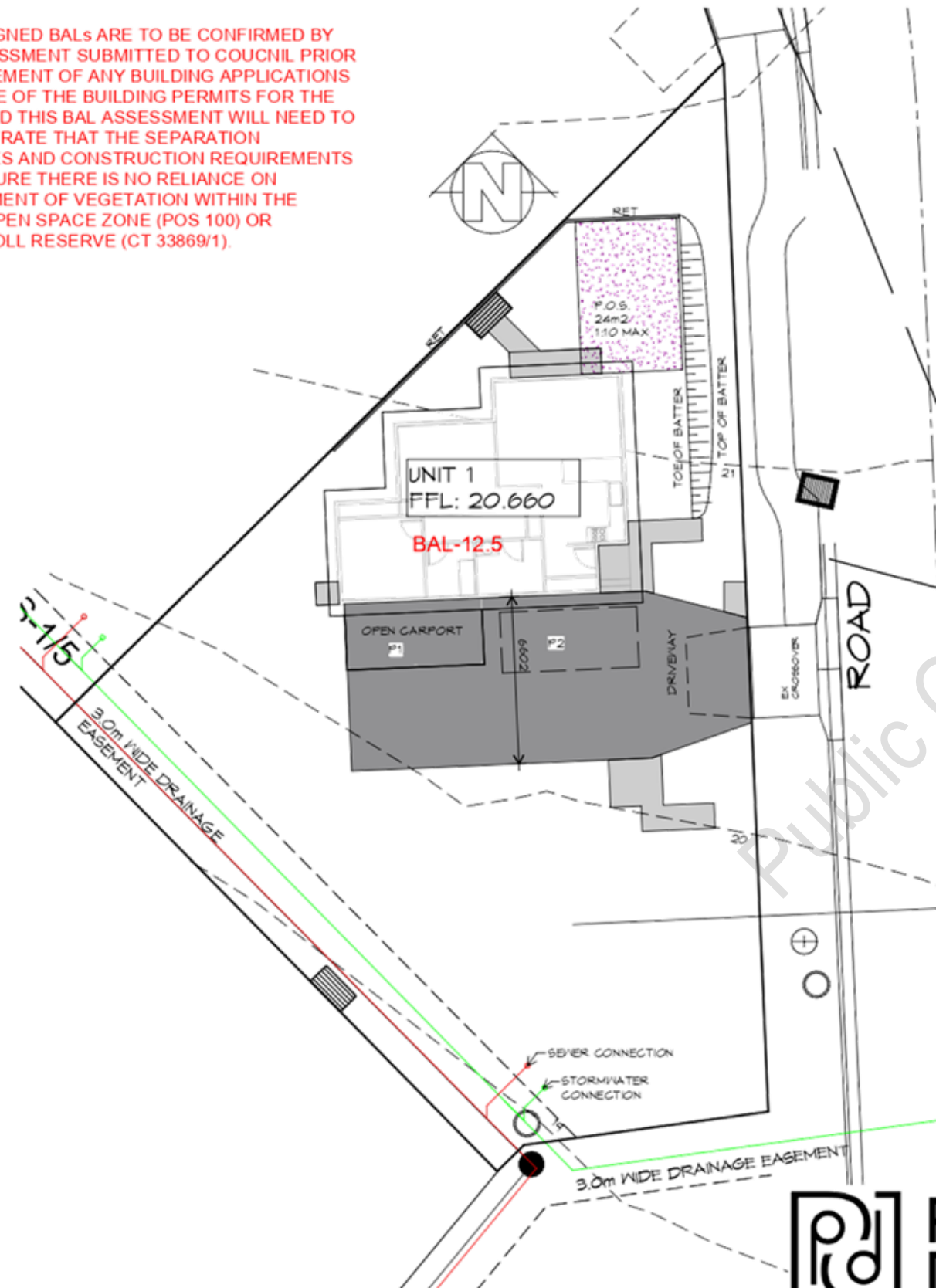
Project/Drawing no:
PD20031 L10-01

Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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SITE PLAN

1 : 200



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p(t) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

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CONTOUR INTERVAL 1.0m

Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021

Project:
PROPOSED SUBDIVISION
LOT 12, 15 HOME AVENUE,
BLACKMANS BAY

Drawing:
SITE PLAN

Client name:
CATHOLIC CARE

Date: 27/01/2021 Scale: 1 : 200

Drafted by:
E.R.G. Approved by:
A.V.

Project/Drawing no: PD20032 L12-01 Revision: 04



Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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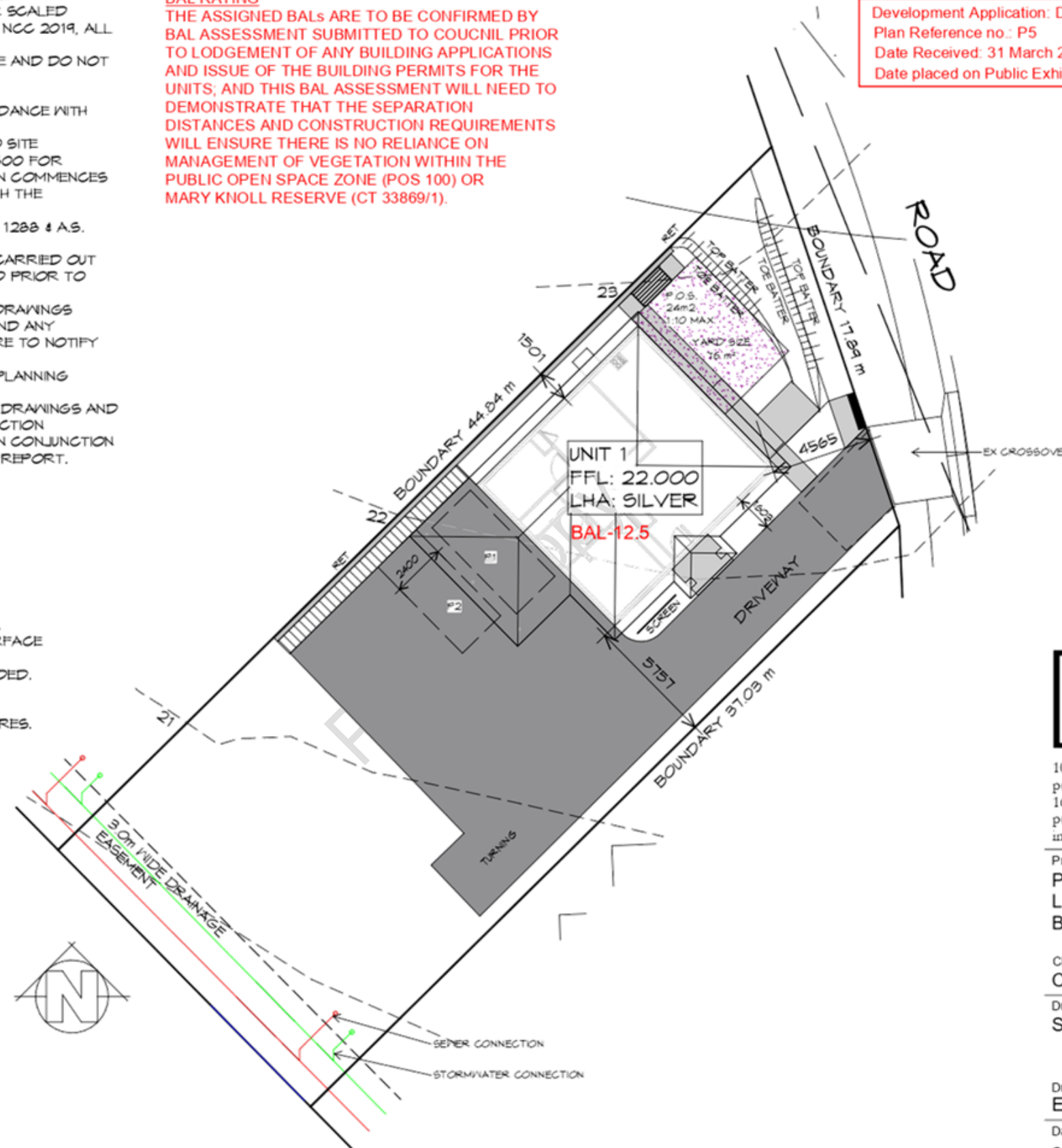
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CONTOUR INTERVAL 1.0m

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Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021



SITE PLAN

1 : 200

PLANNING

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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED SUBDIVISION
LOT 13, 15 HOME AVENUE,
BLACKMANS BAY

Client name:

CATHOLIC CARE

Drawing:

SITE PLAN

Drafted by:
E.R.GApproved by:
A.V

Date:

27/01/2021

Scale:

1 : 200

Project/Drawing no:

PD20033 -L13-01

Revision:

05



Accredited building practitioner: Frank Geskus -No CC246A

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WARNINGS:

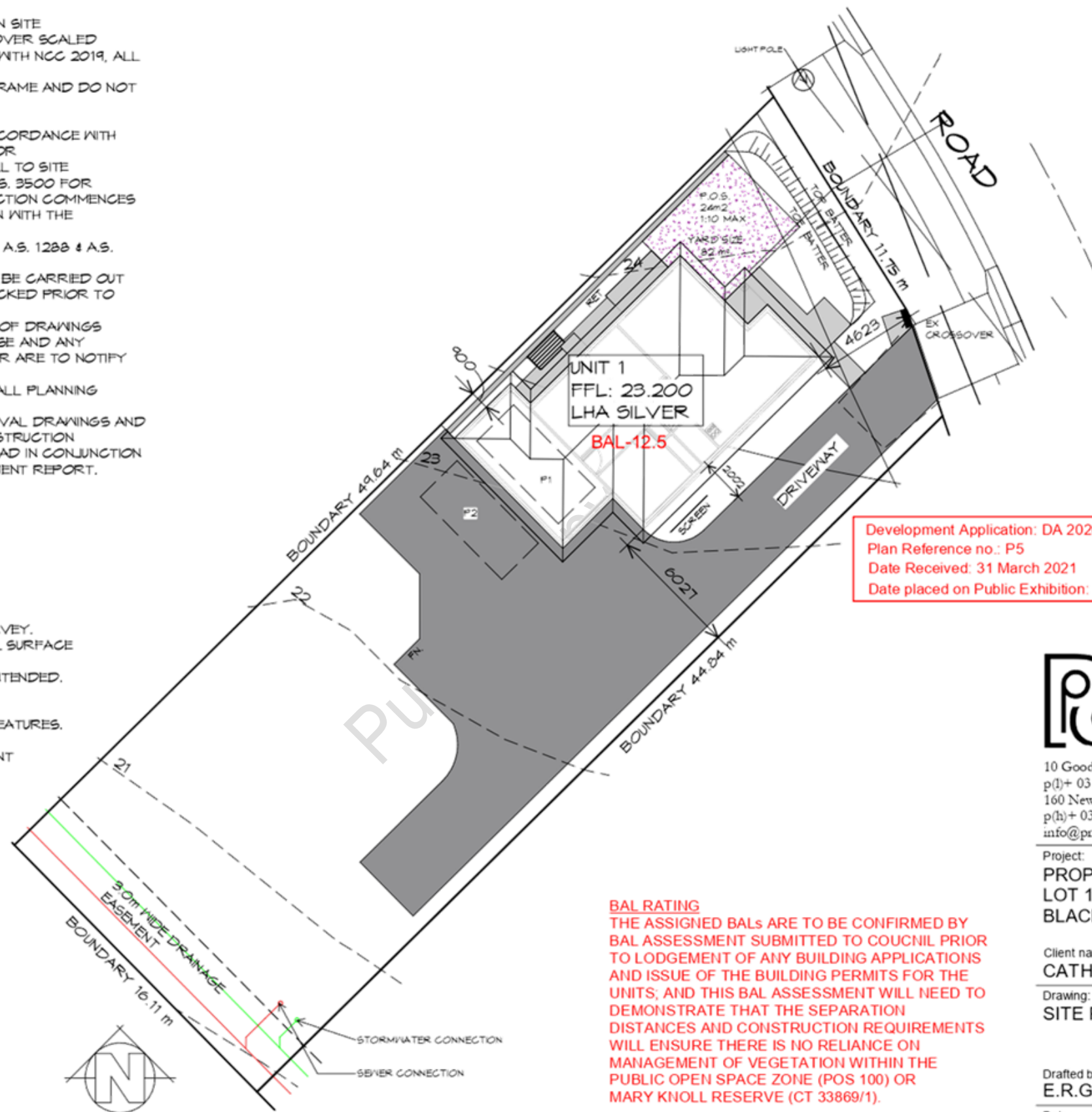
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CONTOUR INTERVAL 1.0m



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SITE PLAN

1 : 200

PLANNING

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p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED SUBDIVISION
LOT 14, 15 HOME AVENUE,
BLACKMANS BAY

Client name:

CATHOLIC CARE

Drawing:

SITE PLAN

Drafted by:
E.R.GApproved by:
A.V

Date:

Scale:

19/08/2020

1 : 200

Project/Drawing no:

Revision:

PD20034 -L14-01

02

Accredited building practitioner: Frank Geskus -No CC246A

bda
BUILDING DESIGNERS
AUSTRALIA

GENERAL NOTES

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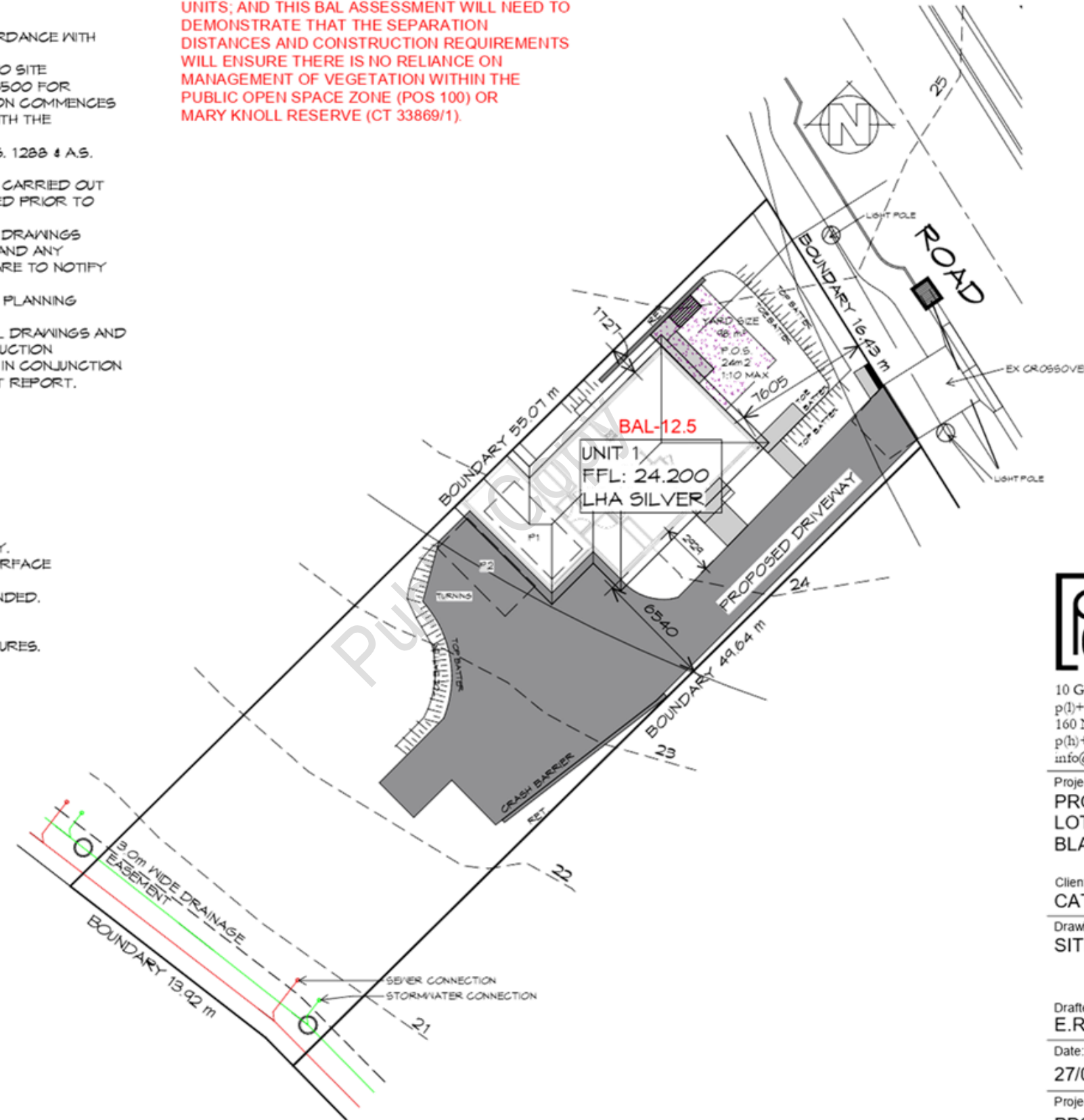
CONTOUR INTERVAL 1.0m

BAL RATING

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Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



SITE PLAN

1 : 250

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160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED SUBDIVISION
LOT 15, 15 HOME AVENUE,
BLACKMANS BAY

Client name:

CATHOLIC CARE

Drawing:

SITE PLAN

Drafted by:
E.R.GApproved by:
A.V

Date:

Scale:

27/01/2021

1 : 250

Project/Drawing no:

Revision:

PD20035 -L15-01

05

bda
BUILDING DESIGNERS
AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

GENERAL NOTES

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SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

THE DETAIL SHOWN / RECORDED

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THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

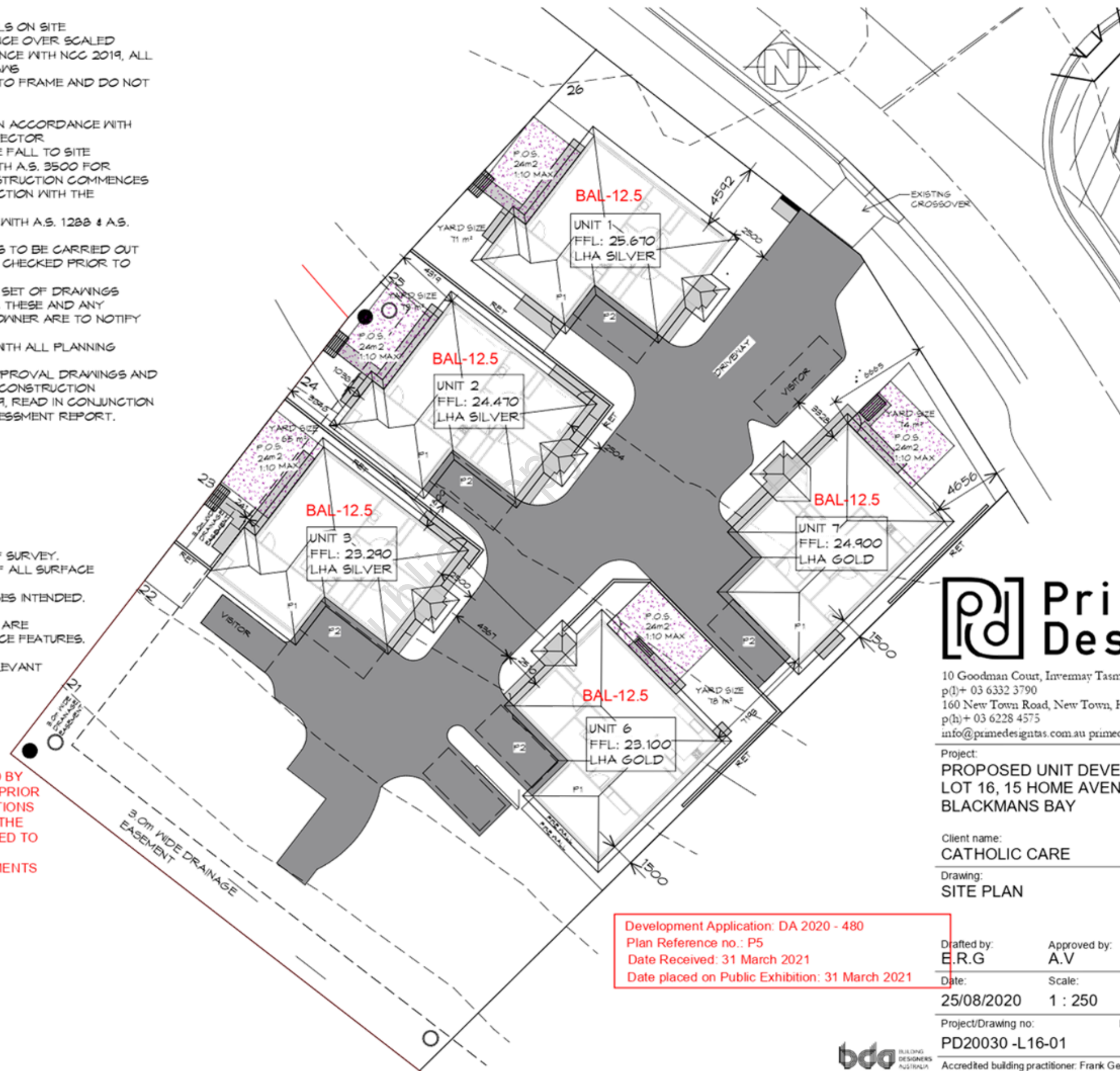
CONTOUR INTERVAL 1.0m

BAL RATING

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SITE PLAN

1 : 250



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED UNIT DEVELOPMENT
LOT 16, 15 HOME AVENUE,
BLACKMANS BAY

Client name:

CATHOLIC CARE

Drawing:

SITE PLAN

Drafted by:

E.R.G

Approved by:

A.V

Date:

25/08/2020

Scale:

1 : 250

Project/Drawing no:

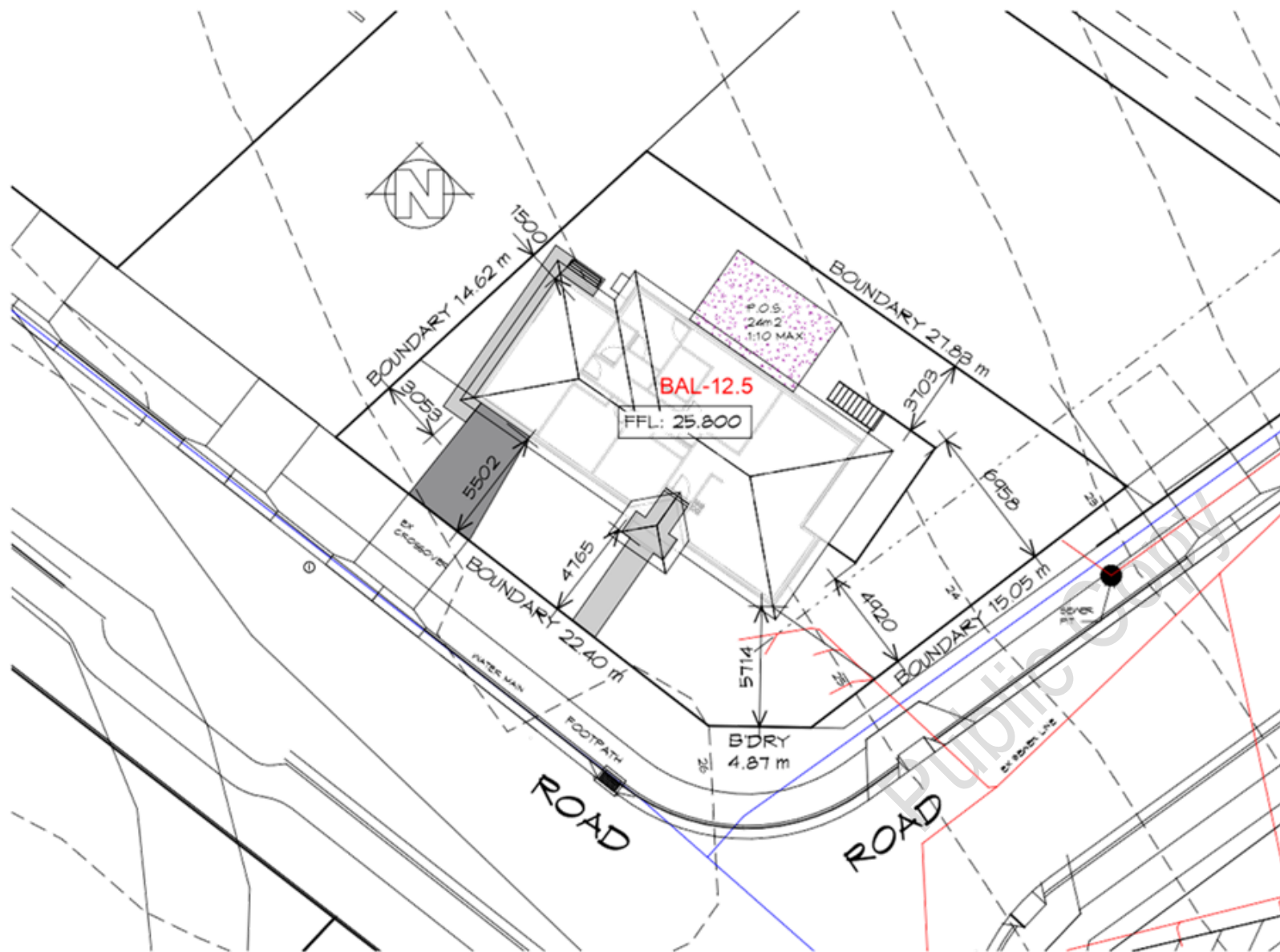
PD20030-L16-01

Revision:

04

bda

Accredited building practitioner: Frank Geskus -No CC246A



SITE PLAN

1 : 250

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LOT 19



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p(t) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

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SITE DETAIL

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CONTOUR INTERVAL 1.0m

Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021

Project:
PROPOSED SUBDIVISION
LOT 19, 15 HOME AVENUE,
BLACKMANS BAY

Client name:
CATHOLIC CARE

Drafted by: E.R.G. Approved by: A.V.

Drawing:
SITE PLAN

Date: 24/08/2020 Scale: 1 : 250

Project/Drawing no: PD20037 L19-01 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

SITE DETAIL

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VERTICAL DATUM IS ARBITRARY

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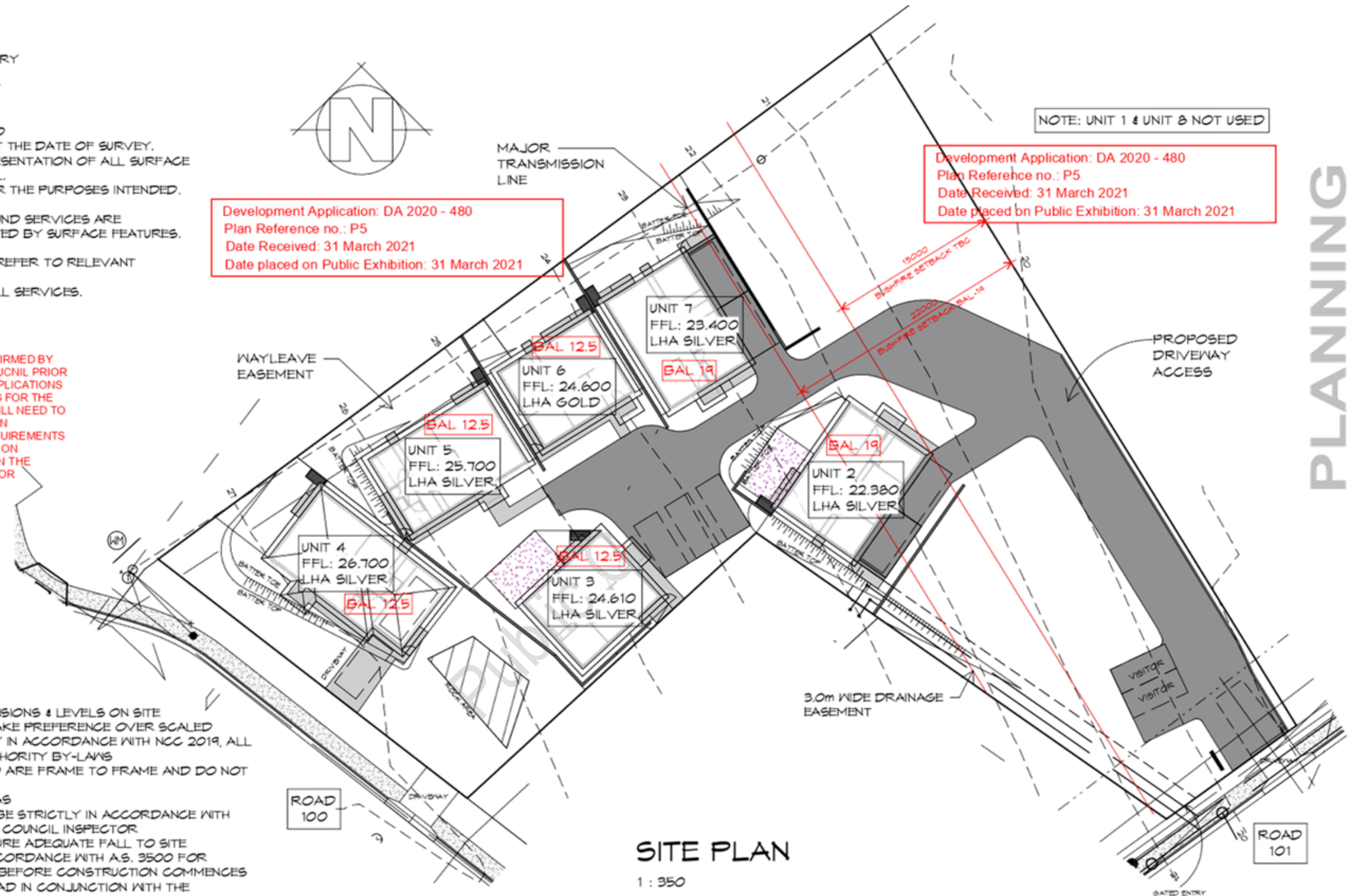
22/03/2021 - BUSHFIRE SETBACKS & NOTES UPDATED

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Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021

NOTE: UNIT 1 & UNIT 8 NOT USED
Development Application: DA 2020 - 480
Plan Reference no.: P5
Date Received: 31 March 2021
Date placed on Public Exhibition: 31 March 2021



SITE PLAN

1 : 350



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Project:
PROPOSED SUBDIVISION
LOT 21, 15 HOME AVENUE,
BLACKMANS BAY

Client name:
CATHOLIC CARE

Drafted by:
E.R.G

Approved by:
A.V



Drawing:
SITE PLAN

Date:
22/02/2021

Scale:
1 : 350

Project/Drawing no:
PD20038 L21-01

Revision:
05

Accredited building practitioner: Frank Geskus - No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



PD20039 4-22-01 03
Accredited building practitioner Frank Gehlbach, FR-CCMAA

ATTACHMENT 1

ASSESSMENT CHECKLIST

ZONE PROVISIONS

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
General Residential Zone					
Residential density for multiple dwellings (Cl.10.4.1).	<ul style="list-style-type: none"> A1 – Multiple dwellings must have a site area per dwelling of not less than: <ol style="list-style-type: none"> 325m²; or if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area. 	✓			<p>A1 –. Complies. Density for the subject site is 1056 m² per dwelling. This figure is based on dividing the current total site area of the General Residential Zoned land at the time of lodgement of the application (3.17 ha) by the number of proposed dwellings (30).</p> <p>The density has also been calculated based on the assumption that the subdivision, Permit DAS-2018-15, has been completed and the new General Residential lots created. The proposed site area per dwelling complies with A1 when considered on this basis as follows:</p> <p>Lot 10 - 896m² per dwelling Lot 12 - 670m² per dwelling Lot 13 - 661m² per dwelling Lot 14 - 770m² per dwelling Lot 15 - 837m² per dwelling Lot 16 - 456m² per dwelling Lot 19 - 561m² per dwelling Lot 21 - 542m² per dwelling Lot 22 - 381m² per dwelling</p>
Setbacks and building envelope for all dwellings (Cl.10.4.2).	<ul style="list-style-type: none"> A1- Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: <ol style="list-style-type: none"> if the frontage is a primary frontage, at least 4.5 m, or, if the 	✓			<p>A1 – Complies – The proposal complies with the setbacks from the existing street frontages off Blowhole Road, Derwent Avenue and Ocean Esplanade. The setbacks from these frontages are 44m, 14.1m and 55.3m respectively.</p> <p>The setbacks have also been calculated based on the assumption that the subdivision, Permit DAS-2018-15, has been completed and the new General</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<p>setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>				<p>Residential lots created. The proposed setbacks comply with A1 when considered on this basis as follows:</p> <p>Lot 10 13.71m.</p> <p>Lot 12 5.0m.</p> <p>Lot 13 4.56m.</p> <p>Lot 14 4.62m.</p> <p>Lot 15 7.6m.</p> <p>Lot 16 4.59m.</p> <p>Lot 19 4.76m (Primary); 4.92m (Non-Primary).</p> <p>Lot 21 4.56m.</p> <p>Lot 22 4.5m (Primary); 3.0m (Non-Primary).</p>
	<ul style="list-style-type: none"> A2 -A garage or carport must have a setback from a primary frontage of at least: <p>(a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the</p> 	✓			<p>A2 – Complies – The proposal complies as the required setbacks from the existing street frontages of Blowhole Road, Derwent Avenue and Ocean Esplanade are 44m, 14.1m and 55.3m respectively.</p> <p>The garage/carport setbacks have also been calculated based on the assumption that the subdivision, Permit DAS-2018-15, has been</p>

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
<p>dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</p>				<p>completed and the new General Residential lots created. The proposed setbacks comply with A1 when considered on this basis as follows:</p> <p>Lot 10 13.7m. Lot 12 11.2m Lot 13 14.8m Lot 14 16.0m. Lot 15 18.8m. Lot 16 12.4m. Lot 19 5.52m. Lot 21 6.9m. Lot 22 8.5m.</p>
<ul style="list-style-type: none"> A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural 	✓			<p>A3 – Complies - All the dwellings comply to the Building Envelope including the height and side and rear boundary setback requirements.</p> <p>The 30 dwellings have also been assessed on the assumption that the subdivision, Permit DAS-2018-15, has been completed and the new General Residential lots created. The proposed building heights and setbacks comply with A3.</p> <p>Note is made that the Horizontal and Vertical Datums on the plans are noted as “Arbitrary” due to the subdivision works currently being undertaken in relation to the required works for DAS-2018-15. Conditions have been included in the Permit to:</p> <ul style="list-style-type: none"> require compliance to the setbacks required to achieve compliance with the Acceptable Standards in the Planning Scheme for the boundary setbacks in relation to the boundaries of the new lots under Permit DAS-2018-15; and

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<p>ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and</p> <p>(b) only have a setback within 1.5 m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).</p>				<ul style="list-style-type: none"> maintain the maximum heights of the dwellings as detailed in the approved plans and to achieve compliance to with the Acceptable Standards in the Planning Scheme for the building envelopes.
	<ul style="list-style-type: none"> A4 - No trees of high conservation value will be impacted. 		X		<p>A4 – Not Complying.</p> <p>The works will impact on trees of high conservation value, and therefore do not comply with A1 and must be assessed against the performance criteria.</p>
Site coverage and private open space for all dwellings (Cl.10.4.3)	<p>A1 – Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that</p>	✓			<p>A1(a) – Complies. Site coverage for the subject site is less than 12%. This figure is based on dividing the current total site area at the time of lodgement of the application of 3.17ha by the number of proposed dwellings (30).</p> <p>The site coverage has also been calculated based on the assumption that the subdivision,</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.				Permit DAS-2018-15, has been completed and the new General Residential lots created. The site coverage complies with A1 when considered on this basis and is in the range of 20-35% for the relevant lots. A1(b) – Complies - Each dwelling has a total area of private open space of not less than 60m ² . A1(c) – Complies - at least 25% of the site area is free from impervious surfaces. The total amount of the site to be covered by impervious surfaces including roofed areas, driveways, road, footpaths is less than 37%.
	<ul style="list-style-type: none"> A2 - A dwelling must have an area of private open space that: <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and 		X		A2 – Not Complying. There are a number of dwellings that do not have a Private Open Space area that complies with all of the requirements in A2. <u>Non-complying Units:</u> <ul style="list-style-type: none"> Lot 10/Unit 1 Lot 13/Unit 1 Lot 14/Unit 1 Lot 15/Unit 1 Lot 16/Unit 7 Lot 19/Unit 1 Lot 22/Unit 11 <u>Complying Units:</u> <ul style="list-style-type: none"> Lot 12/Unit 1 Lot 16/Units 1, 2, 3, 6 Lot 21/Units 2, 3, 4, 5, 6, 7 Lot 22/Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
<p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>				
<p>Sunlight and overshadowing for all dwellings (Cl.10.4.4)</p>	<ul style="list-style-type: none"> A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A). 	X		<p>A1 – Not Complying - Given the orientation of the existing lot boundaries and the approved lot boundaries in DAS-2018-15 only the dwellings on proposed Lots 10 and 12 would have a habitable window orientated within 30° of north.</p>
	<ul style="list-style-type: none"> A2 - A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance 	X		<p>A2 - Complying –</p> <p>The majority of the dwellings do not have an orientation within 30° of north and therefore do not have window facing between 30 degrees west of north and 30 degrees east of north. Accordingly, the Acceptable Solution is not applicable.</p> <p>However, where a north facing window is proposed the design of</p>

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
<p>with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>				<p>the dwellings complies with the Acceptable Solution.</p> <p>The only dwelling north of a complying north facing window of a dwelling on the same site is Unit 1 on Lot 12. This situation complies with A2(a) as the two proposed dwellings are separated by car parking spaces between them.</p>
<ul style="list-style-type: none"> A3 - A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): 		X		<p>A3 –Complies – Shadow diagrams have been provided demonstrating the overshadowing of dwellings. The proposed dwellings are shown to not cause 50% of the private open space of other dwellings to receive less than 3 hours of sunlight between 9am and 3pm on 21 June.</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>				<p>The sunlight and overshadowing standard A3 has also been calculated based on the assumption that the subdivision, Permit DAS-2018-15, has been completed and the new General Residential lots created. The dwellings on the proposed lots comply with A3.</p> <p>This situation may change with any future development of further dwellings on proposed Lots 13, 14, and 15. However that is a matter to be assessed at the time of any development applications and in accordance with the relevant Planning Scheme standards.</p>
Width of openings for garages and carports for all dwellings (Cl.10.4.5)	<ul style="list-style-type: none"> A1 - A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser). 	✓			<p>A1 - Complies – A garage/carport is not proposed within 12m on the existing frontages.</p> <p>The garage and carport widths have also been calculated based on the assumption that the subdivision, Permit DAS-2018-15, has been completed and the new General Residential lots created. The dwellings on the proposed lots all comply with A1 - i.e. any garages/carports within 12m of a frontage have openings of no</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
					more than 6m or half the width of the frontage.
Privacy for all dwellings (Cl.10.4.6)	<ul style="list-style-type: none"> A1 - A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling 	✓			<p>A1 – Complies.</p> <p>The majority of the dwellings are single storey and therefore the number of elevated decks and similar structures are limited.</p> <p>There are elevated decks only on Lots 10, 19 and 22. The dwellings with these structures are well separated from both existing and proposed approved lot boundaries and other dwellings on the site/s. They comply with A1 standards.</p> <p>Elevated decks (with a finished surface level more than 1m above natural ground level) are proposed on the north-eastern side of Units 1, 2, 3, 4, 5, and 6 on proposed Lot 22. They are well separated from existing and proposed approved side and rear boundaries. The decks generally achieve the required 6m separation from other areas of Private Open Space with the exception of the Private Open Spaces for Units 4 and 5. A permanently fixed screen is to be provided on the edge of the deck on Unit 5 facing the POS of Unit 4 in compliance with A1.</p> <p>The decks for Lot 22 Units 1 to 6 would be less than 6m from the windows within the south-western elevations of the other dwellings on the lot to the east (Units 7 to 13). These windows would not be habitable rooms as defined (i.e. they are bathrooms, toilets and hallways) and therefore complies to A1.</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.				
	<ul style="list-style-type: none"> A2 - A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p>	✓			<p>A2 – Complies - Due to the general slope of the site several dwellings will have floor levels greater than 1m above natural ground level.</p> <p>The windows of the dwellings on proposed Lots 10, 13, 14, 15, 19 and 21 achieve the separation required from existing and approved boundaries, areas of Private Open Space, and other habitable room windows within the development.</p> <p>There are dwellings with habitable rooms with elevated floor levels on proposed Lot 22. Their windows achieve the separation required from other habitable windows.</p> <p>Several of the dwellings along the south-western boundary of proposed Lot 22 (Units 1-6) will be less than 6m apart. However, windows to habitable rooms with elevated floor levels are not proposed within the respective elevations where the required separation is not achieved, as only windows to non-habitable rooms are proposed in this situation. The dwellings within the north-eastern row (Units 7-13) would not have habitable room windows that face other habitable room windows.</p> <p>This situation may change with any future development of further dwellings on proposed Lots 13, 14, 15 and 21. However that is a matter to be assessed at the time</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	<p>(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>				of any development applications and in accordance with the relevant Planning Scheme standards.
	<ul style="list-style-type: none"> A3 - shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: <ul style="list-style-type: none"> (a) 2.5 m; or (b) 1 m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a 	✓			A3 – Complies – The proposal complies in that the separation distance of 2.5m is provided between shared driveways and habitable room windows and screens provided where a lesser separation occurs under A3(b).

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.				
Frontage fences for all dwellings (Cl. 10.4.7)	<ul style="list-style-type: none"> A1 – A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: <ul style="list-style-type: none"> (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	✓			<p>A1 – Complies - All fences proposed in the application are well clear (more than 4.5m) of the existing frontages.</p> <p>The proposed fences comply with the Acceptable Solution standards in relation to the proposed lots and frontages approved in DAS-2018-15. Any proposed frontage fencing that is over 1.2m and up to 1.8m high will provide the required transparency.</p>
Waste storage for multiple dwellings (Cl. 10.4.8)	<ul style="list-style-type: none"> A1 - A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations: <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and 		X		<p>A1 – Not Complying – Dwellings on Lots 12, 13, 14 and 15 do not comply as the location of the storage areas for the waste and recycling bins are in the front of the respective dwellings.</p>

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.				

CODE PROVISIONS

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
E1.0 Bushfire-Prone Areas Code					
The proposed use of multiple dwellings are not classified as vulnerable or hazardous uses and subdivision is not proposed. Therefore, the Bushfire-Prone Areas Code is not applicable to the application. [Note: vulnerable use includes: (d) Residential if for respite centre, residential aged care home, retirement home, and group home.]					
E3.0 Landslide Code (Low)					
The proposed use of multiple dwellings are not classified as vulnerable or hazardous uses and subdivision is not proposed. The proposed uses for Multiple Dwellings are exempt under Cl. E3.4 - Use or Development Exempt from this Code: ...(c) buildings within a Low Landslide Hazard Area.					
E6.0 Parking and Access Code					
Use standards – number of car parking spaces (Cl.E6.6.1)	<ul style="list-style-type: none">A1 - Number of on-site car parking spaces complies with table				A1 – Complies - Parking is provided for the multiple dwellings in accordance with the code – each dwelling has 2 spaces including a range of garages and carports. Several have additional areas to park due to the design of the driveways that have been designed for further development on the lots. There is visitor parking provided in accordance with the Code on lots 16, 21 and 22 in the ratio of 1 visitor space per 4 dwellings. Note is made that a hypothetical full development of subject site in accordance with the Planning Scheme density requirements for multiple dwellings may result in non-compliance with the parking requirements by 2 spaces. The

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
					applicant advises that while the full car parking space requirement per dwelling would be met there may be a shortfall of 2 visitor spaces overall. This is a matter to be assessed at the time of any further development applications.
Number of vehicular accesses (Cl.E6.7.1)	<ul style="list-style-type: none"> A1 – Number of vehicle access points complies. 				A1 - Complies – Note is made that the application complies with the current site - however Lot 22 would not comply when the subdivision is completed in relation to the Units along the west of the lot fronting the new road. A total of three access points are proposed there. These are evenly spaced and would have a similar impact upon street car parking, pedestrian safety, amenity and convenience, traffic safety, residential amenity and the streetscape as the access points to the approved lots on the other side of the street. The variation to the standard would be recommended for approval if the new road was existing at the time of the application.
Design of vehicular accesses (Cl.E6.7.2)	<ul style="list-style-type: none"> A1 - Design of vehicle access points complies 				A1 - Complies – The access and manoeuvring areas have been designed to comply with the standards.
Vehicular Passing Areas Along an Access (Cl.E6.7.3)	<ul style="list-style-type: none"> A1 - Vehicular passing areas along an access. 				A1 – Complies
On-Site Turning (CL.6.7.4)	<ul style="list-style-type: none"> A1 - On-site turning must be provided to exit a site in a forward direction, except if it serves no more than two dwelling units. 				A1 – Complies - Proposed shared driveways comply with the standards.
Layout of Parking Areas (CL.6.7.5)	<ul style="list-style-type: none"> A1 - layout in compliance with Australian Standard. 				A1 – Complies – to be built to Australian Standard (Section 2 'Design of Parking Modules' Australian Standard AS2890.1:2004 Parking Facilities: Off-street car parking.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
Surface Treatment of Parking Areas (CL.6.7.6)	<ul style="list-style-type: none"> A1 - Parking spaces and vehicle circulation roadways provided 				A1 – Complies – Vehicle accessible areas will be sealed.
Lighting of Parking Areas (CL.6.7.7)	<ul style="list-style-type: none"> A1 - Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting 				A1 – Complies – Low level security lighting to be provided. Condition on permit.
Landscaping of Parking Areas (CL.6.7.8)	<ul style="list-style-type: none"> Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed 				A1 – Complies –the proposal includes site landscaping.
Access to a road (CL.6.7.14)	<ul style="list-style-type: none"> A1 – Access to a road complies with road authority requirements 				A1 - Complies - Access to the new internal roads comply with Council requirements. The intersections of the new internal roads with Blowhole Rd and Derwent Av were not a part of this applications and were considered with the subdivision Permit DAS 2019-15
E7.0 Stormwater Management Code					
Stormwater drainage and disposal (CL.E7.7.1)	<ul style="list-style-type: none"> A1 - Disposal of stormwater to public infrastructure 				A1 - Complies – Stormwater is to be to the existing public stormwater infrastructure
	<ul style="list-style-type: none"> A2 – Sensitive design of stormwater system incorporates water sensitive urban design principles 				A2 – Complies
	<ul style="list-style-type: none"> A3 – Design of minor stormwater drainage system 				A3 – Complies
	<ul style="list-style-type: none"> A4 – Design of major stormwater drainage system 				A4 – Complies
E10.0 Biodiversity Code					
Buildings and Works (E10.7.1)	<ul style="list-style-type: none"> A1 - Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved 		X		A1 - Not Complying – There is no Building Areas on a plan of subdivision approved under this planning scheme.

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
	under this planning scheme.				
E11.0 Waterways and Coastal Protection Code.					
The site is within a Waterway and Coastal Protection Area however the proposal will not impact this area therefore Code E11.0 is not applicable.					
E17.0 Signs Code					
Use of Signs (E.17.6.1)	<ul style="list-style-type: none"> A1 - A sign must be a permitted sign in Table E.17.3. 		P		A1 – Not Complying – The proposed sign is a “ground based sign” and it contains the name of the estate – Maryknoll Estate. It is discretionary in the General Residential Zone. <i>[ground based sign - means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.]</i>
	<ul style="list-style-type: none"> A2 - A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed. 			P	A2 – NA.
	<ul style="list-style-type: none"> A3 - A sign must not contain flashing lights, moving parts or moving or changing messages or graphics, except if a Statutory Sign 	P			A3 – Complies. The sign does not contain flashing lights, moving parts or moving or changing messages or graphics.
	<ul style="list-style-type: none"> A4 - An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign. 	P			A4 – Complies – the sign is not illuminated.
Development Standards (E17.7.1)	<ul style="list-style-type: none"> A1 - A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3 		X		A1 - Not Complying – <ul style="list-style-type: none"> The sign does not comply with the Table E.17.2 standard for a ground based sign in relation to the area of each face –

CLAUSE		COMPLIES?			COMMENTS
		YES	NO	N/A	
					<p>(should not be more than 2.5m²):</p> <ul style="list-style-type: none"> ○ The words Maryknoll Estate on the sign have an area of 0.7m² however the area of face of the sign structure is 4.1m². • The sign is not a permitted sign in Table E17.3. <p>The ground based sign complies with the following size standards in Table E17.3:</p> <p>(a) Height above the ground no more than 2400mm:</p> <ul style="list-style-type: none"> ○ The sign has a height of 1.235m. <p>(c) Does not encroach on any road or other public reservation.</p> <ul style="list-style-type: none"> ○ The sign is located on a lot within the estate and does not encroach on the road or a public reservation.
	<ul style="list-style-type: none"> • A2 - The number of signs per business per street frontage must comply with all of the following: <ul style="list-style-type: none"> (a) maximum of 1 of each sign type; (b) maximum of 1 window sign per window; (c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3; (d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6. <p>except for the following sign types, for which there is no limit;</p>	P			A2 – Complies – there is only 1 sign.

CLAUSE	COMPLIES?			COMMENTS
	YES	NO	N/A	
(i) Building Site, (ii) Name Plate, (iii) Newspaper Day Bill, (iv) Open/Closed, (v) Real Estate, (vi) Street Number, (vii) Temporary Sign.				
<ul style="list-style-type: none"> A3 - Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign. 	P			A3 – Complies. The sign is located in the front yard of proposed Lot 21 adjacent to the new internal road. It does not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.
<ul style="list-style-type: none"> A4 - Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting. 	P			A4 – Complies – The sign is clearly an Estate Name sign and does not resemble a Statutory Signs.

Note: All other codes were reviewed and are not applicable to the proposed use/development.

PLANNING AUTHORITY SESSION ADJOURNS

OPEN SESSION RESUMES

15 NOTICES OF MOTION

15.1 Costs Associated with Code of Conduct Panel Determination

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

RECOMMENDATION

That Council put the following motion to the next General Meeting of the Local Government Association of Tasmania (LGAT):

That LGAT lobby the State Government to change S 28ZNA (2) of the *Local Government Act 1993* to require that “if, as a result of a determination report, a Councillor is required to undergo training, the costs associated with that training are to be borne by the relevant Councillor, and not the ratepayer”.

Background

At the Council meeting held on 3 May 2021 Council received the Code of Conduct Panel Determination Report in relation to a complaint made by Cr Paula Wriedt against Cr David Grace. The Panel determined that Cr Grace had breached multiple Parts of the Councillors Code of Conduct. The sanctions imposed on Cr Grace include a requirement to undertake at least six hours training and/or counselling in anger management and appropriate workplace behaviour. Under the current requirements of the legislation this counselling/training will be paid for by Council.

The cost of the counselling/training is estimated to be approximately \$3,000.

This expense to Council is on top of the cost of the Panel Hearing, estimated to be approximately \$7,000, which is also to be paid by Council.

This Notice of Motion seeks to gain the support of Councils in Tasmania to have the legislation changed to require that where a Panel determines that a Councillor is required to undertake counselling/training that cost should be borne by the relevant Councillor, and not the ratepayer.

Officer's Response

Should the Notice of Motion be carried it will be submitted to the Local Government Association for inclusion in the next General Meeting agenda.

Gary Arnold, General Manager

16 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

17 PETITIONS RECEIVED IN LAST PERIOD

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

18 OFFICERS REPORTS TO COUNCIL

18.1 FEES AND CHARGES 2021/22

File Number: 3.18

Author: John Breen, Chief Financial Officer

Authoriser: Gary Arnold, General Manager

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability.

1. PURPOSE

1.1 The purpose of this report is to consider the Fees and Charges for 2021/22.

2. BACKGROUND

2.1 Each year Council adopts the Fees and Charges Schedule for the following financial year.

2.2 Due to some fees requiring four weeks' notice, it is necessary to seek adoption of the fees and charges schedule in May so that appropriate notice can be provided of the changes.

3. STATUTORY REQUIREMENTS

3.1 The relevant section of legislation regarding this report is Section 205 and 206 of the *Local Government Act 1993*. Section 205 provides guidance on the matters on which Council may impose fees and section 206 states the requirement to keep a list of fees and charges and to make it available to the public.

4. DISCUSSION

4.1 The attached list provides details of the current fees for 2020/21, the proposed 2021/22 fees and the percentage increase. All new fees are highlighted in red.

4.2 In general the fees and charges have been increased by 3.0% in line with the Long Term Financial Plan, unless a higher fee is warranted to cover the cost of providing the service or to align with other Councils.

5. FINANCE

5.1 The increase in fees and charges has been built into the draft operational budget for 2021/22.

6. ENVIRONMENT

6.1 There are no environmental issues associated with the recommendation.

7. COMMUNICATION AND CONSULTATION

7.1 The fees and charges will be made available on the Council's web page.

8. RISK

8.1 There is minimal risk associated with the fees and charges as they are in line with other Council fees and are calculated to cover the cost of providing the service.

9. CONCLUSION

9.1 The attached fees and charges schedule have been updated to cover the 2021/22 year.

10. RECOMMENDATION

That Council adopts the attached Fees and Charges Schedule for the 2021/22 financial year

ATTACHMENTS

1. Fees and Charges 2021/22

Public Copy

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22

(* indicates GST applies)

DRAFT 1

1) PLANNING FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Development Application Fees									
1)	Single dwelling (Permitted application)	2020/21	378.00	0.00	378.00	393.00	0.00	393.00	4.00%
2)	Single dwelling (Discretionary application) (plus public notification fee)	2020/21	506.00	0.00	506.00	521.00	0.00	521.00	3.00%
3)	* Public notification fee	2020/21	288.18	28.82	317.00	297.27	29.73	327.00	3.00%
4)	Residential alterations/ancillary dwellings	2020/21	329.00	0.00	329.00	339.00	0.00	339.00	3.00%
5)	Residential outbuildings (ie garage/carport/shed/pergoia)	2020/21	265.00	0.00	265.00	273.00	0.00	273.00	3.00%
6)	Discretionary residential minor structure or fencing only (ie fence, retaining wall, garden structure (excludes sheds))	NEW				250.00	0.00	250.00	
7)	Other 'Permitted' development of a minor nature	2020/21	248.00	0.00	248.00	255.00	0.00	255.00	3.00%
8)	Other 'Discretionary' development of a minor nature (buildings/works less than \$10 000)	Introduced 2020/21	320.00	0.00	320.00	330.00	0.00	330.00	3.00%
9)	Other development (including: multiple dwellings, combined change of use and development (valued over \$25 000), commercial/industrial)	2020/21	601.00	0.00	601.00	619.00	0.00	619.00	3.00%
10)	plus per \$1,000 of project cost up to \$1m	2020/21	2.10	0.00	2.10	2.20	0.00	2.20	3.00%
11)	plus per \$1,000 of project cost from \$1m to \$5m	2019/20	1.50	0.00	1.50	1.60	0.00	1.60	5.70%
12)	plus per \$1,000 of project cost over \$5m	2019/20	1.00	0.00	1.00	1.10	0.00	1.10	5.70%
13)	plus per dwelling unit (including existing dwelling if retained)	2020/21	77.00	0.00	77.00	79.00	0.00	79.00	3.00%
14)	Change of use only (or including works if value less than \$25000)	2020/21	305.00	0.00	305.00	314.00	0.00	314.00	3.00%
15)	Signage	2020/21	248.00	0.00	248.00	255.00	0.00	255.00	3.00%
16)	Subdivision	2020/21	758.00	0.00	758.00	781.00	0.00	781.00	3.00%
17)	plus per proposed lot (including balance lot)	2020/21	177.00	0.00	177.00	182.00	0.00	182.00	3.00%
18)	Subdivision - boundary adjustment	2020/21	435.00	0.00	435.00	448.00	0.00	448.00	3.00%
19)	Adhesion orders (including sealing)	2020/21	320.00	0.00	320.00	330.00	0.00	330.00	3.00%
20)	Sealing of final plan (per final plan)	2020/21	371.00	0.00	371.00	382.00	0.00	382.00	3.00%
21)	Sealing of Part 5 Agreement	2020/21	275.00	0.00	275.00	283.00	0.00	283.00	3.00%
22)	* Consideration and sealing of documentation (not listed elsewhere on this schedule)	2020/21	160.91	16.09	177.00	165.45	16.55	182.00	3.00%
23)	Application to amend sealed plan (including sealing)	2020/21	477.00	0.00	477.00	491.00	0.00	491.00	3.00%
24)	Sealed Plan amendment hearing	2020/21	1481.00	0.00	1,481.00	1525.00	0.00	1525.00	3.00%
25)	Strata plans (including signing)	2020/21	477.00	0.00	477.00	491.00	0.00	491.00	3.00%
26)	plus per lot	2020/21	53.00	0.00	53.00	55.00	0.00	55.00	3.00%
27)	Strata plan (reinspection fee for non-compliance with permit conditions)	2020/21	142.00	0.00	142.00	146.00	0.00	146.00	3.00%
28)	Amendment to Strata Plan/variation to staged development scheme	2020/21	275.00	0.00	275.00	283.00	0.00	283.00	3.00%
29)	Staged strata development schemes	2020/21	353.00	0.00	353.00	364.00	0.00	364.00	3.00%
30)	Application for variation of staged strata development schemes	2020/21	275.00	0.00	275.00	283.00	0.00	283.00	3.00%
31)	* Cancellation of Council Seal	2020/21	235.45	23.55	259.00	242.73	24.27	267.00	3.00%
32)	Request to amend approval conditions - Permitted Use	2020/21	248.00	0.00	248.00	258.00	0.00	258.00	4.00%
33)	Request to amend approval conditions - Discretionary Use	2020/21	413.00	0.00	413.00	425.00	0.00	425.00	3.00%
34)	plus postage				plus postage			plus postage	
35)	Extension of time on existing valid permit	2020/21	342.00	0.00	342.00	352.00	0.00	352.00	3.00%
36)	* Investigation (substantial commencement or condition compliance)	2020/21	171.82	17.18	189.00	177.27	17.73	195.00	3.00%
37)	Amendment to Planning Scheme (including advertising and Resource Planning & Development Commission fee) 50% Of the fee is refundable if the amendment is not certified by the Council, or for other significant strategic work.	2020/21	7028.00	0.00	7,028.00	7239.00	0.00	7239.00	3.00%
38)	Urgent planning scheme amendment	2020/21	580.00	0.00	580.00	597.00	0.00	597.00	3.00%
39)	Refund of fees for application withdrawn prior to determination 50%								
40)	Application for retrospective approval - double the normal application fee								
41)	Review of application lodged as exempt / no permit required/written advice	2020/21	143.00	0.00	143.00	147.00	0.00	147.00	3.00%

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

DRAFT 1

2) DEVELOPMENT & SUBDIVISION ENGINEERING FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Commercial Development / Subdivision Engineering Fees									
42)	Engineering plan approval and audit inspection fee for civil works or 2% of value of civil works (GST included) - whichever fee is greater.	2020/21	884.00	0.00	884.00	911.00	0.00	911.00	3.00%
43)	Minor subdivision (incl. Adhesions and boundary adjustments) assessment/inspection fee not involving significant civil works. 1 audit inspection included	2020/21	353.00	0.00	353.00	364.00	0.00	364.00	3.00%
44)	* Audit inspection - reinspection fee for (29) and (30)	2020/21	129.09	12.91	142.00	132.73	13.27	146.00	3.00%
Other - as required per development permit engineering condition									
45)	Permit to carry out works within Road Reserve or Easement (1 audit inspection included) - development permit condition	2020/21	271.00	0.00	271.00	279.00	0.00	279.00	3.00%
46)	* Audit inspection - reinspection fee for (32) and subdivisions	2020/21	129.09	12.91	142.00	132.73	13.27	146.00	3.00%
47)	* Supply & Install Street Sign in Municipality	2020/21	482.73	48.27	531.00	497.27	49.73	547.00	3.00%
48)	* Location of Infrastructure		Full Cost Recovery	GST Applies	Full Cost Recovery	Full Cost Recovery	GST Applies	Full Cost Recovery	N/A
Infrastructure Bonds									
49)	* Administration Fee	2020/21	280.00	28.00	308.00	288.18	28.82	317.00	3.00%
50)	Protection bond-single residential dwellings and extensions refundable at completion of works if road reservation including crossings, footpaths and nature strips are left in a good condition	2020/21	1027.00	0.00	1,027.00	1058.00	0.00	1058.00	3.00%
51)	Protection bond-multiple dwellings and commercial buildings including additions and demolitions refundable at completion of works if road reservation including crossings, footpaths and nature strips are left in a good condition	2020/21	2054.00	0.00	2,054.00	2116.00	0.00	2116.00	3.00%

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22

(* indicates GST applies)

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3) BUILDING FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Building Surveying Consultancy Fees (Council Certified Permits)										
52)	* Class 1 Building per m2	2015/16	4.55	0.45	5.00					Delete Fees & replace with Building Surveying Fee
53)	* Minimum Amount	2020/21	908.18	90.82	999.00					
54)	* Class 10 Building per m2	2015/16	2.73	0.27	3.00					
55)	* Minimum Amount	2020/21	511.82	51.18	563.00					
56)	* Class 2-9 Building per m2	2015/16	4.55	0.45	5.00					
57)	* Minimum amount	2020/21	1136.36	113.64	1250.00					
(Where applications contain elements of professional certification or exceed "fee for service", Asst Building Surveyor may vary schedule)										
58)	* Building Surveying Fee	NEW				Building Surveyor Consultant fee + 30% Council Administration Fee (GST Applies)				New Fee to reflect current cost that Council incurs for Consultant Building Surveying in the event that Council needs to engage a private Building Surveyor.
Building Permit Fees										
59)	Class 1a & 10a Permit Applications (includes compliance assessment of the proposal with the Building Act 2016, Land Use Planning and Approvals Act 1993 & Council's Municipal Engineering Development Standards assessment)	2020/21	243.00	0.00	243.00					Deleted and replaced with following two fees to account for minor building work
60)	Application for Building Permit (Form 2) - non commercial \$40,000	NEW				200.00	0.00	200.00		New Fee to account for minor type building work
61)	Application for Building Permit (Form 2) - non commercial \$40,000 or more.	NEW				400.00	0.00	400.00		New Fee to more accurately account for cost of providing the service
62)	Application for Building Permit (Form 2) - Multiple Dwelling Development (either on the same lot, different lots or on a strata lot)	NEW								New Fee to more accurately account for cost of providing the service
	- per dwelling (up to 2 dwellings)					400.00	0.00	400.00		
	- additional dwellings					100.00	0.00	100.00		
63)	Class 1a/10a notification fee (building or demolition work) - (includes compliance assessment of the proposal with the Building Act 2016, Land Use Planning and Approvals Act 1993 & Council's Municipal Engineering Development Standards assessment) - Single Dwelling and or Class 10a Outbuilding (building or demolition) - Notification Fee, Note: Excludes Commercial or Multiple Dwelling Notifications	2020/21	212.00	0.00	212.00	276.00	0.00	276.00	30.00%	Increased to more accurately account for cost of providing the service
64)	Multiple Dwelling (building or demolition) - Notification Fee	NEW				500.00	0.00	500.00		New Fee to more accurately account for cost of providing the service
65)	Commercial Building (Building or demolition) - Notification Fee	NEW				500.00	0.00	500.00		New Fee to more accurately account for cost of providing the service
66)	Application for Building Permit (Form 2) - Commercial/non residential type where value of work is up to \$20,000	NEW				200.00	0.00	200.00		New Fee to more accurately account for cost of providing the service
67)	Commercial Building Permit Applications Up to 1,000,000	2020/21	236.00	0.00	236.00					Deleted and replaced with new Commercial Fees to better account for cost of assessing these type of applications
68)	\$1,000,000 Plus	2020/21	575.00	0.00	575.00					
69)	Application for Building Permit (Form 2) - Commercial /non residential type work where the value of work is between: \$20,001 to \$100,000	NEW				400.00	0.00	400.00		New Fee to more accurately account for cost of providing the service
70)	Application for Building Permit (Form 2) - Commercial /non residential type work where the value of work is between: \$100,001 to \$500,000	NEW				600.00	0.00	600.00		New Fee to more accurately account for cost of providing the service
71)	Application for Building Permit (Form 2) - Commercial /non residential type work where the value of work is between: \$500,001 to maximum value of \$1,000,000	NEW				800.00	0.00	800.00		New Fee to more accurately account for cost of providing the service
72)	Application for Building Permit (Form 2) - Commercial /non residential type work where the value of work is \$1,000,001 or more.	NEW				1000.00	0.00	1000.00		New Fee to more accurately account for cost of providing the service
73)	Application for Demolition Permit - Application for Demolition Permit (Form 1) - All types of Demolition Work	2020/21	243.00	0.00	243.00	400.00	0.00	400.00	64.60%	Increased to more accurately account for cost of providing the service
74)	Application for Permit of Substantial Compliance for all building classifications lodged with Permit Authority within six months after issue of associated Building Order Application for Permit of Substantial Compliance (Form 9) for all building classifications lodged with Permit Authority up to 9 months from date of issue of associated Building Order	2020/21	529.00	0.00	529.00	545.00	0.00	545.00	3.00%	Timeframes of lodgement amended

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22

(* indicates GST applies)

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3) BUILDING FEES (Continued)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Building Permit Fees (Continued)										
75)	Application for Permit of Substantial Compliance for all building classifications lodged with Permit Authority within six to twelve months after issue of associated Building Order Application for Permit of Substantial Compliance (Form 9) for all building classifications lodged with Permit Authority more than 9 months and less than 12 months from date of issue of associated Building Order	2020/21	1,058.00	0.00	1,058.00	1090.00	0.00	1090.00	3.00%	Timeframes of lodgement amended
76)	Application for Permit of Substantial Compliance for all building classifications lodged with Permit Authority after greater than twelve months from issue of associated Building Order Application for Permit of Substantial Compliance (Form 9) for all building classifications lodged with Permit Authority more than 12 months from date of issue of associated Building Order	2020/21	2,116.00	0.00	2,116.00	2179.00	0.00	2179.00	3.00%	Timeframes of lodgement amended
Building Inspections										
77)	All building classifications compliance inspection by Council's Building Inspector	2020/21	233.64	23.36	257.00	240.91	24.09	265.00	3.00%	
78)	All building classifications compliance inspection by Council's contract Building Surveyor (per hour)	2020/21	233.64	23.36	257.00				0.00%	Fee Deleted
79)	Additional inspection - legacy building permits where Council was Building Surveyor - Class 1 - Buildings	2020/21	233.64	23.36	257.00				0.00%	Fee Deleted
80)	Additional inspection - legacy building permits where Council was Building Surveyor - Class 2 to 9 Buildings	2020/21	233.64	23.36	257.00				0.00%	Fee Deleted
Certificates/Notices										
81)	Applications for Certificate of Completion - Building	2020/21	62.00	0.00	62.00	64.00	0.00	64.00	3.00%	
82)	Applications for Building Certificate - Stratum Title (Per Strata Lot)	2020/21	116.00	0.00	116.00	119.00	0.00	119.00	3.00%	
83)	- Building/Others + fee for normal app'n process: at Council discretion	2020/21	257.00	0.00	257.00	265.00	0.00	265.00	3.00%	
84)	- Plumbing Compliance (additional to above)	2020/21	257.00	0.00	257.00	265.00	0.00	265.00	3.00%	
85)	Issuing of Infringement Notices - Residential/commercial (per hour)	2020/21	159.00	0.00	159.00	164.00	0.00	164.00	3.00%	
Building Permit Amendments (per amendment) Permit Authority Fee										
86)	All Building Classes	2020/21	243.00	0.00	243.00	250.00	0.00	250.00	3.00%	
87)	Lodgement of Form 80 (Building) Lodgement of Low Risk Building Work - Post Construction Notification (Form 80)	2020/21	22.00	0.00	22.00	50.00	0.00	50.00	127.00%	Increased to reflect cost of processing these notifications
Building Permit - Extended/Expired Permit Fees/Old Permit										
88)	Re-opening of expired building permit for a period of 6 months	NEW				158.00	0.00	158.00		New Fee - Service Currently not Charged for
89)	Re-opening of expired building permit for a period of 9 months	NEW				211.00	0.00	211.00		New Fee - Service Currently not Charged for
90)	Re-opening of expired building permit for a period of 12 months	NEW				253.00	0.00	253.00		New Fee - Service Currently not Charged for
91)	6-Month extension of Building Permit (All Classes) Application for Extension of Building Permit (Form 76A) - 6 month extension	2020/21	154.00	0.00	154.00	158.00	0.00	158.00	2.50%	Keep same value as reopening permit
92)	9-Month extension of Building Permit (All Classes) Application for Extension of Building Permit (Form 76A) - 9 month extension	2020/21	205.00	0.00	205.00	211.00	0.00	211.00	3.00%	Keep same value as reopening permit
93)	12-Month extension of Building Permit (All Classes) Application for Extension of Building Permit (Form 76A) - 12 month extension	2020/21	236.00	0.00	236.00	253.00	0.00	253.00	7.00%	Keep same value as reopening permit
94)	Miscellaneous Fee - Council's Contract Building Surveyor Consultancy Services (for preparation of reports etc.)	2020/21	233.64	23.36	257.00	Building Surveyor Consultant fee + 30% Council Administration Fee (GST Applies)				
Building Levies										
95)	Industry Training Levy (where cost exceeds \$20,000) = 0.2%		Calculated	0.00	Calculated	Calculated	0.00	Calculated		
96)	Building Permit Levy (where cost exceeds \$20,000) = 0.1%		Calculated	0.00	Calculated	Calculated	0.00	Calculated		
97)	Fee for providing Building Permit - Copy of a Building Permit and associated plans	2020/21	29.09	2.91	32.00	30.00	3.00	33.00	3.00%	Change to description of service
98)	Fee for providing a property full approvals history (hourly rate, min one hour) Full Building and Plumbing Approvals History for Property (hourly rate, min one hour)	2020/21	58.18	5.82	64.00	60.00	6.00	66.00	3.00%	Change to description of service

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(* indicates GST applies)

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4) PLUMBING FEES										
		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Plumbing Permit Fees										
99)	Plumbing Application - Administration Fee (Permit Work) - fee includes compliance assessment of the proposal with the Building Act 2016, National Construction Code, Land Use Planning and Approvals Act 1993 & Council's Municipal Engineering Development Standards)	2020/21	243.00	0.00	243.00	380.00	0.00	380.00	56.37%	Change to description of service and increase in fee to cover cost of providing the service
	Application for Permit Plumbing Work (Form 3)									
100)	Plumbing Application - Administration Fee (Notifiable Work) - fee includes compliance assessment of the proposal with the Building Act 2016, National Construction Code, Land Use Planning and Approvals Act 1993 & Council's Municipal Engineering Development Standards)	2020/21	243.00	0.00	243.00	380.00	0.00	380.00	56.37%	Change to description of service and increase in fee to cover cost of providing the service
	Application for Notifiable Plumbing Work (Form 3)									
101)	Plumbing Permit - Administration Fee (Amendment to Plumbing Permit or Notification) - fee includes compliance assessment of the proposal with the Building Act 2016, National Construction Code, Land Use Planning and Approvals Act 1993 & Council's Municipal Engineering Development Standards	2020/21	243.00	0.00	243.00	250.00	0.00	250.00	3.00%	Change to description of service
	Application for Amendment to Plumbing Approval (Plumbing Permit or Notifiable Plumbing Work)									
102)	Application for Plumbing Work (Permit or Notification Work) where Plumbing Order is issued - Application made within 6 months of order being issued	2020/21	472.00	0.00	472.00	500.00	0.00	500.00	6.00%	Change to description of service
	Application for Plumbing Permit (Form 3) where a Plumbing Order is issued for the plumbing work and the Form 3 is lodged less than 9 months since the issue of the Plumbing Order for the work.									
103)	Application for Plumbing Work (Permit or Notification Work) where Plumbing Order is issued - Application made within 9 months of order being issued	2020/21	678.00	0.00	678.00	600.00	0.00	600.00	-11.50%	Change to description of service
	Application for Plumbing Permit (Form 3) where a Plumbing Order is issued for the plumbing work and the Form 3 is lodged more than 9 months and less than 12 months of the issue of Plumbing Order for the work.									
104)	Application for Plumbing Work (Permit or Notification Work) where Plumbing Order is issued - Application made within 12 months of order being issued	2020/21	883.00	0.00	883.00	909.00	0.00	909.00	3.00%	Change to description of service
	Application for Plumbing Permit (Form 3) where a Plumbing Order is issued for the plumbing work and the Form 3 is lodged over 12 months since the Plumbing Order was issued for the work.									
Certificate of Likely Compliance										
105)	Plan Approval (per m2) Class 1 to 9	2019/20	1.60	0.00	1.60	1.80	0.00	1.80	12.50%	Fee increased better reflect cost of providing the service
106)	Plan Approval (per m2) Class 10	2019/20	1.30	0.00	1.30	1.60	0.00	1.60	23.07%	Fee increased better reflect cost of providing the service
107)	Plan Approval Minimum Charge for Class 1 to 9	2020/21	162.00	0.00	162.00	300.00	0.00	300.00	85.18%	Fee increased better reflect cost of providing the service
108)	Plan Approval Minimum Charge for Class 10	2020/21	121.00	0.00	121.00	180.00	0.00	180.00	48.76%	Fee increased better reflect cost of providing the service
109)	* Plumbing Inspections (per inspections)	2020/21	144.55	14.45	159.00	149.09	14.91	164.00	3.00%	
110)	* Additional inspections	2020/21	144.55	14.45	159.00	149.09	14.91	164.00	3.00%	
111)	Permit Assessment - Backflow Prevention & Swimming Pools	2020/21	200.00	0.00	200.00	206.00	0.00	206.00	3.00%	
112)	Certificate of Completion - Plumbing	2020/21	106.00	0.00	106.00	52.00	0.00	52.00	-50.94%	Fee Reduced
113)	Plumbing Amendment Fee (per Hour)	2020/21	192.00	0.00	192.00	250.00	0.00	250.00	30.20%	Fee increased to better reflect cost of providing the service
114)	Onsite Wastewater System Assessment	2020/21	253.00	0.00	253.00	261.00	0.00	261.00	3.00%	
115)	Onsite Wastewater System Amendment	2020/21	55.00	0.00	55.00	57.00	0.00	57.00	3.00%	
Plumbing Permit - Extended/Expired Permits/Old Permits										
116)	Application for Extension of Plumbing Approval (Form 76B) - 6 month extension of Plumbing Permit	2020/21	154.00	0.00	154.00	154.00	0.00	154.00	0.00%	Change to description of service
117)	Application for Extension of Plumbing Approval (Form 76B) - 9 Month Extension of Plumbing Permit	2020/21	205.00	0.00	205.00	205.00	0.00	205.00	0.00%	Change to description of service
118)	Application for Extension of Plumbing Approval (Form 76B) - 12 Month Extension of Plumbing Permit	2020/21	236.00	0.00	236.00	236.00	0.00	236.00	0.00%	Change to description of service
	Reopening of Expired Plumbing Permit or Plumbing Notification for 6 months	NEW				154.00	0.00	154.00		Keep same value as Extension Fee
	Reopening of Expired Plumbing Permit or Plumbing Notification for 9 months	NEW				205.00	0.00	205.00		Keep same value as Extension Fee
	Reopening of Expired Plumbing Permit or Plumbing Notification for 12 months	NEW				236.00	0.00	236.00		Keep same value as Extension Fee

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(* indicates GST applies)

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4) PLUMBING FEES (Continued)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Seepage and soakage (refunded if Council infrastructure at fault)									
119)	* Preliminary Inspection and Dye Testing	2020/21	140.00	14.00	154.00	144.55	14.45	159.00	3.00%
120)	* Additional Investigation (per hour)	2020/21	140.00	14.00	154.00	144.55	14.45	159.00	3.00%
121)	Copy of drainage plan (simple search and print on A3)	2020/21	22.00	0.00	22.00	23.00	0.00	23.00	3.00%
122)	Copy of drainage plans (Complex drainage plan covering multiple pages) - (per hour - minimum charge \$50)	2020/21	62.00	0.00	62.00	64.00	0.00	64.00	3.00%

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5) ENVIRONMENTAL HEALTH FEES									
		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Food (licensing, assessment & inspections)									
123)	Notification - P4 /P3N	2020/21	71.00	0.00	71.00	73.00	0.00	73.00	3.00%
124)	Annual Application - P3	2020/21	177.00	0.00	177.00	182.00	0.00	182.00	3.00%
125)	Annual Application - P2	2020/21	245.00	0.00	245.00	252.00	0.00	252.00	3.00%
126)	Annual Application - P1	2020/21	313.00	0.00	313.00	322.00	0.00	322.00	3.00%
127)	Annual Application - Mobile Food Business	2020/21	245.00	0.00	245.00	252.00	0.00	252.00	3.00%
	<i>Note: A 50% discount of the scheduled fee applies to food businesses that have a six-month seasonal sports ground lease</i>								
128)	Improvement Notice (Food Act 2003)	2020/21	78.00	0.00	78.00	80.00	0.00	80.00	3.00%
129)	Prohibition Order (Food Act 2003)	2020/21	148.00	0.00	148.00	152.00	0.00	152.00	3.00%
130)	* Additional Inspection	2020/21	151.82	15.18	167.00	156.36	15.64	172.00	3.00%
131)	Assessment of Food Premises - new/modified/alterations (report request)	2020/21	445.00	0.00	445.00	458.00	0.00	458.00	3.00%
132)	Temporary Food Business - Charity/Community (more than one stall)	2020/21	45.00	0.00	45.00	46.00	0.00	46.00	3.00%
133)	Temporary Food Registration (Commercial) - single event	2020/21	40.00	0.00	40.00	41.00	0.00	41.00	3.00%
134)	Temporary Food Notification (Commercial)	2019/20	10.00	0.00	10.00	11.00	0.00	11.00	5.70%
Education									
135)	Thermometer Purchase	2020/21	32.73	3.27	36.00				No longer provide this service
136)	* Food handler training (per hour) - max no. of participants applies	2020/21	100.91	10.09	111.00	103.64	10.36	114.00	3.00%
Water Sampling									
137)	* Bacterial (private)	2020/21	140.91	14.09	155.00	145.45	14.55	160.00	3.00%
138)	* Swimming Pool (each)	2020/21	140.91	14.09	155.00	145.45	14.55	160.00	3.00%
139)	* Swimming Pool & Spa (each)	2020/21	186.36	18.64	205.00	191.82	19.18	211.00	3.00%
Sharps Container Disposal (per Litre)									
140)	* Delivered	2019/20	16.36	1.64	18.00	17.27	1.73	19.00	5.70%
Other Environmental Health Licences & Fees									
141)	Event - Temporary Place of Assembly Licence	2020/21	50.00	0.00	50.00	52.00	0.00	52.00	3.00%
142)	Event - Inspection Fee (community)	2020/21	56.00	0.00	56.00	58.00	0.00	58.00	3.00%
143)	Water Carters - licence (per vehicle)	2020/21	111.00	0.00	111.00	114.00	0.00	114.00	3.00%
144)	Systems for Air & Water - registration	2020/21	111.00	0.00	111.00	114.00	0.00	114.00	3.00%
145)	Private Water Supply - registration (high risk)	2020/21	111.00	0.00	111.00	114.00	0.00	114.00	3.00%
146)	Private Water Supply - registration (low risk)	2020/21	42.00	0.00	42.00	43.00	0.00	43.00	3.00%
147)	Private Water Supply Public Health Licensing - inspection/administration/sampling	2020/21	68.00	0.00	68.00	70.00	0.00	70.00	3.00%
148)	Public Health Risk Activity - premises	2020/21	111.00	0.00	111.00	114.00	0.00	114.00	3.00%
149)	Public Health Risk Activity - operator	2020/21	56.00	0.00	56.00	58.00	0.00	58.00	3.00%
150)	Caravan Habitation - Certificate of Approval	2020/21	187.00	0.00	187.00	193.00	0.00	193.00	3.00%
151)	* Late application administration fee	2020/21	24.55	2.45	27.00	25.45	2.55	28.00	3.00%
152)	* Retrospective application - additional 25% of relevant fee		Calculated	Calculated	Calculated	Calculated	Calculated	Calculated	
153)	* Private Burial Assessment	2020/21	100.91	10.09	111.00	103.64	10.36	114.00	3.00%
154)	* Private Environmental Sample Fee (analysis fee additional)	2020/21	100.91	10.09	111.00	103.64	10.36	114.00	3.00%
155)	* Exhumation Supervision Fee (per hour)	2020/21	100.91	10.09	111.00	103.64	10.36	114.00	3.00%
156)	* Environmental Health Assessment Fee - General (per hour)	2020/21	100.91	10.09	111.00	103.64	10.36	114.00	3.00%
157)	Environment Protection Notice (EPN) - issue	2020/21	333.00	0.00	333.00	343.00	0.00	343.00	3.00%
158)	Environment Protection Notice (EPN) - amendment	2020/21	111.00	0.00	111.00	114.00	0.00	114.00	3.00%
159)	Environmental Health Infringement Notices (refer to Act for the charges to be levied)				Refer Act			Refer Act	

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(* indicates GST applies)

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6) ENGINEERING FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Hawkers Licence										
160)	Hawkers Licence (commercial operators only)	2020/21	94.00	0.00	94.00					Replaced with new fees 177, 178 (Mobile Vending)
Road works and Occupation Permit to carry out works within Road Reserve										
161)	Occupation of Road (i.e traffic management or scaffolding) Short Term (1 day)	2020/21	154.00	0.00	154.00	159.00	0.00	159.00	3.00%	Updated to align with new by-law
162)	Long Term (more than 1 day)	2020/21	385.00	0.00	385.00					
163)	Road Works Permit	2020/21	271.00	0.00	271.00	279.00	0.00	279.00	3.00%	Included to align with Fee 45) Permit to carry out works in road reserve. Fees are the same
164)	Skip Bin/Container/Object (on Road Reserve)	2020/21	66.00	0.00	66.00	68.00	0.00	68.00	3.00%	Moved from Occupation Licences (Fee No. 372) Updated to align with new by-law
Road Closures										
165)	Application Fee	2020/21	308.00	0.00	308.00	317.00	0.00	317.00	3.00%	
166)	* Road Closure Statutory Advertising	2020/21	261.82	26.18	288.00	270.00	27.00	297.00	3.00%	
Events										
167)	Provision of waste and recycling services	2019/20	Price on Application		Price on Application					
168)	Provision of traffic management support	2019/20	Price on Application		Price on Application					
169)	Provision of road or site clean up services	2019/20	Price on Application		Price on Application					
170)	* Special Event Occupation Licence	2020/21	280.00	28.00	308.00	288.18	28.82	317.00	3.00%	
Food Trucks and related services										
171)	Full Year Permit	2020/21	1,027.00	0.00	1,027.00	1058.00	0.00	1058.00	3.00%	
172)	3 month Permit	2020/21	411.00	0.00	411.00	352.00	0.00	352.00	-14.40%	Adjusted to align with new 6 month fee below.
173)	6 month Permit	NEW				617.00	0.00	617.00		6 month fee option will minimise requests for pro-rata annual fee for applications after January each year.
Street Trading										
174)	Street Trading including On Street Dining Use of footpaths for Outdoor Dining (annual charge, per square metre)	2020/21	37.27	3.73	41.00	42.00	0.00	42.00	3.00%	Moved from Occupation Licences (Fee No. 370)
175)	Signage on Road Reserves-Portable Signage/Signage on Footpaths (annual charge per sign)	2020/21	60.00	6.00	66.00	68.00	0.00	68.00	3.00%	Moved from Occupation Licences (Fee No. 371)
176)	Mobile Vending (up to one week for one location)	NEW				68.00	0.00	68.00		To replace Hawkens Licence - see Fee No. 160
177)	Mobile Vending (annual charge for one location)	NEW				168.00	0.00	168.00		Based on 4m2 @ \$42
Banners										
178)	* Banners - Remove or Erect	2020/21	424.55	42.45	467.00	437.27	43.73	481.00	3.00%	Moved from Occupation Licences (Fee No.)
Other										
179)	* Building Over Easements Administration Fee	NEW				288.18	28.82	317.00		

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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7) COPY CHARGES									
		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Copy from customer original									
180)	* A1 (per sheet)	2020/21	4.45	0.45	4.90	4.55	0.45	5.00	3.00%
181)	* A2 (per sheet)	2020/21	4.18	0.42	4.60	4.27	0.43	4.70	3.00%
182)	* A3 (per sheet)	2020/21	1.82	0.18	2.00	1.91	0.19	2.10	3.00%
183)	* A4 (per sheet)	2019/20	0.91	0.09	1.00	0.91	0.09	1.00	0.00%
Copy from Council Data/Records									
184)	* House Connection Drainage Plan	2020/21	30.91	3.09	34.00	31.82	3.18	35.00	3.00%
185)	* Building Plans - per 10 A3 pages	2020/21	32.73	3.27	36.00	33.64	3.36	37.00	3.00%
186)	* - per 4 A1 pages	2020/21	32.73	3.27	36.00	33.64	3.36	37.00	3.00%
187)	* Retrieval of Plan from Archives - Berriedale	2020/21	23.64	2.36	26.00	24.55	2.45	27.00	3.00%
Prints from GIS (roads, water, sewer, stormwater, subdivision etc)									
188)	* A1 or A2	2020/21	18.18	1.82	20.00	19.09	1.91	21.00	3.00%
189)	* A3 or A4	2020/21	9.09	0.91	10.00	9.09	0.91	10.00	0.00%
Other Council Records (as constructed subdivision, 1:5000 Ortho photos, Council Design Plans)									
190)	* A1 or A2	2020/21	18.18	1.82	20.00	19.09	1.91	21.00	3.00%
191)	* A3 or A4	2020/21	9.09	0.91	10.00	9.09	0.91	10.00	0.00%
192)	* MSD Standard Drawing (per set)	2020/21	45.45	4.55	50.00	47.27	4.73	52.00	3.00%
8) PLANT HIRE									
		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
193)	Plant Hire charges are charges at internal rates particular to each item, so as to cover the cost of operating and replacing the item of plant. Hire charges are exclusive of the cost of the operators labour charges.								
9) CARAVAN CHARGE									
		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
194)	* Caravan Charge (per week)	2020/21	19.09	1.91	21.00				Fee no longer used

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22 (* indicates GST applies)

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10) WASTE CHARGES (NOT KINGBOROUGH WASTE SERVICES)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Kerbside Collection Service										
195)	* Upgrade/Downgrade Mobile Garbage/Recycling/Green Waste Bin(s) Administration Fee	2020/21	30.91	3.09	34.00	31.82	3.18	35.00	3.00%	
Mobile Garbage Bin Replacement Fee										
	Payable for the second and any subsequent replacement bin in any three-year period									
196)	* - 80 Litre Bin	2020/21	68.18	6.82	75.00	68.18	6.82	75.00	0.00%	
197)	* - 120 Litre Bin	2020/21	83.64	8.36	92.00	86.36	8.64	95.00	3.00%	
198)	* - 240 Litre Bin	2020/21	121.82	12.18	134.00	125.45	12.55	138.00	3.00%	
Mobile Recycling Bin Replacement Fee										
	Payable for the second and any subsequent replacement bin in any three-year period									
199)	* - 140 Litre Bin	2020/21	81.82	8.18	90.00				3.00%	This service is not provided - fee not required
200)	* - 240 Litre Bin	2020/21	93.64	9.36	103.00	96.36	9.64	106.00		
Moible Green Waste Bin										
	Payable for the second and any subsequent replacement bin in any three-year period									
201)	* - 240 Litre Bin	Introduced 2020/21	77.27	7.73	85.00	80.00	8.00	88.00	3.00%	
11) KINGBOROUGH WASTE SERVICES CHARGES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
General Waste										
202)	* General Waste (per tonne - in excess of 100kg)	2020/21	110.00	11.00	121.00	113.64	11.36	125.00	3.00%	
203)	* Minimum Fee - Waste to the Walking Floor	2017/18	10.00	1.00	11.00	10.91	1.09	12.00	11.70%	
204)	* Household Collection Waste (per tonne)	2020/21	110.00	11.00	121.00	113.64	11.36	125.00	3.00%	
Tyres (each)										
205)	* - Car Tyres	2019/20	6.36	0.64	7.00	9.09	0.91	10.00	40.00%	Increased fees to align with neighbouring Council Waste Management Facilities
206)	* - Car tyres on rim	2019/20	10.00	1.00	11.00	13.64	1.36	15.00	40.00%	
207)	* - Light Truck Tyres	2019/20	11.82	1.18	13.00	17.27	1.73	19.00	45.00%	
208)	* - Light Truck Tyres on rim	2019/20	16.36	1.64	18.00	21.82	2.18	24.00	35.00%	
209)	* - Truck Tyres	2020/21	24.55	2.45	27.00	26.36	2.64	29.00	7.00%	
Green Waste										
210)	* Green Waste (per metre)	2016/17	10.00	1.00	11.00	10.00	1.00	11.00	0.00%	
211)	* Green Waste (per tonne in excess of 100kg)	2020/21	90.91	9.09	100.00	90.91	9.09	100.00	0.00%	
Other										
212)	* Recycling Fee (where the customer does not have general waste)		0.00	0.00	No Charge	0.00	0.00	No Charge	60.00%	Increased fees to align with neighbouring Council Waste Management Facilities
213)	* Steel	2015/16	45.45	4.55	50.00	72.73	7.27	80.00		

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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12) BRUNY TRANSFER STATION FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Garbage Bags										
214)	* Single Garbage Bags	2012/13	4.55	0.45	5.00	5.45	0.55	6.00	10.00%	
215)	* Two Garbage Bags	2014/15	7.27	0.73	8.00	8.18	0.82	9.00	10.00%	
216)	* Three Garbage Bags	2014/15	10.91	1.09	12.00	11.82	1.18	13.00	10.00%	
Light Vehicles										
217)	* Light vehicles without trailer - boot load (3 garbage bags -55 litre)	2019/20	10.91	1.09	12.00	11.82	1.18	13.00	5.70%	
218)	* Light vehicles with or without trailer <1m3 load	2019/20	14.55	1.45	16.00	15.45	1.55	17.00	5.70%	
219)	* Light vehicles with or without trailer 1m3 to 3m3 load	2020/21	25.45	2.55	28.00	26.36	2.64	29.00	3.00%	
220)	* Light vehicles with or without trailer >3m3 load (5m3 Limit)	2020/21	32.73	3.27	36.00	33.64	3.36	37.00	3.00%	
Greenwaste										
221)	* Light vehicles without trailer - boot load (3 garbage bags -55 litre)	2019/20	8.18	0.82	9.00	9.09	0.91	10.00	5.70%	
222)	* Clean Green Waste <1m3	2019/20	9.09	0.91	10.00	10.00	1.00	11.00	5.70%	
223)	* Clean Green Waste 1m3 to 3m3 load	2019/20	19.09	1.91	21.00	20.00	2.00	22.00	5.70%	
224)	* Clean Green Waste Trailer 3m3 to 5m3 load	2019/20	22.73	2.27	25.00	23.64	2.36	26.00	5.70%	
225)	* Clean Green Waste Truck <12t GVM	2019/20	32.73	3.27	36.00	34.55	3.45	38.00	5.70%	
Tyres										
226)	* Car Tyres	2019/20	6.36	0.64	7.00	9.09	0.91	10.00	40.00%	
227)	* Car tyres on rim	2019/20	10.00	1.00	11.00	13.64	1.36	15.00	40.00%	Increased fees to align with neighbouring Council Waste Management Facilities
228)	* Light Truck Tyres	2019/20	11.82	1.18	13.00	17.27	1.73	19.00	45.00%	
229)	* Light Truck Tyres on rim	2019/20	16.36	1.64	18.00	21.82	2.18	24.00	35.00%	
230)	* Truck Tyres	2019/20	24.55	2.45	27.00	26.36	2.64	29.00	7.00%	
Other										
231)	* Steel (per cubic metre)	2016/17	4.55	0.45	5.00	5.45	0.55	6.00	14.70%	
	Not accepted:									
	Vehicles greater than 12t GVM and or 5 cubic metres in volume, compactors and any skip bins.									
	Liquid Waste									
	Hazardous (including noxious) Waste.									

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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13) HIRE CHARGES FOR HALLS		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
The following fees for all uses apply to residents and ratepayers only, unless otherwise specified.									
Discounts may be granted to community service groups, upon application in writing.									
A rate double the charge will apply to all commercial users, and to non-ratepayer/non-residents.									
Blackmans Bay, Kingston Beach, Margate, Sandfly, Middleton & Alonnah									
Deposits, Bonds & Equipment Hire									
232)	Cleaning Deposit (normal use & trading activities) (GST 10% of forfeited)	2013/14	100.00	0.00	100.00	100.00	0.00	100.00	0.00%
233)	Functions Bond (parties, weddings etc) (GST 10% of forfeited)	2006/07	300.00	0.00	300.00	300.00	0.00	300.00	0.00%
234)	Key Deposit - Additional Key for Hall User System may be supplied if one or more days per week permanently booked - assessed on each individual application. (GST 10% if forfeited)	2020/21	38.00	0.00	38.00	39.00	0.00	39.00	3.00%
235)	Trestle Hire - all halls will be provided with a minimum of three trestles. Any additional requirements are the responsibility of the hirer.								
Hall Hire Charges									
Daytime Hire									
236)	* All Facilities (9am to 6pm)	2020/21	94.55	9.45	104.00	97.27	9.73	107.00	3.00%
237)	* Hourly Fee	2018/19	13.64	1.36	15.00	14.55	1.45	16.00	8.70%
Night Time Hire									
238)	* All Facilities (6pm to midnight)	2020/21	105.45	10.55	116.00	108.18	10.82	119.00	3.00%
239)	* Hourly Fee	2020/21	22.73	2.27	25.00	23.64	2.36	26.00	3.00%
Playschool Groups									
240)	* Per Session (2 hour maximum)	2018/19	11.82	1.18	13.00	12.73	1.27	14.00	8.70%
Youth Groups (Scouts, Guides etc)									
241)	* Per Session (2 hour maximum)	2018/19	11.82	1.18	13.00	12.73	1.27	14.00	8.70%
Progress Associations and Public Meetings									
There is no Charge for Community Groups for public meetings. from Monday to Thursday inclusive provided the meeting is open to all members of the public and is advertised accordingly.									
242)	* All Facilities (Friday to Sunday inclusive)	2020/21	23.64	2.36	26.00	24.55	2.45	27.00	3.00%
Trading Activities (Indoor Markets Etc)									
243)	Markets - Urban Halls (Kingston Beach/Blackmans Bay) per day	2020/21	218.00	0.00	218.00	225.00	0.00	225.00	3.00%
244)	Markets - Rural Halls per day	2020/21	138.00	0.00	138.00	142.00	0.00	142.00	3.00%
Note: Markets operated on a not-for-profit basis - 50% discount									
Arts Hub/Gallery at rear of Kingston Beach Hall									
245)	* Daily rate (hire for full day/evening)	2020/21	48.18	4.82	53.00	50.00	5.00	55.00	3.00%
246)	* Hourly Fee	2018/19	7.27	0.73	8.00	8.18	0.82	9.00	8.70%
Taroona, Lower Longley, Kettering, Snug, Woodbridge, Adventure Bay, Lunawanna & Dennes Point (Lennon)									
Hall Management Committees are required to use the above fees unless otherwise approved by Council.									

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22

(* indicates GST applies)

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13) HIRE CHARGES FOR HALLS (Continued)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Youth Centre "Yspace" 98 Beach Road									
Hall Hire Charges									
Category A - No charge									
247)	No charge to any youth related organisation.		0.00	0.00	0.00	0.00	0.00	0.00	3.00%
Category B - Not for profit groups and individuals not providing a youth related service									
248)	* Daytime Hire	2020/21	89.09	8.91	98.00	91.82	9.18	101.00	3.00%
249)	* Daytime Hourly Rate	2018/19	13.64	1.36	15.00	14.55	1.45	16.00	8.70%
250)	* Night Time Hire	2020/21	103.64	10.36	114.00	106.36	10.64	117.00	3.00%
251)	* Night Time Hourly Rate	2020/21	21.82	2.18	24.00	22.73	2.27	25.00	3.00%
Category C - Commercial users and individuals providing services for a personal profit (Double the									
252)	* Daytime (9am to 6pm)	2020/21	181.82	18.18	200.00	187.27	18.73	206.00	3.00%
253)	* Hourly Rate	2020/21	28.18	2.82	31.00	29.09	2.91	32.00	3.00%
254)	* Night Time Hire	2020/21	192.73	19.27	212.00	198.18	19.82	218.00	3.00%
255)	* Night Time Hourly Rate	2020/21	38.18	3.82	42.00	39.09	3.91	43.00	3.00%
256)	Use of commercial kitchen-daily rate (separate to Y-space hire)	Introduced 2020/21	90.91	9.09	100.00	103.00	0.00	103.00	3.00%
257)	Use of commercial kitchen-hourly rate (separate to Y-space hire)	Introduced 2020/21	13.64	1.36	15.00	15.00	0.00	15.00	3.00%
Other Fees									
258)	* Replacement Key	2019/20	34.55	3.45	38.00	35.45	3.55	39.00	3.00%
259)	* Failure to Secure Facility Fee	2019/20	97.27	9.73	107.00	102.73	10.27	113.00	5.70%
14) HIRE CHARGES FOR GROUNDS									
Casual Rates (all grounds excluding Twin Ovals)									
260)	* Daily Rate - Ratepayer/Residents	2020/21	89.09	8.91	98.00	91.82	9.18	101.00	3.00%
261)	* Daily Rate - Non-Ratepayer/Non-Resident	2020/21	126.36	12.64	139.00	130.00	13.00	143.00	3.00%
262)	* Hourly Rate (per hour up to maximum daily rate)	2017/18	18.18	1.82	20.00	22.73	2.27	25.00	25.00% Fee hasn't been increased for some time.
Twin Ovals									
263)	* Match Rate (per hour) (Juniors under 16 - 50% discount)	2020/21	105.45	10.55	116.00	108.18	10.82	119.00	3.00%
	Note: If hirer requires staff to be in attendance, full cost recovery to apply								
264)	* Training Rate (per hour) (Juniors under 16 - 50% discount)	2020/21	50.91	5.09	56.00	52.73	5.27	58.00	3.00%
265)	* Turf Practice Net Hire (per hour, per net)	NEW				18.18	1.82	20.00	
266)	* Synthetic Practice Nets (per hour, per net)	2020/21	12.73	1.27	14.00	13.64	1.36	15.00	8.70%
267)	* Lights (full cost recovery to apply)		Calculated	Calculated	Calculated	Calculated	Calculated	Calculated	N/A
268)	* Major Events - Negotiables (minimum \$2,000)								
269)	* Twin Ovals Ground Rental - Anchor Tenant Club (per annum)	2020/21	9,380.00	938.00	10,318.00	9661.82	966.18	10628.00	3.00%
Dru Point BBQ and Shelter (per BBQ per Session)									
270)	* Ratepayer/Resident	2018/19	8.18	0.82	9.00	9.09	0.91	10.00	8.70%
271)	* Non-Ratepayer/Non-Resident	2018/19	13.64	1.36	15.00	14.55	1.45	16.00	8.70%

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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15) SPORTS CENTRE CHARGES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Squash Fees									
Squash (Casual Adult - Per Person)									
272)	* 9:00am - 10:00pm (1 hour)	2020/21	20.91	2.09	23.00	21.82	2.18	24.00	3.00%
Squash Concession (Junior/Students/Pensioners)									
273)	* 9:00am - 10:00pm (1 hour)	2018/19	13.64	1.36	15.00	14.55	1.45	16.00	8.70%
Squash (Club Member - Per Court)									
274)	* 9:00am - 10:00pm (1 hour)	2020/21	18.18	1.82	20.00	19.09	1.91	21.00	3.00%
Squash Equipment Hire									
275)	* Racquets	2020/21	4.18	0.42	4.60	4.27	0.43	4.70	3.00%
Table Tennis Fees									
276)	* Adult (per table, 1 hour)	2018/19	14.55	1.45	16.00	15.45	1.55	17.00	8.70%
277)	* Junior (per table, 1 hour)	2018/19	9.09	0.91	10.00	10.00	1.00	11.00	8.70%
278)	* Hire Equipment - Bats	2019/20	1.82	0.18	2.00	1.82	0.18	2.00	5.70%
Stadium Hire									
School Hire									
279)	* 1 hour (cost per court)	2020/21	59.09	5.91	65.00	60.91	6.09	67.00	3.00%
Sports Centre Hiring									
280)	Court hire (cost per hour)	2018/19	65.00	0.00	65.00	67.00	0.00	67.00	3.00%
Basketball/Netball									
281)	* Casual Use – Junior Individuals only (up to 2 hours)	2018/19	5.45	0.55	6.00	5.45	0.55	6.00	0.00%
Full Stadium									
Roster use – Basketball/Netball/Volleyball/Indoor Soccer (limited seating only)									
282)	* Price on application, however base rate per court per hour for evening rosters applies								

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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15) SPORTS CENTRE CHARGES (Continued)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Badminton										
Single Court (Casual Use Only)										
283)	* Seniors 9.00 am – midnight (1 hour)	2020/21	23.64	2.36	26.00	24.55	2.45	27.00	3.00%	
Association Use of Stadium										
284)	Price on application to Sports Centre Manager									
Room Hire										
285)	* Fitness Centre Activities Room (per hour)	2020/21	37.27	3.73	41.00	38.18	3.82	42.00	3.00%	
286)	* Pilates Room (per hour)	2020/21	28.18	2.82	31.00					Not applicable - room no longer exists
287)	* Martial Arts Rooms (per hour)	2020/21	28.18	2.82	31.00	29.09	2.91	32.00	3.00%	
Fitness Centre										
Fitness Centre Membership										
288)	* Mind Body, Pilates & Yoga Style Classes (per week Direct Debit)	2020/21	14.55	1.45	16.00					Not applicable - classes no longer run
289)	* Gym, Weights & Conditioning Equipment (per week Direct Debit)	2020/21	10.91	1.09	12.00	10.91	1.09	12.00	0.00%	
290)	* Premium Group, Weights, Conditioning & Group Fitness (per week Direct Debit)	2020/21	13.64	1.36	15.00	13.64	1.36	15.00	0.00%	
291)	* All Access (per week Direct Debit)	2020/21	19.09	1.91	21.00	19.09	1.91	21.00	0.00%	
292)	* Joining Fee (includes 1 hour induction and personal fitness program)	2020/21	81.82	8.18	90.00	81.82	8.18	90.00	0.00%	
Family Membership										
293)	* 2 Adults & 2 Children (+14), Weights, Conditioning Equipment + Group Fitness (per week Direct Debit)	2020/21	24.55	2.45	27.00	24.55	2.45	27.00	0.00%	
294)	* Joining Fee (includes 1 hour induction and personal program)	2020/21	108.18	10.82	119.00	108.18	10.82	119.00	0.00%	
PAYG Visits to the Fitness Centre										
295)	* Group Fitness/Strenght	2020/21	13.64	1.36	15.00	13.64	1.36	15.00	0.00%	A review is currently being undertkane of our Fitness Centre Customer Engagement and Membership Strategy. No change to fees until review is completed (by 30th June)
296)	* Under 18 yrs	2020/21	7.28	0.72	8.00	7.27	0.73	8.00	0.00%	
297)	* Student/Concession	2020/21	9.09	0.91	10.00	9.09	0.91	10.00	0.00%	
298)	* Mind Body casual	2020/21	16.36	1.64	18.00	16.36	1.64	18.00	0.00%	
299)	* 5 Session Pass	2020/21	54.55	5.45	60.00	54.55	5.45	60.00	0.00%	
300)	* 10 Session Pass	2020/21	100.00	10.00	110.00	100.00	10.00	110.00	0.00%	
301)	* 20 Session Pass	2020/21	180.91	18.09	199.00	180.91	18.09	199.00	0.00%	
302)	* Mind Body 10 Sessions	2020/21	118.18	11.82	130.00	118.18	11.82	130.00	0.00%	
Annual Membership (up-front/one-payment)										
303)	* Gym, Weights & Conditioning Equipment (per week Direct Debit)	2020/21	632.73	63.27	696.00	632.73	63.27	696.00	0.00%	
304)	* Premium Group, Weights, Conditioning & Group Fitness (per week Direct Debit)	2020/21	807.27	80.73	888.00	807.27	80.73	888.00	0.00%	
305)	* All Access	2020/21	1189.27	118.93	1,308.20	1189.09	118.91	1308.00	0.00%	
306)	* 2 Adults & 2 Children (+14), Weights, Conditioning Equipment + Group Fitness	2020/21	1371.82	137.18	1,509.00	1371.82	137.18	1509.00	0.00%	
- Instalment payments are a minimum 3 month commitment – 1 month's notice required of cancellation.										
- Concession/Pensioner discounts of 10% only available on 12 Month										

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22 (* indicates GST applies)

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16) ANIMAL FEES & CHARGES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Registration Fees									
307)	Entire Dogs	2020/21	102.00	0.00	102.00	105.00	0.00	105.00	3.00%
308)	Restricted Breed	2020/21	102.00	0.00	102.00	105.00	0.00	105.00	3.00%
309)	Dangerous Dogs	2020/21	102.00	0.00	102.00	105.00	0.00	105.00	3.00%
310)	Guard Dogs	2020/21	102.00	0.00	102.00	105.00	0.00	105.00	3.00%
311)	Sterilised Dogs	2020/21	33.00	0.00	33.00	34.00	0.00	34.00	3.00%
312)	TCA Breeding Dogs	2020/21	33.00	0.00	33.00	34.00	0.00	34.00	3.00%
313)	Working dogs	2020/21	33.00	0.00	33.00	34.00	0.00	34.00	3.00%
314)	Racing Greyhound	2020/21	33.00	0.00	33.00	34.00	0.00	34.00	3.00%
315)	Pensioner/Health Care Card Dogs not sterilised	2020/21	38.00	0.00	38.00	39.00	0.00	39.00	3.00%
316)	Obedience Dogs (Trained to ANKC standard) not sterilised	2020/21	38.00	0.00	38.00	39.00	0.00	39.00	3.00%
317)	Pensioner/Health Care Card Dog Sterilised	2020/21	24.00	0.00	24.00	25.00	0.00	25.00	3.00%
318)	Obedience Dogs Sterilised (Trained to ANKC standard)	2020/21	24.00	0.00	24.00	25.00	0.00	25.00	3.00%
319)	Guide Dogs, Assistance & Therapy Dogs		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	New dog registration pre 1 January - 100% of fees charged								
	New dog registration post 1 January - 50% of fees charged								
320)	* Change of Dog Owner Fee (already registered)	2020/21	21.82	2.18	24.00	22.73	2.27	25.00	3.00%
321)	Monthly late fee charged from 1 August	2019/20	13.00	0.00	13.00	14.00	0.00	14.00	5.70%
Pound Maintenance Charges									
322)	* Dog (per day)	2020/21	40.00	4.00	44.00	40.91	4.09	45.00	3.00%
323)	* Large Animals - eg Horse, Cow, Bull, Pig (per day)	2020/21	32.73	3.27	36.00	33.64	3.36	37.00	3.00%
324)	* Small Animals - eg Sheep, Goat (per day)	2020/21	32.73	3.27	36.00	33.64	3.36	37.00	3.00%
325)	* Emergency After Hours Pound Release - Registered dogs only	2020/21	148.18	14.82	163.00	152.73	15.27	168.00	3.00%
326)	* Pound Release (All animals)	2020/21	31.82	3.18	35.00	32.73	3.27	36.00	3.00%
327)	* Animal returned to pound (owner fails to attend Council to collect seized animal)	2020/21	23.64	2.36	26.00	24.55	2.45	27.00	3.00%
Animal Surrender Fee									
328)	* Surrender of Animal to Council	2020/21	350.00	35.00	385.00	360.91	36.09	397.00	3.00%
Application for the keeping of several dogs									
329)	Application Fee	2020/21	94.00	0.00	94.00	97.00	0.00	97.00	3.00%
330)	* Public Notification	2020/21	244.55	24.45	269.00	251.82	25.18	277.00	3.00%
331)	Renewal Fee	2020/21	66.00	0.00	66.00	68.00	0.00	68.00	3.00%
Other Fees									
332)	* Dangerous Dogs Collar	2020/21	50.91	5.09	56.00	52.73	5.27	58.00	3.00%
333)	* Dangerous Dogs Sign	2020/21	78.18	7.82	86.00	80.91	8.09	89.00	3.00%
334)	* Restricted Breed Dogs Collar	2020/21	50.91	5.09	56.00	52.73	5.27	58.00	3.00%
335)	* Restricted Breed Dogs Sign	2020/21	78.18	7.82	86.00	80.91	8.09	89.00	3.00%
336)	Replacement Dog Registration Tag	2018/19	7.00	0.00	7.00	8.00	0.00	8.00	8.70%
337)	* Complaint (s 46) as to nuisance created by dog (refundable)	2020/21	60.00	6.00	66.00	61.82	6.18	68.00	3.00%
	All unpaid Fees are subject to Debt Recovery charges as specified in 19) Debt Recovery								

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22 (* indicates GST applies)

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17) CAT REGISTRATION FEES (BRUNY ISLAND ONLY)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Registration Fees									
338)	Desexed & Microchipped Cat	2020/21	33.00	0.00	33.00	34.00	0.00	34.00	3.00%
339)	Pensioner/Health Care Card Cat	2020/21	24.00	0.00	24.00	25.00	0.00	25.00	3.00%
340)	* Change of Cat Owner Fee (already registered)	2020/21	21.82	2.18	24.00	22.73	2.27	25.00	3.00%
341)	Monthly late fee charged from 1 August	2019/20	13.00	0.00	13.00	14.00	0.00	14.00	5.70%
Pound Maintenance Charges									
342)	* Cat (per day)	2020/21	40.00	4.00	44.00	40.91	4.09	45.00	3.00%
343)	Pound Release	2020/21	35.00	0.00	35.00	36.00	0.00	36.00	3.00%
344)	* Failure to claim cat (per day charge)	2020/21	23.64	2.36	26.00	24.55	2.45	27.00	3.00%
Application for the keeping more than 2 cats									
345)	Application Fee	2020/21	94.00	0.00	94.00	97.00	0.00	97.00	3.00%
346)	* Public Notification	2020/21	244.55	24.45	269.00	251.82	25.18	277.00	3.00%
347)	Renewal Fee	2020/21	66.00	0.00	66.00	68.00	0.00	68.00	3.00%
Nuisance Complaint									
348)	Formal complaint relating to nuisance (Clause 26(2))	2020/21	66.00	0.00	66.00	68.00	0.00	68.00	3.00%
	Refund of Cat Complaint where warranted								
18) RATES SUNDRY CHARGES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
	Set by the Local Government Act 1993								
349)	Section 132 Certificate of Liabilities	2019/20	TBA	0.00	as set by State Govt	TBA	0.00	as set by State Govt	
350)	Section 337 Certificate of Council's Rights	2019/20	TBA	0.00	as set by State Govt	TBA	0.00	as set by State Govt	
351)	* Extract of Valuation		10.00	1.00	11.00	10.00	1.00	11.00	
19) SUNDRY DEBTORS		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
	Sundry Debtor Accounts to be paid on Government Terms (end of month following month invoice is dated).								
352)	Interest at the rate of 8.81% per annum will be applied to outstanding sundry debtor accounts as at the close of business each month.								
353)	All unpaid sundry debtor accounts referred to an external debt collection agency will be subject to additional referral fees								
20) DEBT RECOVERY		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
All debts referred for collection will be subject to the following fees:									
Collection Agency									
354)	Collection fee (infringement/debt referred equal to or greater than 1 penalty unit)	introduced- 2020/21			Inf or Debt -/- 75) - X - X - inf or debt - referral fee				Now under Sundry Debtors
355)	Collection fee (infringement/debt referred less than 1 penalty unit)	2018/19			25% of a penalty unit				Now under Sundry Debtors

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22 (* indicates GST applies)

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21) COUNCIL ON COSTS		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Private Works									
Fire Hazards									
356)	* Administration on PWA Cost		20%	2%	22%	20%	2%	22%	
All Other									
357)	Administration (split between Corporate Services & Works)	2017/18	80.00	0.00	80.00	80.00	0.00	80.00	
Capital Works									
358)	All Contracts		5%	0.00	5%	5%	0.00	5%	
22) RENTAL OF HOUSES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Rent									
359)	Bruny Glensyn Pensioner Units - per week	2020/21	66.00	0.00	66.00	68.00	0.00	68.00	3.00%
Bond									
360)	Bruny Glensyn Pensioner Units Bond (GST 10% if forfeited)	2019/20	270.00	0.00	270.00	285.00	0.00	285.00	5.70%
23) CEMETERY FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
Burial Plot Reservation									
361)	* Single	2020/21	938.18	93.82	1,032.00	966.36	96.64	1,063.00	3.00%
362)	* Double (side by side)	2020/21	1,876.36	187.64	2,064.00	1,932.73	193.27	2,126.00	3.00%
363)	* Double (depth)	2020/21	1,048.18	104.82	1,153.00	1,080.00	108.00	1,188.00	3.00%
Ashes Placement Fees - Memorial Walls									
364)	* Placement of Ashes (Adventure Bay, Alonnah, North West Bay, Woodbridge and Middleton cemeteries)	2020/21	330.91	33.09	364.00	340.91	34.09	375.00	3.00%
365)	* Reservation Fee (Adventure Bay, Alonnah, North West Bay, Woodbridge and Middleton cemeteries)	2020/21	166.36	16.64	183.00	170.91	17.09	188.00	3.00%
	Provision and installation of bronze plaques within the memorial walls at Council managed cemeteries								
	50% Surcharge of plaque cost.								
24) PARKING FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
366)	* Temporary Parking Permit for Building Works	2019/20	13.64	1.36	15.00	13.64	1.36	15.00	0.00%
	All unpaid Fees are subject to Debt Recovery charges as specified in 19) Debt Recovery								
25) MARINE FACILITY FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)
367)	* Charge per vessel per trip at Adventure Bay Jetty	2020/21	29.09	2.91	32.00	30.00	3.00	33.00	3.00%

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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26) OCCUPATION LICENCES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Banners										
368)	* Banners—Remove or Erect	2020/21	424.55	42.45	467.00					Moved to Engineering Fees - see Fee No. 178
Footpath Trading										
369)	* Use of footpaths for Outdoor Dining (annual charge, per square metre)	2020/21	37.27	3.73	41.00					Moved to Engineering Fees - see Fee No. 174
370)	* Portable Signage/Signage on footpaths (annual charge)	Introduced- 2020/21	60.00	6.00	66.00					Moved to Engineering Fees - see Fee No. 175
Skip Bin/Container (on Road Reserve)										
371)	Skip Bin/Container Licence	2020/21	66.00	0.00	66.00					Moved to Engineering Fees - see Fee No. 164
27) SIGN COLLECTION FEE		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
372)	* Fee for recovery of signage breaching By Laws, Legislation and Regulations	2020/21	24.55	2.45	27.00	25.45	2.55	28.00	3.00%	
	Storage fees will also apply									
28) ABANDONED VEHICLES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
373)	* Abandoned Vehicles (incl trailers etc) Storage Fee (per day)	2019/20	14.55	1.45	16.00	15.45	1.55	17.00	5.70%	
374)	* Towing of Abandoned Vehicle	2020/21	116.36	11.64	128.00	136.36	13.64	150.00	17.00%	Amended to reflect current contractor average amount.
29) CAMPING FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
375)	* Camping Fees - Gordon Reserve (per vehicle/tent, per night)	2019/20	5.45	0.55	6.00	5.45	0.55	6.00	5.70%	
30) RIGHT TO INFORMATION		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
376)	Fee for Application for Assessed disclosure	2019/20	40.50	0.00	40.50	TBA	0.00	TBA		
31) BY LAW PERMIT FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
377)	By Law Permit	2020/21	36.00	0.00	36.00	TBA	0.00	TBA	3.00%	Subject to change on adoption of 2021 By-laws
378)	By Law Exemption	2020/21	45.00	0.00	45.00	TBA	0.00	TBA	3.00%	
	* Subject to change on adoption of 2021 By-laws									

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22 (* indicates GST applies)

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32) COMMUNITY HUB FEES		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Auditorium										
Commercial, Corporate and Government users and individuals providing services for a personal profit (Double the below rates)										
379)	* Hourly rate	2020/21	28.18	2.82	31.00	42.27	4.23	46.50	50.00%	As approved by Council on 19/04/2021 - C184/7-2021
380)	* Half Day (5hrs)	2020/21	111.82	11.18	123.00	167.73	16.77	184.50	50.00%	
381)	* Daily rate (10hrs)	2020/21	223.64	22.36	246.00	335.45	33.55	369.00	50.00%	
382)	* Full Day (15hrs)	2020/21	336.36	33.64	370.00	504.55	50.45	555.00	50.00%	
383)	* Full week	2020/21	1,176.36	117.64	1,294.00	1764.55	176.45	1941.00	50.00%	
Auditorium - Markets & Art Exhibitions										
384)	* Community Markets	2020/21	223.64	22.36	246.00	223.64	22.36	246.00		
385)	* Commercial Markets	NEW				447.27	44.73	492.00		
386)	* Art Exhibitions		Negotiable	0.00	Negotiable	Negotiable	0.00	Negotiable		
Whitewater Room/Middleton Room										
Commercial, Corporate and Government users and individuals providing services for a personal profit (Double the below rates)										
387)	* Hourly rate	2020/21	19.09	1.91	21.00	28.64	2.86	31.50	50.00%	As approved by Council on 19/04/2021 - C184/7-2021
388)	* Half Day (5hrs)	2020/21	56.36	5.64	62.00	84.55	8.45	93.00	50.00%	
389)	* Daily rate (10hrs)	2020/21	111.82	11.18	123.00	167.73	16.77	184.50	50.00%	
390)	* Full Day (15hrs)	2020/21	149.09	14.91	164.00	223.64	22.36	246.00	50.00%	
391)	* Market Activities	2020/21	111.82	11.18	123.00					
392)	* Full Week (7 Days)	2020/21	467.27	46.73	514.00	700.91	70.09	771.00	50.00%	
Snug Room (not available for use during 2021/2022)										
Commercial, Corporate and Government users and individuals providing services for a personal profit (Double the below rates)										
393)	* Hourly rate	2020/21	7.27	0.73	8.00	10.91	1.09	12.00	50.00%	As approved by Council on 19/04/2021 - C184/7-2021 Fees removed - Room not available during 2021/22
394)	* Half Day (5hrs)	2020/21	20.91	2.09	23.00	31.36	3.14	34.50	50.00%	
395)	* Daily rate (10hrs)	2020/21	41.82	4.18	46.00	62.73	6.27	69.00	50.00%	
Longley Gallery (not available for use during 2021/2022)										
Commercial, Corporate and Government users and individuals providing services for a personal profit (Double the below rates)										
396)	* Hourly rate	2020/21	7.27	0.73	8.00	10.91	1.09	12.00	50.00%	As approved by Council on 19/04/2021 - C184/7-2021
397)	* Half Day (5hrs)	2020/21	20.91	2.09	23.00	31.36	3.14	34.50	50.00%	
398)	* Daily rate (10hrs)	2020/21	41.82	4.18	46.00	62.73	6.27	69.00	50.00%	
399)	* Art Exhibitions		Negotiable	0.00	Negotiable	Negotiable	0.00	Negotiable		
Co-Working Space										
400)	* Daily rate	2020/21	28.18	2.82	31.00					
401)	* Weekly rate	2020/21	140.00	14.00	154.00					
402)	* Monthly rate	2020/21	369.09	36.91	406.00					
Other Facilities										
403)	* Commercial Kitchen		Negotiable	0.00	Negotiable	45.45	4.55	50.00		As approved by Council on 19/04/2021 - C184/7-2021
404)	* Town Square		Negotiable	0.00	Negotiable	Negotiable	0.00	Negotiable		
405)	* Event Support		Negotiable	0.00	Negotiable	Negotiable	0.00	Negotiable		

KINGBOROUGH COUNCIL - FEES AND CHARGES 2021/22
(* indicates GST applies)

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32) COMMUNITY HUB FEES (Continued)		Last Increase	FEE 2020/21 EXCL GST	GST	FEE 2020/21 INCL GST	FEE 2021/22 EXCL GST	GST	PROPOSED FEE 2021/22 INCL GST	INCREASE 2021/22 (%)	
Additional Equipment										
Pricing (up to 3 hours)										
406)	* Gallery Walls (includes hanging equipment), per set of 10	NEW				45.45	4.55	50.00		As approved by Council on 19/04/2021 - C184/7-2021
407)	* Stage, per 2 sections	NEW				45.45	4.55	50.00		
408)	* Lectern with microphones *only with event support	NEW				90.91	9.09	100.00		
409)	* Projector and Screen (Auditorium)	NEW				90.91	9.09	100.00		
410)	* Roving Microphones with Stands	NEW				72.73	7.27	80.00		
411)	* Lapel Microphones *only available with technical support	NEW				90.91	9.09	100.00		
	Technical Support is available for your event and will include setting up, activating and monitoring of audio-visual equipment.									
	Contact the Community Hub team for details and to provide a quote.									
Other Fees										
412)	* Weekend/After Hours Surcharge	NEW				45.45	4.55	50.00		As approved by Council on 19/04/2021 - C184/7-2021
413)	* Heating	NEW				54.55	5.45	60.00		
414)	* Cleaning Charge	NEW				45.45	4.55	50.00		
415)	* Set Up and Pull Down Fee - Auditorium	NEW				136.36	13.64	150.00		
416)	* Set Up and Pull Down Fee - Middleton/Whitewater	NEW				72.73	7.27	80.00		

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18.2 PROPOSED AMENDMENT TO THE URBAN GROWTH BOUNDARY OF THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY, 69 BRIGHTON ROAD, BRIGHTON.

File Number: 17.01

Author: Adriaan Stander, Strategic Planner

Authoriser: Tasha Tyler-Moore, Manager Development Services

Strategic Plan Reference

Key Priority Area: 3 Sustaining the natural environment whilst facilitating development for our future.

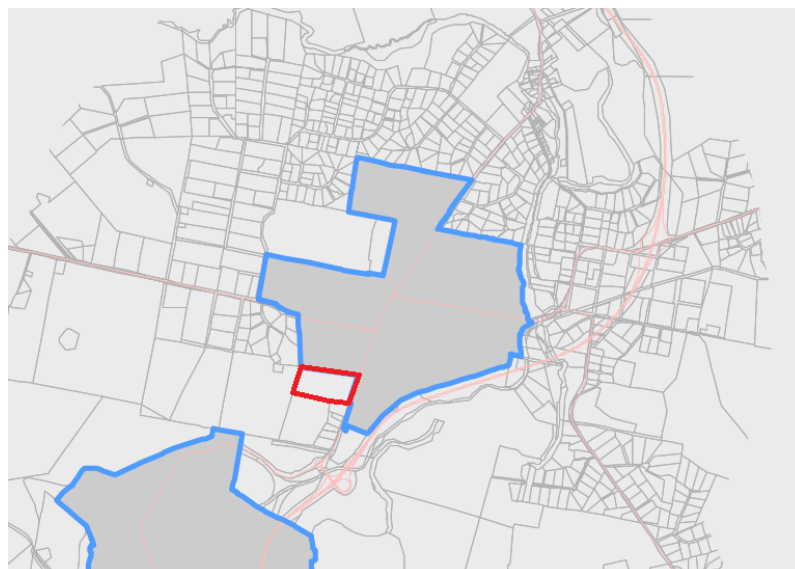
Strategic Outcome: 3.4 Best practice land use planning systems are in place to manage the current and future impacts of development.

1. PURPOSE

- 1.1 Brighton Council has requested an amendment to the Urban Growth Boundary (UGB) of the Southern Tasmania Regional Land Use Strategy (STRLUS). Requests for an amendment to a Regional Land Use Strategy must be supported by all councils within the region. This report seeks Council's 'in principle' support of the proposed amendment to STRLUS.

2. BACKGROUND

- 2.1 Brighton Council has requested an amendment to the Southern Tasmania Regional Land Use Strategy to increase the Urban Growth Area to include land of approximately 11.27 hectares located at 69, Brighton Road, Brighton.
- 2.2 Largely, the request is a result of the Department of Education (DoE) compulsorily acquiring 10 hectares residential land for a new Brighton High School inside the UGB (and next to the subject site). The loss of 10 hectares of land within the UGB puts significant pressure on land supply in the Brighton township.
- 2.2 The area to be included in the UGB is indicated in red in the figure below.



- 2.3 The site is within proximity to the Brighton commercial precinct and Brighton Industrial Estate and is located on an existing bus route along Brighton Rd.
- 2.4. 69 Brighton Road is currently zoned Rural Resource under the Brighton Interim Planning Scheme 2015.
- 2.4 No planning scheme amendment, subdivision or development applications are requested at this time. However, a Master Plan is being prepared for 69 Brighton Rd and the surrounding South Brighton Development Precinct.
- 2.3 Requests for an amendment to a Regional Land Use Strategy must be supported by all councils within the region. As Kingborough Council is one of the southern region councils, Brighton Council is seeking Council's view on the proposal and an indication as to whether Council supports the proposal.

3. STATUTORY REQUIREMENTS

- 3.1 Under Section 30C(3) of LUPAA the Minister for Planning may declare a regional land use strategy.
- 3.2 Section 30C(4) specifies that the Minister must keep all regional land use strategies under regular and periodic review. There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS.
- 3.3 Section 30O(1) of LUPAA (for Interim Schemes) and S.34 - LPS Criteria (for the future Tasmanian Planning Scheme), requires that planning schemes (and any amendments to an existing planning scheme) to be, as far as practicable, consistent with the relevant regional land use strategy.
- 3.4 Pursuant to Section 32(ea) [and 30O(1)] of LUPAA, before certifying and publicly exhibiting a draft planning scheme amendment council needs to be satisfied that the draft amendment is consistent with the relevant regional land use strategy.
- 3.5 Pursuant to Section 30O(1) of LUPAA, the Tasmanian Planning Commission must be satisfied that a draft planning scheme amendment is consistent with the relevant regional land use strategy before approving an amendment. Similar legislative requirements apply to all future LPSs, and amendments to LPSs that will be in place under the Tasmanian Planning Scheme.

4. DISCUSSION

- 4.1 The strategic directions, policies and actions contained within the STRLUS aim to deliver sustainable settlements that are integrated across the region. The strategy represents the agreed and approved strategic directions for the 'entire' southern region and provides certainty to the broader community, infrastructure providers and governments as to medium and long-term investment decisions.
- 4.2 There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS. The Department of Justice, Planning Policy Unit has released an information sheet *RLUS1 – Reviewing and Amending The Regional Land Use Strategies*. It provides guidance on when and under what circumstances the regional land use strategies can be amended. It also sets out the requirements and process for reviewing and considering amendments. In short, any request to substantially modify the Urban Growth Boundary, is required to provide a holistic overview and analysis of current residential land supply and demand for the region in its entirety.

- 4.3 There has been no substantial change to the Urban Growth Boundary in the STRLUS since it was declared. There have only been 5 amendments to date with all being very minor changes, largely to correct errors or anomalies.
- 4.4 The proposal to amend the Urban Growth Boundary will increase land for residential purposes to compensate for residential land lost to accommodate the new school, but not significantly increasing the development potential, compared to the existing situation.
- 4.5 The request by the Brighton Council represents a minor adjustment to the Urban Growth Boundary and will have no effect on the overall attainment of the residential and settlement policies within STRLUS.

5. FINANCE

- 5.1 There are no financial implications associated with this report and recommendation.

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 Brighton Council has requested an amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS) to increase the Urban Growth Area to include land of approximately 11.27 hectares located at 69, Brighton Road, Brighton.
- 7.2 Requests for an amendment to a Regional Land Use Strategy must be supported by all councils within the region. As Kingborough Council is one of the southern region councils, the City of Hobart is seeking Council's view on the proposal and an indication as to whether Council supports the proposal.

8. RISK

- 8.1 There are no risks associated with this report and the recommendation.

9. CONCLUSION

- 9.1 Brighton Council has requested an amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS) to increase the Urban Growth Area to include land of approximately 11.27 hectares located at 69, Brighton Road, Brighton. The request represents a minor adjustment to the Urban Growth Boundary and will have no effect on the overall attainment of the residential and settlement policies within STRLUS.
- 9.2 It is recommended that Council indicates its 'in principle' support of the amendment.

10. RECOMMENDATION

That Council notes the proposal being considered by the City of Brighton Council and indicates '*in principle*' support for amendment to the Urban Growth Boundary contained in Southern Tasmanian Regional Strategy.

ATTACHMENTS

Nil

18.3 POLICY 4.13 - ESTABLISHMENT OF BUSHFIRE HAZARD MANAGEMENT AREAS ON COUNCIL LAND

File Number: 12.257

Author: Meg Lorang, Bushfire Management Officer

Authoriser: Jon Doole, Manager Environmental Services

Strategic Plan Reference

Key Priority Area: 3 Sustaining the natural environment whilst facilitating development for our future.

Strategic Outcome: 3.1 A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth.

1. PURPOSE

- 1.1 The purpose of this report is to present a review of Policy 4.13 Establishment of Bushfire Hazard Management Areas on Council land (refer attached)

2. BACKGROUND

- 2.1 The Establishment of Bushfire Hazard Management Areas on Council land Policy was first approved in November 2017 and was scheduled for an update in December 2019.
- 2.2 The policy was developed to provide Council with a framework for assessing and processing requests from private property owners adjoining Council land to establish bushfire hazard management areas on Council owned or managed land.

3. STATUTORY REQUIREMENTS

- 3.1 The creation of Hazard Management Areas for new buildings in bushfire prone areas is currently regulated across Tasmania under the State Planning Provisions of the *Building Act 2016* and *Building Regulations 2016*.
- Other relevant legislation includes:
 - Kingborough Interim Planning Scheme 2015
 - *Land Use Planning and Approvals Act 1993*
 - *Fire Service Act 1979*
 - *Local Government (Building and Miscellaneous Provisions) Act 1993*
- 3.2 The Bushfire Prone Areas Code (Planning Directive No 5.1) which applies to the interim planning scheme, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in Australian Standard 3959: 2018 Construction of Buildings in Bushfire Prone Areas.

4. DISCUSSION

- 4.1 The attached policy has been reviewed by key Council staff members with a few minor changes made as identified in the marked-up copy.

- 4.2 The main changes required to update the policy relate to changes in legislation (Building Act and Regulation updates) and an update to the Australian Standard relating to Construction of buildings in bushfire-prone areas AS3959:2018.

5. FINANCE

- 5.1 As more development occurs in bushfire prone areas it is foreseeable that Council will receive an increasing number of requests to establish and maintain Hazard Management Areas on Council owned or managed land for the benefit of private developments.
- 5.2 There is considerable cost associated with clearing vegetation for the establishment and ongoing maintenance of hazard management areas for the purpose of providing bushfire protection to properties adjoining bushfire prone vegetation. Where approval is given by Council for hazard management areas to be established on Council land the policy provides for a Part 5 Agreement to be attached to the property, stating that the property owner is responsible for all costs associated with the establishment and maintenance of the hazard management area. Council is required to complete the work or manage contractors to do the work.
- 5.3 Administration of the policy is resource intensive for Council staff. Processing applications, conducting site visits, drawing up Part 5 Agreements and supervising contractors to carry out the clearing work represents the greatest cost to Council.

6. ENVIRONMENT

- 6.1 The establishment and maintenance of Hazard Management Areas on Council land requires vegetation thinning, removal, and annual maintenance to ensure the vegetation is kept in minimum fuel condition. This activity has the potential to negatively impact upon the natural values of Council's bushland reserve network.
- 6.2 The Policy aims to reduce the negative impact on the natural and recreational values of Council owned and managed land by ensuring adverse impacts associated with the clearance of vegetation for the creation of Hazard Management Areas for private development are avoided where possible. Where the creation of Hazard Management Areas on Council owned land cannot be avoided, adverse impacts will be minimised.

7. COMMUNICATION AND CONSULTATION

- 7.1 Council's Establishment of Bushfire Hazard Management Areas on Council Land Policy is publicly available on the website.

8. RISK

- 8.1 Development in bushfire prone areas is increasing and is creating new risks for Council as more people live in bushfire prone areas.
- 8.2 Vegetation clearing associated with the establishment and maintenance of Hazard Management Areas on Council owned or managed land has the potential to negatively impact on the natural and recreation values of Council's reserves as well as the cost of managing reserves. This can conflict with Council's management responsibility for preserving natural & recreational values of its reserves network.
- 8.3 There is a risk that in the absence of policy direction, Council may have to bear the cost of removing vegetation from Council owned or managed land for the creation of Hazard Management Areas for private developments.

- 8.4 Allowing Hazard Management Areas to be established or maintained on Council owned or managed land by private property owners has the potential to expose Council to liability if non-Council employees are injured whilst working on Council land. For this reason, it has been determined that Council employees or contractors engaged by Council will undertake the associated works and the cost of these works will be borne by the private property owner (conditioned via a Part 5 Agreement).
- 8.5 Council has an obligation to manage fire risk on its own land. Allowing Hazard Management Areas to be established on Council owned or managed land for the benefit of private property has the potential to expose Council to liability if the Hazard Management Areas are not maintained to the standard and frequency prescribed in the Part 5 Agreement and a bushfire impacts on the subject private property.

9. CONCLUSION

- 9.1 The policy for the establishment of bushfire Hazard Management Areas on Council owned or managed land aims to provide a consistent approach to the management of requests to establish Hazard Management Areas on Council owned and managed land. In addition to the Policy, Council has developed guidelines and processes to manage requests to establish and maintain Hazard Management Areas for private development on Council owned or managed land in a consistent and transparent manner.
- 9.2 The policy for the establishment of bushfire Hazard Management Areas on Council owned or managed land outlines the measures that Council will take to reduce the impact of development requirements for private property on Council's bushland reserves whilst at the same time accommodating reasonable requirements for developments in bushfire prone areas.
- 9.3 Council has an obligation to manage bushfire risk from its own land, but it also has a commitment to maintain a balance between managing bushfire risk and protecting the natural and recreation values of its bushland reserves from the impact of new Hazard Management Areas.


10. RECOMMENDATION

That Council approve the updated Establishment of Bushfire Hazard Management Areas on Council land Policy 4.13.

ATTACHMENTS

- 1. Existing Policy with Track Changes**
- 2. Updated Policy for Approval**

EXISTING POLICY WITH TRACK CHANGES

<div> Kingborough</div>	<div>Policy on the Establishment of Bushfire Hazard Management Areas on Council Land</div>	<div>(Policy No. 4.13)</div> <div><div>LAST REVIEW NEW Dec 2017</div><div>NEXT REVIEW May 2023Dec 2019</div><div>MINUTE REF</div></div>		
<div>POLICY STATEMENT:</div>	<div><div>1.1</div><div>The purpose of this policy is to provide a framework for managing requests to incorporate Council owned or managed land into new bushfire Hazard Management Areas (HMAs) for private property<u>adjacent development</u>.</div></div> <div><div>1.2</div><div>Kingborough Council recognises that HMAs are an important mechanism for mitigating the risk and providing a degree of protection for people and property from the life threatening consequences of bushfires. Council also has a commitment to maintain a balance between managing bushfire threat and protecting the natural values of its bushland reserves from the impact of new HMAs.</div></div>			
<div>DEFINITIONS:</div>	<div><div>2.1</div><div><u>Accredited Bushfire Hazard Practitioners means a Bushfire Hazard Practitioner accredited under Part IVA of the Fire Services Act 1979.</u></div></div> <div><div>2.42.2</div><div><u>AS 3959:2018</u> Australian Standard for Construction of Buildings in Bushfire-Prone Areas.</div></div> <div><div>2.22.3</div><div><u>Bushfire Hazard Management Area (HMA)</u> is defined in the Bushfire Prone Areas Code Tasmania under the <i>Land Use Planning and Approvals Act 1993</i>. Hazard Management Area means the area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.</div><div>HMAs will provide a degree of protection for people from the life-threatening consequences of radiant heat by providing separation from unmanaged vegetation. HMAs whilst designed to enhance the ability of buildings to withstand bushfire attack in no way form a guarantee against the loss of life or property as a result of bushfire.</div><div>The Bushfire-Prone Areas Code requires HMAs to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in AS 3959 – 2009-2018 <i>Construction of Buildings in Bushfire Prone Areas</i>.</div></div> <div><div>2.32.4</div><div><u>Separation distances</u> for HMAs are defined in Table 2.4.46 AS 3959 – 2009-2018 <i>Construction of Buildings in Bushfire Prone Areas</i>.</div></div> <div><div>2.42.5</div><div><u>Bushfire Attack Level (BAL)</u> is a numerical value which relates to heat exposure levels (the severity of radiant heat) that a site may experience during a bushfire. BAL are derived from Australian Standards 3959-2009-2018 and are measured in increments of radiant heat expressed in kilowatts per metre squared.</div><div>The <i>Australian Standard for Construction of Buildings in Bushfire Prone Areas</i> AS3959:2009-2018 divides bushfire prone areas into six bushfire attack levels (BAL), based on the severity of the building’s potential exposure to ember attack, radiant heat<u>heat</u>, and direct flame contact:</div></div> <div><div>2.5</div><div>BAL-LOW - very low risk</div></div> <div><div>2.6</div><div>BAL-12.5 - low risk</div></div> <div><div>2.7</div><div>BAL-19 -moderate risk</div></div> <div><div>2.8</div><div>BAL-29 -high risk</div></div>			

	<p>2.9 BAL-40 -very high risk</p> <p>2.10 BAL-FZ -extreme risk (Flame Zone)</p> <p>The subdivision of land in bushfire prone areas requires a BAL assessment to ensure that each lot within the subdivision is able to provide a safe and compliant site for building.</p> <p>Once a Bushfire Attack Level has been determined for a site (by a qualified practitioner following the method outlined in <i>Australian Standard for Construction of Buildings in Bushfire-Prone Areas</i> AS3959:20092018), appropriate building construction and design requirements can be determined. Developments that are closer to bushfire-prone vegetation will be assessed as having a higher Bushfire Attack Level (BAL) and as a result, more rigorous building construction standards will be required.</p> <p>2.11 2.6 Bushfire Prone Area is defined in the Building Regulations 2014 (as amended) as:</p> <ul style="list-style-type: none"> land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 ha. <p>2.12 Land other than land that is within the boundary of an area shown as being not bushfire prone on a planning scheme map or on an overlay on a planning scheme map; and</p> <p>2.13 Where there is no area shown as being not bushfire prone on a planning scheme map or on an overlay on a planning scheme map, land that is within 100m of an area of bushfire prone vegetation equal to or greater than one hectare.</p> <p>2.14 2.7 Bushfire Hazard Management Plan</p> <p>A plan drawn up using AS3959:20092018 that describes the architectural and land management requirements for a development to achieve an acceptable level of bushfire risk management. Bushfire Hazard Management Plans are drawn up by practitioners accredited by Tasmania Fire Service in the use of AS3959:20092018.</p>
OBJECTIVE:	<p>3.1 To avoid the use of public land in Council's care and control for private use as a HMA.</p> <p>3.2 Where the creation of HMAs on Council land cannot be avoided, to minimise the extent to which Council owned land shall be used or relied upon for asset protection purposes to accommodate HMAs.</p> <p>3.3 Provide a clear and transparent process and criteria that enable a consistent approach to the assessment of requests to establish HMAs on Council owned and managed land for the benefit of adjoining dwellings.</p>
SCOPE:	<p>4.1 This policy applies to all requests for HMAs on Council owned or managed land associated with new and existing uses and developments and includes:</p> <p>a) Development and Use applications assessed under the Kingborough Planning Scheme 2000, Kingborough Interim Planning Scheme 2015 or any subsequent planning scheme declared under the <i>Land Use Planning and Approvals Act 1993</i> and applicable to the Kingborough Municipal area.</p> <p>b) New building work on land classified as being bushfire prone under the provisions of the <i>Building Act 2016</i> and/or the Director of Building Control determination.</p>
PROCEDURE: (POLICY DETAIL)	<p>5.1 Applications for new HMAs will be assessed against a set of criteria contained in the related Council document: <i>'Criteria for processing requests to establish Hazard Management Areas on Council land'</i>.</p> <p>5.2 From time to time Council may vary the criteria that apply to requests to establish Hazard Management Areas on Council land as the need arises (in response to changes in legislation etc.).</p>

<p>GUIDELINES</p>	<p>6.1 Where possible, all HMAs should be contained within the property being developed, irrespective of the presence of an existing Council maintained HMA within a reserve adjoining the subject property, unless in accordance with an existing Bushfire Management Plan for the reserve.</p> <p>6.2 Where HMA requirements cannot be met within the private land being developed, private property owners must use an alternate bushfire protection design as a Deemed-to-Satisfy solution that meets the requirements of the National Construction Code to achieve an acceptable level of bushfire risk management for construction of a building to BAL 29 standard before Council will consider establishing a HMA on Council owned or managed land.</p> <p>6.3 Council consent will be required to implement a Hazard Management Area on Council owned or managed land. A development proposing works on Council owned or managed land should not be prepared, or <u>prepared or</u> submitted without first achieving the consent of Council.</p> <p>6.4 Council will give consideration to <u>consider</u> the need to balance the management of the threat of bushfires to human life and assets with the need to protect the ecological, cultural <u>cultural</u>, and recreational values of its bushland reserves.</p> <p>6.5 Consent to create a HMA on council land will not be provided (other than in exceptional circumstances) for developments other than a new single habitable building on an undeveloped title created prior to 2015.</p> <p>6.6 Before Council will give consideration to <u>consider</u> requests to clear vegetation on Council owned or managed land for incorporation into a Hazard Management Area for private property, property owners are required to demonstrate that they have:</p> <ul style="list-style-type: none"> a) explored all other options (design and construction solutions, creation of escape routes, etc.). b) established and maintained a Hazard Management Area within the lot that is the subject of the request. c) used an alternate bushfire protection design as a Deemed-to-Satisfy Solution that meets the requirements of the National Construction Code to achieve an acceptable level of bushfire risk management for construction of a building to BAL 29 standard. <p>6.7 Where the creation of a HMA on Council land cannot be avoided (such as where the topography of a site is a limiting factor), each request will be considered on its own merits with regard to:</p> <ul style="list-style-type: none"> a) the natural and cultural values (including recreational and visual amenity values) of the land, b) the relevant reserve management plans and/or strategy documents, and c) resources required to establish and maintain the HMA. <p>Note: increased or unanticipated costs associated with building in a bushfire prone area or the size of a block limiting the area available for creation of a HMA are not considered valid reasons to require creation of HMA on Council land.</p> <p>6.8 Costs associated with the establishment and maintenance of Hazard Management Areas on Council land are to be borne by the private property owner.</p>
<p>COMMUNICATION:</p>	<p>7.1 This policy will be made available to the general public on the Council website and at the Customer Services counter.</p> <p>7.2 The following stakeholders have a direct interest in this policy and should be notified of any amendments through direct communications:</p> <ul style="list-style-type: none"> • Council staff • Development applicants

	<ul style="list-style-type: none"> Bushfire Hazard Practitioners, building surveyors, development advisors and Consultants
LEGISLATION:	<p>8.1 HMAs are required to ensure that potential bushfire fuel surrounding a building development in a bushfire prone area is minimised. The creation of HMAs for new buildings in Bushfire Prone Areas is regulated across Tasmania under the Tasmanian State Planning Provisions planning scheme in effect and the <i>Building Act 2016</i> and <i>Building Regulations 2014-2016</i> (which give effect to the former <i>Building Regulations 2014</i> until the implementation of the Tasmanian Planning Scheme at which time the requirements of the Building Regulations 2016 take effect).</p> <p>Other relevant legislation:</p> <ul style="list-style-type: none"> Kingborough Interim Planning Scheme 2015 Tasmanian Planning Scheme – State Planning Provisions Building Regulation 2014 (Amended) <i>Land Use Planning and Approvals Act 1993</i> <i>Fire Service Act 1979</i> <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>
RELATED DOCUMENTS:	<p>9.1 National Construction Code of Australia 2019</p> <p>9.2 AS3959:2009-2018 <i>Australian Standard for Construction of Buildings in Bushfire-Prone Areas</i>.</p> <p>9.3 Bushfire- prone Areas Code, Tasmanian Planning Commission, Department of Justice, Tasmania</p> <p>9.4 Planning Directive No. 5.1 Bushfire – Prone Areas Code</p> <p>9.5 Guidelines for Development in Bushfire Prone Areas of Tasmania. Tasmania Fire Service. 2005</p> <p>9.6 Kingborough Council Parks, Recreation and Natural Areas By-Law 2011</p> <p>9.7 Kingborough Council Biodiversity Offset Policy</p> <p>9.8 Tasmanian Vegetation Fire Management Policy 2017 (State Fire Management Council)</p>
AUDIENCE:	<ul style="list-style-type: none"> Kingborough Council Councillors Kingborough Council staff Development applicants Accredited Bushfire Hazard Practitioners, building surveyors, development advisors and Consultants Tasmanian Planning Commission Community Tasmania Fire Service Bushfire Planning and Policy Risk Unit

Criteria for processing requests to establish

Hazard Management Areas on Council land:

To be used in conjunction with the *Policy on the Establishment of Bushfire Hazard Management Areas on Council land*

(Kingborough Council Policy No. 4.13).

The following details outline how Council will manage requests to establish HMAs on Council owned or managed land:

1. A development proposing works on Council owned or managed land should not be ~~prepared,~~ prepared or submitted without first achieving the consent of Council.
2. Council will ensure that the Bushfire Attack Level and the HMA proposed are in proportion with the natural constraints of the land (such as topography).
3. Where the creation of HMAs on Council land cannot physically be avoided the inclusion of any Council land in a HMA is conditional upon:
 - a) the HMA being required for the development of a new building, or an extension to an existing building, for a lot existing prior to 1 July 2015. Bushfire HMAs required for new subdivisions or for alterations or additions to an existing building lodged after this date will not be provided on Council land. Developments for titles created after 1 July 2015 must rely upon Performance Solutions alone to provide bushfire protection to a building.
 - b) the siting and building design of the proposed building shall be such that all practical attempts will be made to minimise the extent of any vegetation clearing on Council land.
 - c) the maximum extent of the HMA on Council land will be the minimum necessary to provide a buffer appropriate for protection of a building constructed to BAL 29 under AS3959: 2009-2018 unless exceptional circumstances (as described in point 8 below) can be established.
- ~~4.~~ The initial establishment of a HMA on Council land will be implemented by Council as per an agreed plan, with all costs to be borne by the private property owner. Authority to establish and maintain HMA's on Council land will be detailed in a Part 5 Agreement which will be attached to the title of the private property. Alternatively, the creation of a fire easement for the protection of adjoining developments may be appropriate in limited situations where it can be demonstrated that the ongoing management measures are straight forward and do not required detailed management prescriptions.

5. HMAs on Council land will only be established following the issue of a building permit and the commencement of building works but prior to the issue of a certificate of occupancy.

6. Payment of the cost associated with the establishment and ongoing maintenance of HMAs on Council owned land will be the responsibility of the private property owner.

7. Ongoing vegetation management work associated with the maintenance of HMAs on Council land will be supervised and/or carried out by Council employees in accordance with a formal agreement with Council, with all costs to be borne by the private property owner.

8. Only where an applicant can demonstrate there are exceptional circumstances will Council consider a request that does not meet ~~all of~~ the requirements (1 to 4 above). Exceptional circumstances may apply to developments with an existing title, in a location which is zoned residential and where the natural constraints of the land mean that it is not possible to build anywhere else on the subject lot.

In such cases it is the responsibility of the applicant to provide supporting evidence to substantiate their request which must then be reported to and approved by the Council.

Additional notes for property owners seeking permission

to establish a Hazard Management Area on Council Land:

- a) Applicants for new developments are advised to seek advice on the requirements for Hazard Management Areas through the Bushfire Hazard Management Plan process *prior* to having concept plans drawn up for new buildings. If the Bushfire Management Plan process indicates that it may be necessary to incorporate Council owned or managed land in the creation of a Hazard Management Area it is important to discuss this with Council before a final concept plan is written for the development site.
- b) Permission to establish a HMA on Council land may requires a lease/licence agreement between Council and the property owner, a permit under the relevant by-law and/or a legal agreement on the title such as a Part 5 Agreement or Fire Easement.
- c) The applicant is responsible for gaining all necessary statutory approvals, including all required documentation and associated costs (i.e., planning, legal, environmental and building).

Standard for vegetation management for establishment of HMAs

- a) Where approval is granted for a HMA to be established on Council owned or managed land, vegetation management for the HMA must be ~~conducted~~ established and maintained in accordance with a Bushfire Hazard Management Plan endorsed by a ~~TFS~~ Tasmania Fire Service accredited person (in the case of a new development) or otherwise follow recommendations to maintain fuel in a 'low condition' – as per TFS Guidelines (Building for Bushfire – Hazard Management Areas, 2016).

⇒ [http://www.fire.tas.gov.au/userfiles/alanar/file/Nov%202019/190341%20TFS%20Building%20for%20Bushfire Hazard%20Management%20Area 5%20July.pdf](http://www.fire.tas.gov.au/userfiles/alanar/file/Nov%202019/190341%20TFS%20Building%20for%20Bushfire%20Hazard%20Management%20Area%205%20July.pdf)

- b) The extent of vegetation clearance/disturbance for a HMA is to be not more than the minimum necessary for adequate protection from bushfire.

UPDATED POLICY FOR APPROVAL



Policy No:	4.13	Minute No:	TBA
Approved by Council	May 2021	ECM File No:	12.257
New Review Date:	May 2023	Version:	2.0
Responsible Officer:	Bushfire Management Officer		

Establishment of Bushfire Hazard Management Areas on Council Land Policy

POLICY STATEMENT	<p>1.1 The purpose of this policy is to provide a framework for managing requests to incorporate Council owned or managed land into new bushfire Hazard Management Areas (HMAs) for adjacent development.</p> <p>1.2 Kingborough Council recognises that HMAs are an important mechanism for mitigating the risk and providing a degree of protection for people and property from the life threatening consequences of bushfires. Council also has a commitment to maintain a balance between managing bushfire threat and protecting the natural values of its bushland reserves from the impact of new HMAs.</p>
DEFINITIONS	<p>2.1 Accredited Bushfire Hazard Practitioners means a Bushfire Hazard Practitioner accredited under Part IVA of the Fire Services Act 1979.</p> <p>2.2 AS 3959:2018 - Australian Standard for Construction of Buildings in Bushfire-Prone Areas.</p> <p>2.3 Bushfire Hazard Management Area (HMA) is defined in the Bushfire Prone Areas Code Tasmania under the Land Use Planning and Approvals Act 1993. Hazard Management Area means the area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.</p> <p>HMAs will provide a degree of protection for people from the life-threatening consequences of radiant heat by providing separation from unmanaged vegetation. HMAs whilst designed to enhance the ability of buildings to withstand bushfire attack in no way form a guarantee against the loss of life or property as a result of bushfire.</p> <p>The Bushfire-Prone Areas Code requires HMAs to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.</p> <p>2.4 Separation distances for HMAs are defined in Table 2.6 AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.</p> <p>2.5 Bushfire Attack Level (BAL) is a numerical value which relates to heat exposure levels (the severity of radiant heat) that a site may experience during a bushfire. BAL are derived from Australian Standards 3959-2018 and are measured in increments of radiant heat expressed in kilowatts per metre squared.</p>



Policy No: **4.13**
 Approved by Council **May 2021**
 New Review Date: **May 2023**
 Responsible Officer: **Bushfire Management Officer**

Minute No: **TBA**
 ECM File No: **12.257**
 Version: **2.0**

	<p><i>The Australian Standard for Construction of Buildings in Bushfire Prone Areas AS3959:2018</i> divides bushfire prone areas into six bushfire attack levels (BAL), based on the severity of the building's potential exposure to ember attack, radiant heat, and direct flame contact:</p> <p>BAL-LOW - very low risk BAL-12.5 - low risk BAL-19 -moderate risk BAL-29 -high risk BAL-40 -very high risk BAL-FZ -extreme risk (Flame Zone)</p> <p>The subdivision of land in bushfire prone areas requires a BAL assessment to ensure that each lot within the subdivision is able to provide a safe and compliant site for building.</p> <p>Once a Bushfire Attack Level has been determined for a site (by a qualified practitioner following the method outlined in <i>Australian Standard for Construction of Buildings in Bushfire-Prone Areas AS3959:2018</i>), appropriate building construction and design requirements can be determined. Developments that are closer to bushfire-prone vegetation will be assessed as having a higher Bushfire Attack Level (BAL) and as a result, more rigorous building construction standards will be required.</p> <p>2.6 Bushfire Prone Area is defined as:</p> <ul style="list-style-type: none"> land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 ha. <p>2.7 Bushfire Hazard Management Plan</p> <p>A plan drawn up using AS3959:2018 that describes the architectural and land management requirements for a development to achieve an acceptable level of bushfire risk management. Bushfire Hazard Management Plans are drawn up by practitioners accredited by Tasmania Fire Service in the use of AS3959:2018.</p>
OBJECTIVE	<p>3.1 To avoid the use of public land in Council's care and control for private use as a HMA.</p> <p>3.2 Where the creation of HMAs on Council land cannot be avoided, to minimise the extent to which Council owned land shall be used or relied upon for asset protection purposes to accommodate HMAs.</p> <p>3.3 Provide a clear and transparent process and criteria that enable a consistent approach to the assessment of requests to establish HMAs on Council owned and managed land for the benefit of adjoining dwellings.</p>
SCOPE	<p>4.1 This policy applies to all requests for HMAs on Council owned or managed land associated with new and existing uses and developments and includes:</p>



Policy No: **4.13**
 Approved by Council **May 2021**
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 Responsible Officer: **Bushfire Management Officer**

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	<p>a) Development and Use applications assessed under the Kingborough Planning Scheme 2000, Kingborough Interim Planning Scheme 2015 or any subsequent planning scheme declared under the <i>Land Use Planning and Approvals Act 1993</i> and applicable to the Kingborough Municipal area.</p> <p>b) New building work on land classified as being bushfire prone under the provisions of the <i>Building Act 2016</i> and/or the Director of Building Control determination.</p>
PROCEDURE (POLICY DETAIL)	<p>5.1 Applications for new HMAs will be assessed against a set of criteria contained in the related Council document: <i>'Criteria for processing requests to establish Hazard Management Areas on Council land'</i>.</p> <p>5.2 From time to time Council may vary the criteria that apply to requests to establish Hazard Management Areas on Council land as the need arises (in response to changes in legislation etc.).</p>
GUIDELINES	<p>6.1 Where possible, all HMAs should be contained within the property being developed, irrespective of the presence of an existing Council maintained HMA within a reserve adjoining the subject property, unless in accordance with an existing Bushfire Management Plan for the reserve.</p> <p>6.2 Where HMA requirements cannot be met within the private land being developed, private property owners must use an alternate bushfire protection design as a Deemed-to-Satisfy solution that meets the requirements of the National Construction Code to achieve an acceptable level of bushfire risk management for construction of a building to BAL 29 standard before Council will consider establishing a HMA on Council owned or managed land.</p> <p>6.3 Council consent will be required to implement a Hazard Management Area on Council owned or managed land. A development proposing works on Council owned or managed land should not be prepared or submitted without first achieving the consent of Council.</p> <p>6.4 Council will consider the need to balance the management of the threat of bushfires to human life and assets with the need to protect the ecological, cultural, and recreational values of its bushland reserves.</p> <p>6.5 Consent to create a HMA on council land will not be provided (other than in exceptional circumstances) for developments other than a new single habitable building on an undeveloped title created prior to 2015.</p> <p>6.6 Before Council will consider requests to clear vegetation on Council owned or managed land for incorporation into a Hazard Management Area for private property, property owners are required to demonstrate that they have:</p> <ul style="list-style-type: none"> (a) explored all other options (design and construction solutions, creation of escape routes, etc.). (b) established and maintained a Hazard Management Area within the lot that is the subject of the request.



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	<p>(c) used an alternate bushfire protection design as a Deemed-to-Satisfy Solution that meets the requirements of the National Construction Code to achieve an acceptable level of bushfire risk management for construction of a building to BAL 29 standard.</p> <p>6.7 Where the creation of a HMA on Council land cannot be avoided (such as where the topography of a site is a limiting factor), each request will be considered on its own merits with regard to:</p> <ul style="list-style-type: none"> (a) the natural and cultural values (including recreational and visual amenity values) of the land, (b) the relevant reserve management plans and/or strategy documents, and (c) resources required to establish and maintain the HMA. <p>Note: increased or unanticipated costs associated with building in a bushfire prone area or the size of a block limiting the area available for creation of a HMA are not considered valid reasons to require creation of HMA on Council land.</p> <p>6.8 Costs associated with the establishment and maintenance of Hazard Management Areas on Council land are to be borne by the private property owner.</p>
COMMUNICATION	<p>7.1 This policy will be made available to the general public on the Council website and at the Customer Services counter.</p> <p>7.2 The following stakeholders have a direct interest in this policy and should be notified of any amendments through direct communications:</p> <ul style="list-style-type: none"> • Council staff • Development applicants • Bushfire Hazard Practitioners, building surveyors, development advisors and Consultants
LEGISLATION	<p>8.1 HMAs are required to ensure that potential bushfire fuel surrounding a development in a bushfire prone area is minimised. The creation of HMAs for new buildings in Bushfire Prone Areas is regulated across Tasmania under the planning scheme in effect and the <i>Building Act 2016</i> and <i>Building Regulations 2016</i> (which give effect to the former Building Regulations 2014 until the implementation of the Tasmanian Planning Scheme at which time the requirements of the Building Regulations 2016 take effect).</p> <p>8.2 Other relevant legislation:</p> <ul style="list-style-type: none"> • Kingborough Interim Planning Scheme 2015 • Tasmanian Planning Scheme – State Planning Provisions • <i>Land Use Planning and Approvals Act 1993</i> • <i>Fire Service Act 1979</i> • <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>



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RELATED DOCUMENTS	<p>9.1 National Construction Code of Australia 2019</p> <p>9.2 AS3959:2018 <i>Australian Standard for Construction of Buildings in Bushfire-Prone Areas.</i></p> <p>9.3 Bushfire- prone Areas Code, Tasmanian Planning Commission, Department of Justice, Tasmania</p> <p>9.4 Planning Directive No. 5.1 Bushfire – Prone Areas Code</p> <p>9.5 Guidelines for Development in Bushfire Prone Areas of Tasmania. Tasmania Fire Service. 2005</p> <p>9.6 Kingborough Council Parks, Recreation and Natural Areas By-Law 2011</p> <p>9.7 Kingborough Council Biodiversity Offset Policy</p> <p>9.8 Tasmanian Vegetation Fire Management Policy 2017 (State Fire Management Council)</p>
AUDIENCE	<p>10.1 Kingborough Council Councillors</p> <p>10.2 Kingborough Council staff</p> <p>10.3 Development applicants</p> <p>10.4 Accredited Bushfire Hazard Practitioners, building surveyors, development advisers and consultants.</p> <p>10.5 Tasmanian Planning Commission</p> <p>10.6 Community</p> <p>10.7 Tasmania Fire Service Bushfire Risk Unit</p>

Criteria for processing requests to establish

Hazard Management Areas on Council land:

To be used in conjunction with the *Policy on the Establishment of Bushfire Hazard Management Areas on Council land*

(Kingborough Council Policy No. 4.13).

The following details outline how Council will manage requests to establish HMAs on Council owned or managed land:

1. A development proposing works on Council owned or managed land should not be prepared or submitted without first achieving the consent of Council.
2. Council will ensure that the Bushfire Attack Level and the HMA proposed are in proportion with the natural constraints of the land (such as topography).
3. Where the creation of HMAs on Council land cannot physically be avoided the inclusion of any Council land in a HMA is conditional upon:
 - a) the HMA being required for the development of a new building, or an extension to an existing building, for a lot existing prior to 1 July 2015. Bushfire HMAs required for new subdivisions or for alterations or additions to an existing building lodged after this date will not be provided on Council land. Developments for titles created after 1 July 2015 must rely upon Performance Solutions alone to provide bushfire protection to a building.
 - b) the siting and building design of the proposed building shall be such that all practical attempts will be made to minimise the extent of any vegetation clearing on Council land.
 - c) the maximum extent of the HMA on Council land will be the minimum necessary to provide a buffer appropriate for protection of a building constructed to BAL 29 under AS3959:2018 unless exceptional circumstances (as described in point 8 below) can be established.
4. The initial establishment of a HMA on Council land will be implemented by Council as per an agreed plan, with all costs to be borne by the private property owner. Authority to establish and maintain HMA's on Council land will be detailed in a Part 5 Agreement which will be attached to the title of the private property. Alternatively, the creation of a fire easement for the protection of adjoining developments may be appropriate in limited situations where it can be demonstrated that the ongoing management measures are straight forward and do not required detailed management prescriptions.
5. HMAs on Council land will only be established following the issue of a building permit and the commencement of building works but prior to the issue of a certificate of occupancy.
6. Payment of the cost associated with the establishment and ongoing maintenance of HMAs on Council owned land will be the responsibility of the private property owner.

7. Ongoing vegetation management work associated with the maintenance of HMAs on Council land will be supervised and/or carried out by Council employees in accordance with a formal agreement with Council, with all costs to be borne by the private property owner.
8. Only where an applicant can demonstrate there are exceptional circumstances will Council consider a request that does not meet all the requirements (1 to 4 above). Exceptional circumstances may apply to developments with an existing title, in a location which is zoned residential and where the natural constraints of the land mean that it is not possible to build anywhere else on the subject lot.
In such cases it is the responsibility of the applicant to provide supporting evidence to substantiate their request which must then be reported to and approved by the Council.

Additional notes for property owners seeking permission

to establish a Hazard Management Area on Council Land:

- a) Applicants for new developments are advised to seek advice on the requirements for Hazard Management Areas through the Bushfire Hazard Management Plan process *prior* to having concept plans drawn up for new buildings. If the Bushfire Management Plan process indicates that it may be necessary to incorporate Council owned or managed land in the creation of a Hazard Management Area it is important to discuss this with Council before a final concept plan is written for the development site.
- b) Permission to establish a HMA on Council land may require a lease/licence agreement between Council and the property owner, a permit under the relevant by-law and/or a legal agreement on the title such as a Part 5 Agreement or Fire Easement.
- c) The applicant is responsible for gaining all necessary statutory approvals, including all required documentation and associated costs (i.e., planning, legal, environmental and building).

Standard for vegetation management for establishment of HMAs

- a) Where approval is granted for a HMA to be established on Council owned or managed land, vegetation management for the HMA must be established and maintained in accordance with a Bushfire Hazard Management Plan endorsed by a Tasmania Fire Service accredited person (in the case of a new development) or otherwise follow recommendations to maintain fuel in a 'low condition' – as per TFS Guidelines (Building for Bushfire – Hazard Management Areas, 2016).
http://www.fire.tas.gov.au/userfiles/alanar/file/Nov%202019/190341%20TFS%20Building%20for%20Bushfire_Hazard%20Management%20Area_5%20July.pdf
- b) The extent of vegetation clearance/disturbance for a HMA is to be not more than the minimum necessary for adequate protection from bushfire.

18.4 WOODBRIDGE RECREATION GROUND: SPORTS PAVILION COMMEMORATIVE NAMING PROPOSAL

File Number: 20.128 & 20.132

Author: Paul Donnelly, Urban Designer

Authoriser: Daniel Smee, Director Governance, Recreation & Property Services

Strategic Plan Reference

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

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

1. PURPOSE

- 1.1 The purpose of this report is to present the results of an engagement activity undertaken by Council in relation to a proposal by the Woodbridge Cricket Club to name the Woodbridge Recreation Ground (also known as Woodbridge Oval) after Ms Lily Poulett-Harris (1873 – 1897), and to;
- 1.2 Consider a revised recommendation to commemorate Lily Poulett-Harris, by naming the sports pavilion at the Woodbridge Recreation Ground in her honour.

2. BACKGROUND

- 2.1 Correspondence has been received from the Woodbridge Cricket Club asking Council to endorse a submission to the Nomenclature Board of Tasmania (now the Place Names Advisory Panel) that the Woodbridge Oval be named after Ms Lily Poulett-Harris.
- 2.2 Agenda item 16.4: 'Naming of Woodbridge Recreation Ground' (ref. Ordinary Council Meeting Agenda No. 2, 1 February 2021) outlines the Woodbridge Cricket Club's original naming proposal.
- 2.3 In accordance with Minute C46/2-2021, Council undertook and completed a community engagement activity in relation to the Cricket Club's proposal.
- 2.4 Kingborough Council Policy No.4.17: 'Memorials Policy' outlines procedures for receiving and processing proposals to rename community facilities under Council ownership.
- 2.5 The Woodbridge Recreation Ground, including the oval and sports pavilion, are owned by Council.

3. STATUTORY REQUIREMENTS

- 3.1 The Place Names Advisory Panel replaced the Nomenclature Board when the Place Names Act 2020 came into effect on 1 July 2020.
- 3.2 Under this Act, the Minister for Primary Industries and Water is responsible for assigning a name to a place, other than a road or street, upon advice and recommendation from the Place Names Advisory Panel.

4. DISCUSSION

- 4.1 The Woodbridge Cricket Club has submitted a proposal to rename the Woodbridge Oval in honour of Lily Poulett-Harris. The aim of the proposal was to formally recognise Lily through a gazetted name change process, in accordance with the Place Names Act 2020.
- 4.2 An engagement activity was subsequently undertaken to establish the level of community support for the Cricket Club's proposal.
- 4.3 The results of the engagement activity indicate the level of community support for the proposal is limited and is reflected in a relatively even split between those in favour and those against (ref. 7.7 below).
- 4.4 In response to the results of the engagement activity, the Woodbridge Cricket Club has provided a revised proposal; that the sports pavilion at the Woodbridge Recreation Ground be named in honour of Lily Poulett-Harris. Exact wording for the revised naming proposal is:

Lily Poulett-Harris Pavilion

- 4.5 The Place Names Act 2020 does not apply to the naming of a building (ref. Part 1 – Section 4.2 (a) of the Act).

5. FINANCE

- 5.1 There are no financial issues associated with this matter.

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

- 7.1 An engagement activity was designed and undertaken in accordance with Minute C46/2-2021 and Kingborough Council's 'Communications and Engagement Policy'. The model selected for this engagement activity was: 'consult'. Stakeholders were given the opportunity to provide feedback and to influence the decision. The aim of the activity was to obtain feedback from the Woodbridge community in relation to the Cricket Club's proposal to rename the Woodbridge Oval in honour of Lily Poulett-Harris and, more specifically, to measure the level of support for the proposal.
- 7.2 A survey was developed and published using Council's OurSay platform. The survey was live for four weeks (from February 18 through to March 21, 2021).
- 7.3 The OurSay online survey was promoted in: the Barwick Bugle (a local email newsletter service with over 600 subscribers); the Kingborough Chronicle; and via Council's social media channels (including Facebook). The consultation activity garnered significant community interest, attracting 672 page views (to the OurSay online survey). 131 completed surveys were submitted. In addition, two email submissions were received and noted.
- 7.4 Respondents were presented with background information about the proposal, including information about Lily Poulett-Harris.
- 7.5 The OurSay online survey included four questions and an opportunity for respondents to provide additional information via free text feedback.

7.6 An overview of the OurSay online survey questions and results is provided below:

1) Do you support the proposal from the Woodbridge Cricket Club to rename the Woodbridge Oval the Lily Poulett-Harris Oval?

- YES: 47.4%
- NO: 52.6%

2) If no (at 1), Would you prefer the alternative option of naming the pavilion after Lily Poulett-Harris?

- YES: 59.2%
- NO: 40.8%

3) If no (at 1), Would you prefer the name of the Woodbridge Recreation Ground and oval remain unchanged?

- YES: 95.8%
- NO: 4.2%

4) Are you a resident of Woodbridge?

- YES: 62.9%
- NO: 37.1%

7.7 Respondents provided detailed qualifying information in relation to why they hold a particular view. The volume of feedback, and detail contained therein, indicates respondents carry a strongly held view (and this was reflected evenly between both the YES and NO camps, revealing there are strong feelings held either way).

7.8 Of those who answered NO (to the substantive at question 1), there was a clear trend towards claims that Lily has no 'connection' to Woodbridge Oval (and, therefore, the proposal was considered inappropriate by some), with many suggesting a more fitting place to recognise Lily's role in cricket would be at Kettering Oval.

7.9 Of those who answered YES (to the substantive), there was a strong desire to give due recognition to Lily's role in women's cricket and to her status as a historically notable resident of Woodbridge in this way. YES respondents were also keen to support the proposal as they felt this would be a way of addressing over-representation of men within the public domain, and that naming the oval in honour of Lily would encourage young girls to take up sporting opportunities.

7.10 The results of the engagement activity were analysed and presented to the Woodbridge Cricket Club (as the proponent) for their consideration. A committee of the Cricket Club considered its position in relation to the original proposal and the results of the community engagement activity, and provided the following response:

The committee has considered its position and still believes that Lily is worthy of formal recognition and that Woodbridge is the appropriate location for that recognition. In forming its original proposal, the committee was aware that there was no connection between Lily and the Woodbridge Oval (the oval did not exist at her time) but also noted this is the case with respect to the Kettering Oval or any other current oval (the oval used for those early games at Oyster Cove no longer exists).

The committee believes that, as Lily's achievements were sporting related and that she was a noted Woodbridge resident, naming a sporting facility in Woodbridge after her is a fitting tribute and an opportunity that should not be missed especially with the forthcoming 175th anniversary of Woodbridge. Given this, and the outcomes of the consultation process, the committee on behalf of the cricket club, would like the Council to give

consideration to naming the clubrooms / pavilion after Lily and maintaining the name "Woodbridge Recreation Ground" as the name for the oval complex.

Although the committee would like to see Lily's recognition in a form that is gazetted as a formal place name, as per the original proposal, it considers that recognition should be made in a way that has local community support. The committee believes that, based on the results of the consultation process, naming the clubrooms / pavilion after Lily will meet with significant local community support.

(received via email, 25 April 2021)

8. RISK

8.1 A previous report on this matter identified reputational risk to Council was considered relevant if a decision was made without undertaking further engagement with the local community in relation to the renaming proposal. An engagement activity was subsequently completed and the proposal amended in accordance with the results of that engagement activity. As a result, reputational risk is now considered low to negligible.

8.2 There are no other risks associated with this matter.

9. CONCLUSION

9.1 In response to the results of a community engagement activity undertaken by Council, The Woodbridge Cricket Club has submitted a revised naming proposal, requesting Council give consideration to naming the sports pavilion at the Woodbridge Recreation Ground in honour of Ms Lily Poulett-Harris.

10. RECOMMENDATION

That: Council endorse a proposal, submitted by the Woodbridge Cricket Club, to name the sports pavilion at Woodbridge Recreation Ground in honour of Lily Poulett-Harris, with the approved commemorative wording being: 'Lily Poulett-Harris Pavilion'.

ATTACHMENTS

Nil

18.5 TAROONA PARK: PROPOSAL TO FUND AND INSTALL ADDITIONAL SEATING

File Number: 20.125 & 20.87

Author: Paul Donnelly, Urban Designer

Authoriser: Daniel Smee, Director Governance, Recreation & Property Services

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.3 Community facilities are safe, accessible and meet contemporary standards.

1. PURPOSE

- 1.1 The purpose of this report is to consider a proposal to install additional seating in Tarooma Park in order to improve universal access and active lifestyle outcomes.

2. BACKGROUND

- 2.1 In late 2020 Council received a request from a community member to install additional seats within Tarooma Park. The request was based on an identified need to install at seats in a circuit around the park, spaced approximately 100m apart to provide resting opportunities for elderly users who rely on regular, predictable, and convenient resting facilities (such as seats) in order to safely and comfortably navigate hilly terrain and/or distances.
- 2.2 Currently, elderly users or people with reduced mobility rest on existing seats (which are few and located at irregular intervals) and other landscape features within Tarooma Park, such as large boulders, logs, or similar. The provision of resting facilities (including seating) is considered to be a key outcome of inclusive design. The absence of resting facilities can be a significant impediment to participation for these users.
- 2.3 The initial customer request was assessed by the Urban Designer and considered to be reasonable and in line with Council's Strategic Plan and Open Space Strategy in relation to the provision of recreational facilities that are accessible and meet contemporary community standards.

3. STATUTORY REQUIREMENTS

- 3.1 Design and installation of new seating in pedestrian areas is described in Australian Standard AS 1428.2-1992: *Design for Access and Mobility (Part 2 – Enhanced and additional requirements, buildings and facilities)*. Facilities designed and installed in accordance with AS 1428.2-1992 are considered to be compliant with the Disability Discrimination Act 1992.

4. DISCUSSION

- 4.1 An assessment of existing site conditions at Tarooma Park was undertaken in early 2021 by Council's Urban Designer in response to the request for additional seats.
- 4.2 The current provision of seating within Tarooma Park is considered to be inadequate in respect of contemporary community expectations relating to universal access and inclusive design. Current provisions are also considered to be below landscape industry standards and professional best-practice open space planning and design standards.

- 4.3 Investigations have identified that seats are required at 12 locations within Taroona Park, including at the entrance to Taroona Park adjacent to 44 Taroona Crescent and along a loop pathway within the main body of the park, to support universal access, inclusive design, and active lifestyle outcomes.
- 4.4 Future works (outside of the scope of this report) have been identified that will further underpin these outcomes, including the provision of formed pathways connected to the proposed seating locations.
- 4.5 The request for additional seating is made by an elderly member of the community, on behalf of other elderly users and people with reduced mobility. It is proposed that works to install additional seating in Taroona Park be expedited (pending Councillors' decision in relation to this report). It is not considered necessary to postpone works (under this proposal) until future pathway or master planning works can be finalised and funded.
- 4.6 Installation of additional seating in Taroona Park (under this proposal) is considered to be in accordance with the Kingborough Open Space Strategy 2019. The Strategy outlines a vision for open space provision and planning across Kingborough, which aims to:
- Meet the current and future needs of residents, visitors and tourists and the environment by providing, protecting and enhancing well planned spaces for increased physical and social activity, enjoyment and environmental protection.*
(ref. p. 18)
- 4.7 The Strategy requires Council to improve the quality and capacity of open space and recreation facilities by investing in "... support facilities such as... park furniture" (ref. p. 10).
- 4.8 Furthermore, Objective 3 (ref. p. 18) of the Strategy requires Council to provide and maintain open space facilities that contribute to social inclusion, community connectivity, and community health and well-being, by:
- Being responsive to issues such as mobility impairment or disability and social isolation;
 - Supportive of community health and well-being outcomes which promote physical activity through delivery of quality facilities, and;
 - Based on initiatives that improve enjoyment experienced by all ages.
- 4.9 The proposal to install additional DDA-compliant seating in Taroona Park is therefore considered to be consistent with both the vision and objectives of the Kingborough Open Space Strategy 2019.
- 4.10 It is proposed that funding for new seats in Taroona Park be drawn from the Open Space Account.

5. FINANCE

- 5.1 Council procures street and park furniture from various suppliers. The preferred supplier of park seating for this project is Street Furniture Australia (SFA), through their Classic Plaza DDA Seat range, as this will allow efficient management and maintenance of new assets in line with the majority of Council's existing suite of modern park seating.

5.2 The estimated cost of the works is:

- Supply and delivery of 12x DDA*-compliant park seats:
 - \$22,620
- Installation (by Council's Parks & Reserves works crew) of 12x DDA-compliant park seats to concrete slabs:
 - \$6,000 for materials
 - \$2,500 for labour

TOTAL COST:

- **\$31,120 (excl. GST)**

5.3 The Recreation and Reserves budget (2020/21) includes an amount of \$20,400 under a line item called *Street Furniture Maintenance*. These funds are expended to maintain and upgrade *existing* street and park furniture assets.

5.4 There are currently no other funds allocated to the provision of new street or park seating within the municipality (outside of discrete capital projects).

5.5 It is proposed that \$31,120 be drawn from the Open Space Account to fund the provision of 12 new DDA-compliant seats within Tarooma Park.

5.6 The current balance of the Open Space Account (as at end April 2021) is: \$687,665.

Note: this figure excludes funds committed to capital projects.

6. ENVIRONMENT

6.1 A site meeting with members of Council's Parks & Reserves works crew and Natural Resource Management team was convened by the Urban Designer to canvass potential impacts to existing vegetation posed by the installation of new seats and possible future works in Tarooma Park.

6.2 A walkthrough of the circuit was conducted and staff present identified a number of vegetation-related constraints likely to become relevant if additional supporting infrastructure, such as a formed pathway, was to be installed in the future (outside of the scope of this report). All present agreed acceptable locations for seating can be identified and provided in line with the Customer request and desired vegetation management outcomes for Tarooma Park.

7. COMMUNICATION AND CONSULTATION

7.1 This proposal is the result of a direct customer request (received in writing to the General Manager in mid-December 2020). Additional consultation with this Customer was undertaken to further understand the background for the request and other relevant user needs.

7.2 Internal consultation was undertaken to canvass potential impacts to existing vegetation and vegetation management within Tarooma Park.

7.3 The request is considered reasonable and to be in line with contemporary community expectations and industry standards. Additional broad community consultation is not considered necessary or appropriate.

8. RISK

- 8.1 Council's reputation is at risk where facilities fall below community expectations and industry standards. This proposal will bring the provision of seating within Taroona Park into line with community expectations, industry standards and best-practice open space planning and design standards. Risk to Council's reputation will decrease to negligible if the works in this proposal are completed as described.

9. CONCLUSION

- 9.1 Council has received a request to install additional seating within Taroona Park. The request was submitted by a directly affected stakeholder, an elderly resident who lives nearby, and is considered to be in line with contemporary community expectations and best-practice open space planning and design.
- 9.2 The existing provision of seating within Taroona Park is considered to be inadequate.
- 9.3 The provision of additional DDA-compliant seating within Taroona Park will improve accessibility outcomes for people with reduced mobility (including elderly users) by ensuring users are able to rest as necessary whilst walking within the parkland setting. It will, in turn, contribute to improved physical exercise and social interaction outcomes for those users. The proposal is, therefore, considered to be consistent with the vision and objectives of the Kingborough Open Space Strategy 2019.
- 9.4 It is proposed that funding be drawn from the Open Space Account for the installation of 12 new DDA-compliant seats within Taroona Park.

10. RECOMMENDATION

That an amount of \$31,120 be made available from the Open Space Account to fund installation of 12 new park seats within Taroona Park (in accordance with the attached Site Plan).

ATTACHMENTS

1. Taroona Park Site Plan



18.6 FINANCIAL REPORT - APRIL 2021**File Number: 10.47****Author: John Breen, Chief Financial Officer****Authoriser: Gary Arnold, General Manager****Strategic Plan Reference**

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability.

1. PURPOSE

- 1.1 The purpose of this report is to provide the April 2021 financial report information to Council for review.

2. BACKGROUND

- 2.1 The attached report has been prepared based on current information with estimates being used where information is not available.
- 2.2 In the 2020/21 operational budget, Council made an allowance of \$500k for potential loss of rates revenue under the hardship policy to cover the waiving of commercial rates. Early indications are that the majority of the amount will not be required to cover potential applications for a commercial rates waiver and an estimated \$400k is forecast to be moved to rate revenue before year end.

3. STATUTORY REQUIREMENTS

- 3.1 There are no specific requirements under the Local Government Act in regards to financial reporting, however best practice would indicate that a monthly financial report is required to enable adequate governance of financial information.

4. DISCUSSION

- 4.1 The Summary Operating Statement contains several variances to the original budget. The following are the major variances and explanations:
- Rates are \$146k over budget, with the general rate being \$107k over and the garbage rate being \$41k over budget of which \$11k relates to recycling and \$26k relating to garbage collection. Green waste collection revenue is \$4k over budget. In April \$2k in supplementary rates were charged.
 - Statutory fees and fines are \$384k over budget due primarily to planning fees of \$330k over budget and building and plumbing fees of \$71k over budget due to greater than expected building activity.
 - User fees are \$200k over budget primarily due to the stronger than expected revenue from KSC which recovered quicker from the pandemic shut down than expected.

- Grants Recurrent are \$419k over budget primarily due to grant income carried forward from 2019/20 under the new accounting standards and a new grant of \$96k for community facilities upgrades. This income will be matched with expenditure in 2020/21.
 - Employee costs are \$252k under budget primarily due to a refund of worker comp insurance under the reimbursement scheme and staff taking substantial annual leave during the Christmas and January period. Staff costs were under budget by \$19k in April due to annual leave during the school holiday period.
 - Materials and Services costs are \$218k under budget due primarily to environmental services being under budget because of delays in the bushfire program and timing differences between budget and expenditure.
 - Other Expenditure is \$162k under budget due primarily to less than expected legal costs, tourism costs and timing differences in rate remissions.
 - Dividends are \$308k over budget due to Taswater paying one quarter of dividends due to their performance being better than expected.
 - Grants Capital is over budget by \$5.05m due to grant expenditure being carried forward from 2019/20, predominately for funds under the level the playing field funding and the Bruny Island visitor economy road package. Also, Council has received \$2.0m under the Hobart City deal arrangement, \$200k for blackspot funding on Lighthouse Road, Bruny Island, \$750k under the Bruny Island Visitor Economy Roads Package and \$702k under the Local Roads and Community Infrastructure program.
- 4.2 Council's cash and investments amount to \$12.1m at the end of April, which is up \$5.0m from the April 2021 figure due to increases in interest free borrowings.

5. FINANCE

- 5.1 Council's Underlying Result for April 2021 is a \$2.17m favourable variance due to revenue received being \$1.60m over budget and expenditure of \$0.57m under budget.

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

- 7.1 The financial results for April 2021 are available for public scrutiny in the Council meeting agenda.

8. RISK

- 8.1 There is a risk in continuing to deliver underlying deficits due to diminishing cash reserves. Given the financial impacts of COVID-19, it is important to move to an underlying surplus as quickly as possible and the Long-Term Financial Plan provides a plan to achieve this outcome in 2022/23.

9. CONCLUSION

- 9.1 After the first nine months of the 2020/21 financial year, Council is on track to deliver a result that is an improvement on the budget underlying deficit.

10. RECOMMENDATION

That Council endorses the attached Financial Report as at 30 April 2021.

ATTACHMENTS

- 1. Capital Report May 2021**
- 2. Finance Report May 2021**

Public Copy



Kingborough

KINGBOROUGH COUNCIL

**SUMMARISED FINANCIAL REPORT
FOR THE PERIOD
1ST JULY, 2020
TO
30TH APRIL, 2021**

**SUBMITTED TO COUNCIL
17TH MAY, 2021**

kingborough.tas.gov.au



KINGBOROUGH COUNCIL - April 2021

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KINGBOROUGH COUNCIL - April 2021

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 3,250,945	\$ 3,260,695	\$ 3,271,895	\$ 3,282,932	\$ 3,301,757	\$ 3,320,777	\$ 3,322,105	\$ 3,327,355	\$ 3,085,855	\$ 3,101,355		
Held in Trust	\$ 1,802,013	\$ 1,703,089	\$ 1,709,109	\$ 1,710,609	\$ 1,682,738	\$ 1,681,680	\$ 1,697,745	\$ 1,693,637	\$ 1,734,788	\$ 1,735,196		
Unexpended Capital Works*	\$ 1,066,905	\$ 1,243,588	\$ 1,222,632	\$ 1,461,788	\$ 1,971,864	\$ 2,376,707	\$ 3,159,886	\$ 3,623,291	\$ 4,157,448	\$ 4,841,956		
Current Year Total Committed Cash	\$ 6,119,864	\$ 6,207,371	\$ 6,203,636	\$ 6,455,329	\$ 6,956,359	\$ 7,379,163	\$ 8,179,736	\$ 8,644,283	\$ 8,978,091	\$ 9,678,507	\$ -	\$ -
Previous 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	\$ 8,750,640	\$ 7,834,701
Uncommitted Funds	\$ 3,431,421	\$ 8,100,052	\$ 5,735,370	\$ 8,380,623	\$ 6,720,140	\$ 3,123,626	\$ 4,250,533	\$ 3,954,733	\$ 2,391,187	\$ 2,455,158	\$ -	\$ -
Current Year Total Cash	\$ 9,551,285	\$ 14,307,424	\$ 11,939,006	\$ 14,835,953	\$ 13,676,499	\$ 10,502,790	\$ 12,430,269	\$ 12,599,016	\$ 11,369,278	\$ 12,133,665	\$ -	\$ -
Previous 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	\$ 7,258,413

*Unexpended Capital Works excludes Kingston Park expenditure



KINGBOROUGH COUNCIL - April 2021

CASH, INVESTMENTS & BORROWINGS

CASH ACCOUNTS	Interest Rate	Maturity Date	July	August	September	October	November	December	January	February	March	April	May	June
CBA - Overdraft Account			\$ 777,862	\$ 1,119,740	\$ 595,545	\$ 2,070,868	\$ 678,191	\$ 831,975	\$ 3,093,661	\$ 2,672,146	\$ 1,859,562	\$ 2,338,762		
CBA - Applications Account			\$ 1,100	\$ 10,371	\$ 152,971	\$ 6,483	\$ 166,874	\$ 27,696	\$ 40,326	\$ 159,425	\$ 307,332	\$ 5,410		
CBA - AR Account			\$ 3,963	\$ 16,685	\$ 169,974	\$ 18,827	\$ 488,768	\$ 46,296	\$ 142,762	\$ 612,701	\$ 44,335	\$ 40,256		
CBA - Business Online Saver			\$ 5,550,347	\$ 9,942,263	\$ 7,796,160	\$ 9,515,015	\$ 9,117,532	\$ 6,367,586	\$ 5,924,039	\$ 5,925,090	\$5,925,999	\$6,517,005		
Total Cash			\$ 6,333,272	\$ 11,089,059	\$ 8,714,650	\$ 11,611,192	\$ 10,451,365	\$ 7,273,553	\$ 9,200,788	\$ 9,369,361	\$ 8,137,227	\$ 8,901,433	\$ -	\$ -
INVESTMENTS														
Mystate 3	0.30%	23-Jun-21	\$ 2,008,318	\$ 2,008,318	\$ 2,013,892	\$ 2,013,892	\$ 2,013,892	\$ 2,017,658	\$ 2,017,658	\$ 2,017,658	\$ 2,019,896	\$ 2,019,896		
Tascorp HT	0.10%	Managed Trust	\$ 115,028	\$ 115,053	\$ 115,076	\$ 115,101	\$ 115,112	\$ 115,122	\$ 115,131	\$ 115,140	\$ 115,150	\$ 115,159		
Tascorp Cash Indexed	0.19%	Managed Trust	\$ 1,094,666	\$ 1,094,994	\$ 1,095,388	\$ 1,095,768	\$ 1,096,131	\$ 1,096,457	\$ 1,096,692	\$ 1,096,857	\$ 1,097,004	\$ 1,097,177		
Total Investments			\$ 3,218,013	\$ 3,218,365	\$ 3,224,356	\$ 3,224,760	\$ 3,225,134	\$ 3,229,237	\$ 3,229,481	\$ 3,229,655	\$ 3,232,050	\$ 3,232,233	\$ -	\$ -
Current Year Total Cash & Investments			\$ 9,551,285	\$ 14,307,424	\$ 11,939,006	\$ 14,835,953	\$ 13,676,499	\$ 10,502,790	\$ 12,430,269	\$ 12,599,016	\$ 11,369,278	\$ 12,133,665	\$ -	\$ -
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		
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		
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		
Tascorp (Grant Funded)	1.99%	21-Jan-25	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000		
Tascorp	1.32%	16-Jun-23	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000		
			\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ 12,900,000	\$ -	\$ -

KINGBOROUGH COUNCIL - April 2021

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		
Car Parking	\$ 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		
IT Equipment Replacement	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618	\$ 3,618		
KSC Equipment Replacement	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333	\$ 112,333		
Office Equipment Replacement	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226	\$ 72,226		
Plant & Equipment Replacement	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792	\$ 478,792		
Public Open Space	\$ 893,213	\$ 902,963	\$ 909,913	\$ 909,913	\$ 927,188	\$ 932,938	\$ 927,666	\$ 927,666	\$ 677,666	\$ 687,666		
Tree Preservation Reserve	\$ 783,719	\$ 783,719	\$ 787,969	\$ 799,006	\$ 800,556	\$ 813,826	\$ 820,426	\$ 825,676	\$ 834,176	\$ 839,676		
Unexpended Grants	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030	\$ 781,030		
Current Year Total Reserve	\$ 3,250,945	\$ 3,260,695	\$ 3,271,895	\$ 3,282,932	\$ 3,301,757	\$ 3,320,777	\$ 3,322,105	\$ 3,327,355	\$ 3,085,855	\$ 3,101,355	\$ -	\$ -
Previous 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	\$ 2,827,838

KINGBOROUGH COUNCIL - April 2021

BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	(2,430,863)
Forecast Changes:	
Rate Income	500,000
Statutory Fees and Fines	400,000
User Fees	200,000
Grants Recurrent	300,000
Taswater Dividend	300,000
Materials & Services - Expenditure of Grant Funds	(300,000)
Employee Costs - Workers Compensation refund	100,000
Employee Costs - Staff taking annual leave	100,000
FORECAST UNDERLYING RESULT	(830,863)
Adjustments not affecting the Underlying Surplus	
Capital Grants	4,600,000
Net Operating Surplus.	5,145,137

KINGBOROUGH COUNCIL - April 2021

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	29,672,600	29,526,280	146,320	29,530,000	30,030,000	500,000
Income Levies	1,700,255	1,663,000	37,255	1,663,000	1,663,000	0
Statutory Fees & Fines	2,098,475	1,714,000	384,475	2,114,200	2,514,200	400,000
User Fees	1,043,295	843,355	199,940	1,057,318	1,257,318	200,000
Grants Recurrent	1,459,779	1,041,200	418,579	2,552,600	2,852,600	300,000
Contributions - Cash	185,946	147,600	38,346	177,000	177,000	0
Reimbursements	1,183,610	1,140,000	43,610	1,150,000	1,150,000	0
Other Income	706,192	726,800	(20,608)	1,158,400	1,158,400	0
Internal Charges Income	183,330	183,300	30	220,000	220,000	0
Total Income	38,233,481	36,985,535	1,247,946	39,622,518	41,022,518	1,400,000
Expenses						
Employee Costs	13,128,869	13,380,990	252,121	15,015,515	14,815,515	200,000
Expenses Levies	1,232,661	1,247,250	14,589	1,663,000	1,663,000	0
Loan Interest	80,922	81,700	778	98,000	98,000	0
Materials and Services	8,007,578	8,225,840	218,262	9,797,085	10,097,085	(300,000)
Other Expenses	3,369,498	3,531,690	162,192	3,830,180	3,830,180	0
Internal Charges Expense	183,330	183,300	(30)	220,000	220,000	0
Total Expenses	26,002,858	26,650,770	647,911	30,623,780	30,723,780	(100,000)
Net Operating Surplus/(Deficit) before:	12,230,622	10,334,765	1,895,857	8,998,737	10,298,737	1,300,000
Depreciation	9,503,999	9,477,800	(26,199)	11,373,600	11,373,600	0
Loss/(Profit) on Disposal of Assets	(35,386)	0	35,386	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	2,762,009	856,965	1,905,044	(2,774,863)	(1,474,863)	1,300,000
Interest	35,810	78,300	(42,490)	94,000	94,000	0
Dividends	308,000	0	308,000	0	300,000	300,000
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)	3,105,819	935,265	2,170,554	(2,430,863)	(830,863)	1,600,000
Grants Capital	5,047,723	0	5,047,723	476,000	5,076,000	4,600,000
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SUPRPLUS/(DEFICIT)	8,153,543	935,265	7,218,277	(954,863)	5,245,137	6,200,000
Underlying Result						
Grant Received in Advance	0	0	0	0	0	0
UNDERLYING RESULT	3,105,819	935,265	2,170,554	(2,430,863)	(830,863)	1,600,000
TOTAL CASH GENERATED	(6,398,180)	(8,542,535)	2,144,355	8,942,737	10,542,737	(1,600,000)

KINGBOROUGH COUNCIL - April 2021

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	24,557,486	24,450,000	107,486	24,450,000	24,920,000	470,000
Income Levies	1,700,255	1,663,000	37,255	1,663,000	1,663,000	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	68,670	70,800	(2,130)	85,000	85,000	0
Grants Recurrent	880,540	849,000	31,540	2,350,000	2,350,000	0
Contributions - Cash	114,239	91,700	22,539	110,000	110,000	0
Reimbursements	1,183,610	1,140,000	43,610	1,150,000	1,150,000	0
Other Income	50,872	40,000	10,872	273,000	273,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	28,555,672	28,304,500	251,172	30,081,000	30,551,000	470,000
Expenses						
Employee Costs	545,028	582,720	37,692	688,140	688,140	0
Expenses Levies	1,232,661	1,247,250	14,589	1,663,000	1,663,000	0
Loan Interest	0	0	0	0	0	0
Materials and Services	517,268	237,900	(279,368)	244,000	244,000	0
Other Expenses	1,991,650	2,029,490	37,840	2,121,200	2,121,200	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	4,372,711	4,097,360	(275,351)	4,716,340	4,716,340	0
Net Operating Surplus/(Deficit) before:	24,182,961	24,207,140	(24,179)	25,364,660	25,834,660	470,000
Depreciation	182,761	85,000	(97,761)	102,000	102,000	0
Loss/(Profit) on Disposal of Assets	(35,386)	0	35,386	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	24,035,586	24,122,140	(86,554)	24,862,660	25,332,660	470,000
Interest	0	0	0	0	0	0
Dividends	308,000	0	308,000	0	300,000	300,000
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)	24,343,586	24,122,140	221,446	25,112,660	25,882,660	770,000
Grants Capital	5,047,723	0	5,047,723	476,000	3,476,000	3,000,000
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	29,391,309	24,122,140	5,269,169	26,588,660	30,358,660	3,770,000
TOTAL CASH GENERATED	24,160,825	24,037,140	123,685	25,010,660	25,780,660	(770,000)

KINGBOROUGH COUNCIL - April 2021

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	244,147	252,700	(8,553)	303,200	303,200	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	91,780	114,800	(23,020)	137,800	137,800	0
Internal Charges Income	125,000	125,000	0	150,000	150,000	0
Total Income	460,927	492,500	(31,573)	591,000	591,000	0
Expenses						
Employee Costs	2,360,538	2,332,930	(27,608)	2,753,110	2,753,110	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	80,922	81,700	778	98,000	98,000	0
Materials and Services	650,331	598,300	(52,031)	702,600	702,600	0
Other Expenses	854,654	878,800	24,146	981,600	981,600	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	3,946,446	3,891,730	(54,716)	4,535,310	4,535,310	0
Net Operating Surplus/(Deficit) before:	(3,485,519)	(3,399,230)	(86,289)	(3,944,310)	(3,944,310)	0
Depreciation	53,337	77,000	23,663	92,400	92,400	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(3,538,856)	(3,476,230)	(62,626)	(4,036,710)	(4,036,710)	0
Interest	35,810	78,300	(42,490)	94,000	94,000	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)	(3,503,046)	(3,397,930)	(105,116)	(3,942,710)	(3,942,710)	0
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(3,503,046)	(3,397,930)	(105,116)	(3,942,710)	(3,942,710)	0
TOTAL CASH GENERATED	(3,449,709)	(3,320,930)	(128,779)	(3,850,310)	(3,850,310)	0

KINGBOROUGH COUNCIL - April 2021

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	319,091	332,200	(13,109)	456,000	456,000	0
User Fees	145,419	103,425	41,994	124,440	124,440	0
Grants Recurrent	130,239	0	130,239	0	100,000	100,000
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	8,507	1,500	7,007	1,800	1,800	0
Internal Charges Income	0	0	0	0	0	0
Total Income	618,256	437,125	181,131	582,240	682,240	100,000
Expenses						
Employee Costs	1,627,101	1,429,250	(197,851)	1,678,850	1,678,850	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	442,905	388,380	(54,525)	449,675	549,675	(100,000)
Other Expenses	81,616	106,900	25,284	124,400	124,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	2,151,622	1,924,530	(227,092)	2,252,925	2,352,925	(100,000)
Net Operating Surplus/(Deficit) before:	(1,533,365)	(1,487,405)	(45,960)	(1,670,685)	(1,670,685)	0
Depreciation	331,101	1,000	(330,101)	1,200	1,200	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,864,467)	(1,488,405)	(376,062)	(1,671,885)	(1,671,885)	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)	(1,864,467)	(1,488,405)	(376,062)	(1,671,885)	(1,671,885)	0
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,864,467)	(1,488,405)	(376,062)	(1,671,885)	(1,671,885)	0
TOTAL CASH GENERATED	(1,533,365)	(1,487,405)	(706,163)	(1,670,685)	(1,670,685)	0

KINGBOROUGH COUNCIL - April 2021

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	779,569	612,430	167,139	779,878	949,878	170,000
Grants Recurrent	46,054	0	46,054	0	50,000	50,000
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	62,824	84,900	(22,076)	101,900	101,900	0
Internal Charges Income	0	0	0	0	0	0
Total Income	888,447	697,330	191,117	881,778	1,101,778	220,000
Expenses						
Employee Costs	1,083,202	1,300,024	216,822	1,534,735	1,434,735	100,000
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	338,764	397,400	58,636	473,300	523,300	(50,000)
Other Expenses	104,830	163,300	58,470	189,400	189,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,526,796	1,860,724	333,928	2,197,435	2,147,435	50,000
Net Operating Surplus/(Deficit) before:	(638,349)	(1,163,394)	525,045	(1,315,657)	(1,045,657)	270,000
Depreciation	519,169	391,600	(127,569)	470,000	470,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,157,517)	(1,554,994)	397,477	(1,785,657)	(1,515,657)	270,000
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)	(1,157,517)	(1,554,994)	397,477	(1,785,657)	(1,515,657)	270,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,157,517)	(1,554,994)	397,477	(1,785,657)	(1,515,657)	270,000
TOTAL CASH GENERATED	(638,349)	(1,163,394)	525,045	(1,315,657)	(1,045,657)	270,000

KINGBOROUGH COUNCIL - April 2021

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	1,468,125	1,066,700	401,425	1,280,000	1,680,000	400,000
User Fees	0	4,200	(4,200)	5,000	5,000	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	6,922	0	6,922	0	0	0
Internal Charges Income	0	0	0	0	0	0
Total Income	1,475,048	1,070,900	404,148	1,285,000	1,685,000	400,000
Expenses						
Employee Costs	2,066,686	2,101,690	35,004	2,480,750	2,480,750	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	93,637	136,600	42,963	164,000	164,000	0
Other Expenses	109,251	119,400	10,149	143,200	143,200	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	2,269,574	2,357,690	88,116	2,787,950	2,787,950	0
Net Operating Surplus/(Deficit) before:	(794,527)	(1,286,790)	492,263	(1,502,950)	(1,102,950)	400,000
Depreciation	5,338	6,600	1,262	8,000	8,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(799,864)	(1,293,390)	493,526	(1,510,950)	(1,110,950)	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)	(799,864)	(1,293,390)	493,526	(1,510,950)	(1,110,950)	400,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(799,864)	(1,293,390)	493,526	(1,510,950)	(1,110,950)	400,000
TOTAL CASH GENERATED	(794,527)	(1,286,790)	492,263	(1,502,950)	(1,102,950)	400,000

KINGBOROUGH COUNCIL - April 2021

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	67,111	62,400	4,711	75,000	75,000	0
User Fees	0	0	0	0	0	0
Grants Recurrent	266,843	192,200	74,643	202,600	252,600	50,000
Contributions - Cash	71,707	51,700	20,007	62,000	62,000	0
Reimbursements	0	0	0	0	0	0
Other Income	1,844	12,900	(11,056)	15,500	15,500	0
Internal Charges Income	0	0	0	0	0	0
Total Income	407,505	402,500	5,005	455,100	505,100	50,000
Expenses						
Employee Costs	1,059,404	1,079,122	19,718	1,273,194	1,273,194	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	112,461	487,800	375,339	585,600	635,600	(50,000)
Other Expenses	84,749	95,700	10,951	114,800	114,800	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,322,820	1,662,622	339,802	1,973,594	2,023,594	(50,000)
Net Operating Surplus/(Deficit) before:	(915,315)	(1,260,122)	344,807	(1,518,494)	(1,518,494)	0
Depreciation	2,284	2,500	216	3,000	3,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(917,599)	(1,262,622)	345,023	(1,521,494)	(1,521,494)	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)	(917,599)	(1,262,622)	345,023	(1,521,494)	(1,521,494)	0
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(917,599)	(1,262,622)	345,023	(1,521,494)	(1,521,494)	0
TOTAL CASH GENERATED	(915,315)	(1,260,122)	344,807	(1,518,494)	(1,518,494)	0

KINGBOROUGH COUNCIL - April 2021

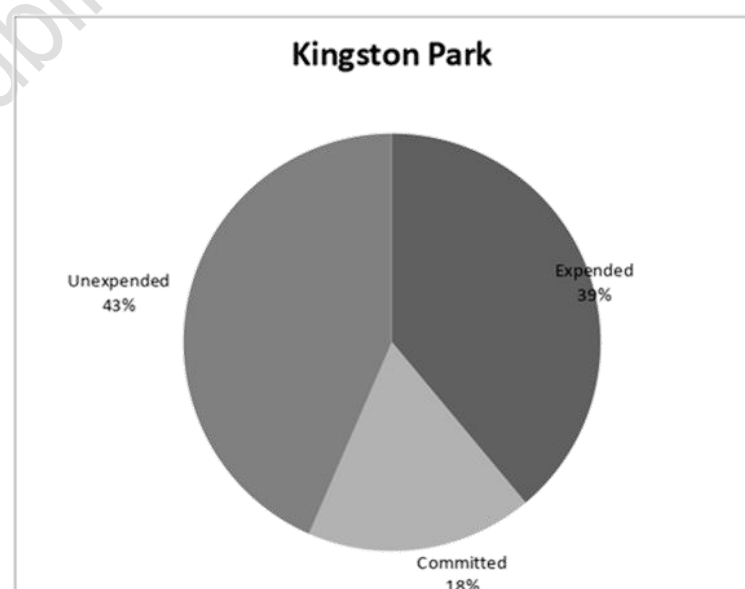
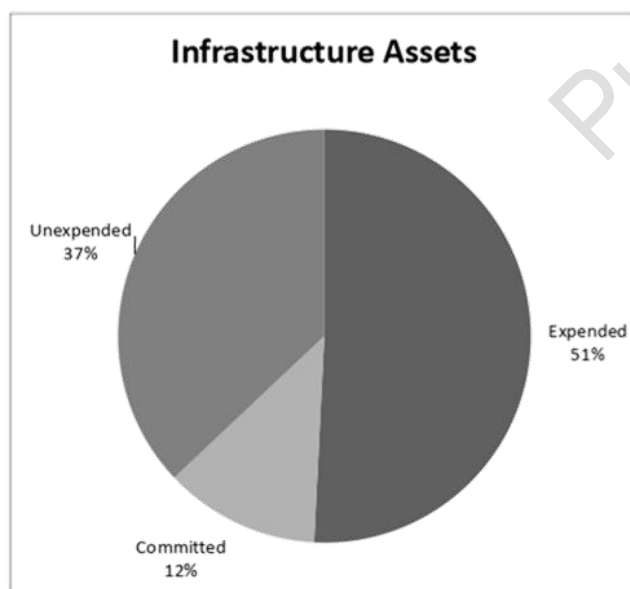
Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	5,115,114	5,076,280	38,834	5,080,000	5,110,000	30,000
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	49,636	52,500	(2,864)	63,000	63,000	0
Grants Recurrent	136,102	0	136,102	0	100,000	100,000
Contributions - Cash	0	4,200	(4,200)	5,000	5,000	0
Reimbursements	0	0	0	0	0	0
Other Income	483,443	472,700	10,743	628,400	628,400	0
Internal Charges Income	58,330	58,300	30	70,000	70,000	0
Total Income	5,852,625	5,663,980	188,645	5,846,400	5,976,400	130,000
Expenses						
Employee Costs	4,386,909	4,555,254	168,345	4,608,736	4,508,736	100,000
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	5,852,212	5,979,460	127,248	7,177,910	7,177,910	0
Other Expenses	142,749	138,100	(4,649)	155,580	155,580	0
Internal Charges Expense	183,330	183,300	(30)	220,000	220,000	0
Total Expenses	10,565,200	10,856,114	290,914	12,162,226	12,062,226	100,000
Net Operating Surplus/(Deficit) before:	(4,712,576)	(5,192,134)	479,558	(6,315,826)	(6,085,826)	230,000
Depreciation	8,410,009	8,914,100	504,091	10,697,000	10,697,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(13,122,585)	(14,106,234)	983,649	(17,012,826)	(16,782,826)	230,000
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)	(13,122,585)	(14,106,234)	983,649	(17,012,826)	(16,782,826)	230,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(13,122,585)	(14,106,234)	983,649	(17,012,826)	(16,782,826)	230,000
TOTAL CASH GENERATED	(21,532,595)	(23,020,334)	1,487,739	(6,315,826)	(6,085,826)	230,000

**KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/04/2021**

EXPENDITURE BY ASSET TYPE

BALANCE SHEET BY ASSET TYPE									
Roads	2,414,890	6,685,000	(65,000)	11,547	9,046,437	4,776,175	1,434,050	6,210,225	2,836,212
Stormwater	1,048,597	1,803,500	2,000	75,000	2,929,097	1,510,244	176,820	1,687,064	1,242,033
Property	687,343	1,360,000	385,000	37,500	2,469,843	1,175,494	196,565	1,372,059	1,097,784
Other	320,135	233,000	32,900	(142,500)	443,535	100,602	4,604	105,206	338,329
Sub total	4,470,965	10,081,500	354,900	(18,453)	14,888,912	7,562,515	1,812,039	9,374,554	5,514,358
Kingston Park	7,561,738	2,000,000	-	-	9,561,738	3,723,763	1,681,292	5,405,055	4,156,683
Bruny Island Tourism	1,450,731	-	-	-	1,450,731	165,570	260	165,830	1,284,901
City Deal Funding	(100,000)	2,000,000	-	-	1,900,000	-	-	-	1,900,000
Local Roads and Community Infrastructure	-	201,949	-	18,453	220,402	125,891	226,661	352,552	(132,150)
Grand Total	13,383,434	12,081,500	2,556,849	-	28,021,783	11,577,739	3,720,252	15,297,991	12,723,792



KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/04/2021

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
KINGSTON PARK														
1	KP	Overall Project budget	Kingston Park	New	-	2,000,000				2,000,000	-	-	-	2,000,000
2	Closed C00688	KP Boulevard Construction	Kingston Park	New	-	-		-		-	-	-	-	-
3	Open C00689	KP Pardalote Parade Design & Construction	Kingston Park	New	46,122	-		-		46,122	-	-	-	46,122
4	Closed C00690	KP Community Hub Design	Kingston Park	New	52,343	-		-		52,343	-	-	-	52,343
5	Open C00691	KP Open Space Design (Playstreet)	Kingston Park	New	46,720	-		-		46,720	5,409	-	5,409	41,311
6	Closed C01606	KP Parking Strategy	Kingston Park	New	(2,000)	-		-		(2,000)	-	-	-	(2,000)
7	Open C03179	KP Temporary Car Park	Kingston Park	New	114,853	-		-		114,853	6,297	-	6,297	108,556
8	Open C01618	Boulevard Construction Stage 1A	Kingston Park	New	320,154	-		-		320,154	2,058	419,340	421,398	(101,244)
9	Open C01627	KP Site - Land Release Strategy	Kingston Park	New	53,185	-		-		53,185	48,882	-	48,882	4,303
10	Open C01628	KP Site - General Expenditure	Kingston Park	New	212,722	-		-		212,722	123,272	113	123,385	89,337
11	Closed C03068	Kingston Park Operational Expenditure	Kingston Park	New	6,489	-		-		6,489	-	-	-	6,489
12	Open C03069	KP Community Hub Construction	Kingston Park	New	136,081	-		-		136,081	72,573	164,783	237,356	(101,275)
13	Closed C03175	KP Community Hub Plant & Equipment	Kingston Park	New	-	-		-		-	1,824	3,837	5,661	(5,661)
14	Open C03173	KP Public Open Space - Playground	Kingston Park	New	3,632,894	-		-		3,632,894	3,036,883	771,573	3,808,456	(175,562)
15	Open C03277	KP Public Open Space - Stage 2	Kingston Park	New	2,600,000	-		-		2,600,000	23,399	-	23,399	2,576,601
16	Open C03293	Pardalote Parade Northern Section (TIP)	Kingston Park	New	342,175	-		-		342,175	-	-	-	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	-	-		-		-	446	-	446	(446)
19	Open C03279	KP Boulevard Construction Stage 1B	Kingston Park	New	-	-		-		-	-	86,172	86,172	(86,172)
20	Open C03306	KP Road F design and construct	Kingston Park	New	-	-		-		-	360,300	235,474	595,774	(595,774)
21	Open C03280	KP Stormwater wetlands	Kingston Park	New	-	-		-		-	42,419	-	42,419	(42,419)
22										-	-	-	-	-
23					7,561,738	2,000,000	-	-	-	9,561,738	3,723,763	1,681,292	5,405,055	4,156,683
24	BRUNY ISLAND TOURISM GRANT													
25														
26														
27	BI	Bruny Island Tourism Grant	Bruny Tourism	New	150,000			-		150,000	-	-	-	150,000
28	Open C03282	Alonnah footpath - BI Tourism Grant	Bruny Tourism	New	471,870			-		471,870	77,224	-	77,224	394,646
29	Open C03283	Dennes Point public toilets - BI Tourism Grant	Bruny Tourism	Upgrade	100,000			-		100,000	4,060	260	4,320	95,680
30	Open C03284	Adventure Bay Road road safety measures - BI Touri	Bruny Tourism	New	118,765			-		118,765	-	-	-	118,765
31	Open C03285	Waste disposal sites - BI Tourism Grant	Bruny Tourism	New	110,000			-		110,000	62,286	-	62,286	47,714
32	Open C03286	Visitor information - BI Tourism Grant	Bruny Tourism	New	130,460			-		130,460	12,520	-	12,520	117,940
33	Open C03287	Mavista Falls Track and picnic area - BI Tourism Grar	Bruny Tourism	New	300,000			-		300,000	9,480	-	9,480	290,520
34	Closed C03288	Nebraska Road road safety measures - BI Tourism G	Bruny Tourism	New	69,636			-		69,636	-	-	-	69,636
35														
36					1,450,731	-	-	-	-	1,450,731	165,570	260	165,830	1,284,901
37														

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/04/2021

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
38	CITY DEAL FUNDING													
39														
40	G10034	City Deal Funding (Funding \$7,900,000 paid 2020/21 \$2.0m, 2021/22 \$2m, 2022/23 \$3.9)			-		2,000,000	-	(940,000)	1,060,000	-	-	-	1,060,000
41	Place	Place Strategy development	Expenditure in C03107 Channel Hwy 2019/20		(100,000)			-	100,000	-	-	-	-	-
42	CD1	Kingston Interchange Improvements			-			-	800,000	800,000	-	-	-	800,000
43	CD2	Other initiatives to be determined			-			-		-	-	-	-	-
44	G80001	Transform Kingston Program	in Operational expenditure		-			-		-	-	-	-	-
45	G80002	Kingborough Bicycle Plan	in Operational expenditure		-			-	40,000	40,000	-	-	-	40,000
46					-			-		-	-	-	-	-
47					(100,000)	-	2,000,000	-	-	1,900,000	-	-	-	1,900,000
48														
49	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 1													
50														
51	G10036				-		298,051	-	(596,102)	(298,051)	-	-	-	(298,051)
52	OpExp	Kingborough Community Facility maintenance (Act 5030)			-		(96,102)	-	96,102	-	-	-	-	-
53	Open C03408	Gormley Drive gravel resheet			-			-	55,000	55,000	44,931	-	44,931	10,069
54	Open C03409	Jenkins St, pedestrian refuge			-			-	40,000	40,000	3,226	-	3,226	36,774
55	Open C03410	Morris Ave pedestrian crossing and refuge			-			-	75,000	75,000	1,045	-	1,045	73,955
56	Open C03411	NebraskaRoad retaining Wall repairs			-			-	35,000	35,000	33,751	-	33,751	1,249
57	Open C03412	Tower Court reconstruction			-			-	238,453	238,453	41,839	156,910	198,749	39,704
58	Open C03413	Woodbridge Hall, replace roof and front porch			-			-	75,000	75,000	1,099	69,751	70,850	4,150
59														
60					-	-	201,949	-	18,453	220,402	125,891	226,661	352,552	(132,150)
61														
62	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 2													
63														
64	G10044	Grant for \$1,404,450			-			-		-	-	-	-	-
65	LRC12	Expenditure in C03277 in Kingston Park above			-			-		-	-	-	-	-
66														
67					-	-	-	-	-	-	-	-	-	-
68														
69	Closed C03005	Coningham Toilet Block Replacement	Property	Renewal	130,000	-		5,100	(28,000)	107,100	107,100	-	107,100	(0)
70	Closed C03111	Kelvedon Park Changerooms/Clubrooms	Property	Renewal	(26,739)	-	50,000	1,624	-	24,885	34,107	-	34,107	(9,222)
71	Open C03192	Lunawanna Public Toilet Replacement	Property	Renewal	12,017	-		-	-	12,017	-	-	-	12,017
72	Closed C03217	Margate Hall Roof Replacment	Property	New	-	-		267	-	267	5,606	-	5,606	(5,339)
73	Closed C03218	Barretta Vehicle Washdown Facility	Property	New	99,575	-		7,909	50,156	157,640	165,131	-	165,131	(7,491)
74	Closed C03219	Barretta Pump Station	Property	New	190,923	-		10,091	-	201,014	211,909	-	211,909	(10,895)
75	Closed C03220	Replace Kerb -KWS	Property	Renewal	37,656	-		-	(37,656)	-	952	-	952	(952)
76	Open C03222	Wash down facility for twin ovals workshop	Property	New	29,717	-		-	-	29,717	11,670	-	11,670	18,047
77	Closed C03223	Glensyn units -Septic system	Property	Renewal	22,450	-		-	-	22,450	-	-	-	22,450
78	Closed C03224	Middleton Hall - Septic system	Property	Renewal	-	-		296	-	296	6,219	-	6,219	(5,923)
79	Closed C03225	Trial Bay-Septic system	Property	Renewal	17,469	-		223	-	17,692	4,677	-	4,677	13,015
80	Open C03265	Cat holding facility Bruny Island fit out	Property	Upgrade	7,123	-		-	-	7,123	325	9,619	9,944	(2,821)
81	Open C02373	Kettering Hall Disability Access	Property	Upgrade	7,000	-		-	-	7,000	-	-	-	7,000
82	Open C03318	Blackmans Bay Foreshore Playground	Property	Renewal	64,790	-		-	-	64,790	58,900	5,890	64,790	-
83	Open C03304	Blowhole Coastal Fence Replacement	Property	30% R / 70% U	89,446	-		-	-	89,446	92,369	580	92,949	(3,503)
84	Open C03308	Barretta Walking Floor Blg Safety Upgrade	Property	New	14,366	-		-	-	14,366	14,366	-	14,366	-
85	Open C03319	Heat Pumps for FDC building	Property	New	(8,450)	-		-	-	(8,450)	10,195	-	10,195	(18,645)
86	Closed C90010	Playground renewal	Property	Renewal	-	50,000		-	(50,000)	-	-	-	-	-
87	Open C03428	Blackmans Bay Community Hall slide renewal	Property	Renewal	-	-		-	5,000	5,000	2,910	-	2,910	2,090

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Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget					Actual			Remaining	
						Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments		Total
88	Open	C03429	Dru Point slide renewal	Property	Renewal	-	-	-	-	45,000	45,000	-	10,770	10,770	34,230
87	Closed	C90011	Street furniture replacement	Property	Renewal	-	15,000	-	-	(15,000)	-	-	-	-	-
88	Open	C03396	Street Furniture Beach Rd Snug	Property	Renewal	-	-	-	-	15,000	15,000	11,584	-	11,584	3,416
89	Open	C03320	Adventure Bay Hall Wastewater Pump Out System	Property	New	-	73,000	-	-	-	73,000	6,080	15	6,095	66,905
90	Closed	C03321	Baretta Re-use Station Security Cameras	Property	New	-	30,000	-	1,363	-	31,363	28,613	-	28,613	2,750
91	Open	C03322	Blackmans Bay Skate Park Irrigation	Property	New	-	10,000	-	-	-	10,000	1,300	-	1,300	8,700
92	Open	C03323	Blackmans Bay ForeshoreToilets - Upgrade	Property	Upgrade	-	81,500	-	-	75,000	156,500	75,651	-	75,651	80,849
93	Open	C03324	Civic Centre - Office Accommodation Design	Property	Upgrade	-	30,000	-	-	-	30,000	9,700	-	9,700	20,300
94	Open	C03325	Kettering Community Hall Public Toilets Upgrade	Property	Upgrade	-	45,000	-	-	-	45,000	-	-	-	45,000
95	Open	C03326	Kingston Beach Oval Changerooms Upgrade	Property	Upgrade	-	100,000	-	-	-	100,000	2,672	-	2,672	97,328
96	Closed	C03327	Kingston View Drive Dog Park - Puppy Fencing	Property	New	-	5,000	-	132	-	5,132	2,772	-	2,772	2,360
97	Open	C03328	Barretta Re-Use Shop Toilet Upgrade	Property	Renewal	-	41,000	-	-	-	41,000	531	29,600	30,131	10,869
98	Open	C03329	Light Wood Park 2 Female Changerooms	Property	Upgrade	-	200,000	-	-	-	200,000	-	-	-	200,000
99	Open	C03330	Light Wood Park 2 cricket nets	Property	Renewal	-	30,000	-	-	-	30,000	303	-	303	29,697
100	Open	C03331	Light Wood Park 3 training lights	Property	Renewal	-	240,000	(55,000)	-	-	185,000	76,368	70,236	146,604	38,396
101	Open	C03332	Light Wood Park 3 Fencing	Property	New	-	10,000	-	-	-	10,000	-	-	-	10,000
102	Closed	C03333	Middleton Cemetery Columbarium Wall	Property	New	-	12,000	-	724	-	12,724	15,194	-	15,194	(2,470)
103	Closed	C03334	Nierinna Creek Track Steps Upgrade	Property	Renewal	-	46,000	-	2,048	-	48,048	43,008	-	43,008	5,040
104	Open	C03335	Public Recycling & Waste Enclosures	Property	New	-	40,000	-	-	-	40,000	18,550	16,695	35,245	4,755
105	Open	C03314	Silverwater Park Upgrade	Property	Upgrade	-	-	250,000	-	-	250,000	2,824	-	2,824	247,176
106	Open	C03336	Snug Hall Roof Replacement	Property	Renewal	-	50,000	-	-	-	50,000	-	-	-	50,000
107	Closed	C03337	Snug Beach Access Steps	Property	Renewal	-	22,500	-	1,125	-	23,625	23,625	-	23,625	-
108	Closed	C03338	Tingira Road Access Steps	Property	Renewal	-	49,000	-	2,450	-	51,450	51,450	-	51,450	-
109	Closed	C03339	Twin Ovals Synthetic Area Pitch Covers	Property	New	-	10,000	-	-	-	10,000	9,545	-	9,545	455
110	Open	C03340	Christopher Johnson Park Toilet Upgrade	Property	Upgrade	-	60,000	-	-	(50,000)	10,000	-	-	-	10,000
111	Open	C03341	Woodbridge Hall Toilet Upgrade	Property	Renewal	-	110,000	-	-	-	110,000	-	-	-	110,000
112	Open	C03420	Suncoast track protection works investigation	Property	New	-	-	30,000	-	-	30,000	18,689	5,660	24,349	5,651
113	Open	C03421	Conningham to Snug Shared path feasibility	Property	New	-	-	40,000	-	-	40,000	-	-	-	40,000
114	Open	C03426	Middleton Tennis Court Upgrade	Property	Renewal	-	-	30,000	-	-	30,000	29,899	-	29,899	101
115	Open	C03422	Park Furniture upgrade	Property	Renewal	-	-	40,000	-	-	40,000	20,698	-	20,698	19,302
116	Open	C03430	Demolition of old Conningham Beach Toilet Block	Property	Renewal	-	-	-	-	28,000	28,000	-	-	-	28,000
117	Open	C03432	Kingston Beach Oval Lighting major repair	Property	Renewal	-	-	-	-	-	-	-	47,500	47,500	(47,500)
118											-	-	-	-	-
119						687,343	1,360,000	385,000	33,352	37,500	2,503,195	1,175,494	196,565	1,372,059	1,131,136
120															
121	Open	C03130	Multi-function devices - CC, Depot, KSC etc	IT	New	66,720	-	-	-	-	66,720	-	-	-	66,720
122	Open	C00613	Purchase IT Equipment	IT	New	-	-	-	-	-	-	27,042	3,332	30,373	(30,373)
123	Open	C00672	Digital Local Government Program	IT	New	67,518	-	-	-	-	67,518	7,486	-	7,486	60,032
124	Open	C01602	Financial Systems Replacement	IT	Renewal	163,931	-	-	-	-	163,931	619	-	619	163,312
125	Open	C03070	Desktop PC Replacement	IT	Renewal	12,364	-	-	-	-	12,364	22,824	1,273	24,097	(11,733)
126	Open	C03403	Replace two way system in vehicles	IT	Renewal	-	130,000	-	-	-	130,000	-	-	-	130,000
127	Open	C03404	Core Server replacement	IT	Renewal	-	68,000	-	-	-	68,000	-	-	-	68,000
128	Open	C03405	Wireless networking	IT	Renewal	-	35,000	-	-	-	35,000	8,671	-	8,671	26,329
129											-	-	-	-	-
130						310,533	233,000	-	-	-	543,533	66,642	4,604	71,247	472,286
131															
132	Closed	C90003	Design/survey for future works	Design		-	100,000	-	-	-	100,000	-	-	-	100,000
133	Open	C03199	Snug Tiers Reconstruction -Design	Design	Renewal	-	-	-	-	-	-	10,794	-	10,794	(10,794)
134	Open	C03090	Gormley Drive Extension /Spring Farm link road r	Design	New	-	-	-	-	-	-	5,696	-	5,696	(5,696)
135	Open	C03093	Garnett Street, Blackmans Bay SW Upgrade Desig	Design	Upgrade	-	-	-	-	-	-	13,965	1,100	15,065	(15,065)
136	Open	C03417	Snug River Pedestrian Bridge Replacement	Design		-	-	-	-	-	-	4,800	-	4,800	(4,800)

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Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget					Actual			Remaining	
						Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments		Total
137	Open	C03423	Osborne Esplanade Future Works	Design					-	-	-	2,887	-	2,887	(2,887)
138	Open	C03424	Meath Ave Stormwater Design	Design					-	-	-	6,326	-	6,326	(6,326)
139	Open	C03425	Whitewater Creek Path Design	Design					-	-	-	5,509	-	5,509	(5,509)
140	Open	C03431	Gemalla Road - Channel Hwy to No 76	Design					-	-	-	2,055	-	2,055	(2,055)
141				Design							-	-	-	-	-
142						-	100,000	-	-	-	100,000	52,033	1,100	53,133	46,867
143															
144				Reserves		-	-		-	-	-	-	-	-	-
145											-	-	-	-	-
146						-	-	-	-	-	-	-	-	-	-
147															
148	Closed	C03187	Brightwater Road stage 2	Roads	70% N / 30% R	152,791	412,000		27,082	-	591,873	568,720	-	568,720	23,153
149	Closed	C03064	John Street Kingston - Reconstruction	Roads	Renewal	50,000	-		1,745	-	51,745	36,655	-	36,655	15,090
150	Open	C03066	Talone Road Construction	Roads	70% R / 30% U	1,173,958	-	(290,000)	45,460	-	929,418	952,995	-	952,995	(23,577)
151	Open	C03107	Channel Highway John St to Hutchins St	Roads	Upgrade	220,693	200,000		-	(90,000)	330,693	34,778	-	34,778	295,915
152	Open	C03201	Tower Court reconstruction-Design	Roads	Renewal	23,182	-		-	(18,453)	4,729	5,751	-	5,751	(1,022)
153	Open	C03205	Leslie Road widening	Roads	Renewal	42,946	-		-	-	42,946	17,765	-	17,765	25,181
154	Closed	C03212	Pelverata Road	Roads	Upgrade	-	-		284	-	284	5,967	-	5,967	(5,683)
155	Closed	C03216	Hinsby Road Pedestrian Improvements	Roads	50% R / 50% U	40,000	-		2,741	15,000	57,741	57,556	-	57,556	185
156	Open	C03276	Upgrade Street Lighting to LED	Roads	Upgrade	711,320	-		-	-	711,320	47,340	21,984	69,324	641,996
157	Open	C03342	Pelverata Road (vic 609) Reconstruction - Design	Roads	Upgrade	-	35,000		-	-	35,000	2,850	-	2,850	32,150
158	Open	C03096	Adventure Bay Road (vic 334) Realignment	Roads	Upgrade	-	570,000		-	-	570,000	309,359	55,447	364,806	205,194
159	Open	C03193	Barnes Bay Jetty Replacement	Roads	50% R / 50% N	-	52,500	(25,000)	-	-	27,500	116,414	-	116,414	(88,914)
160	Open	C01183	Beach Road (vic 2-14)Footpath	Roads	Renewal	-	265,000		-	(80,000)	185,000	16,874	137,000	153,874	31,126
161	Open	C03343	Besters Rd Junction Sealing	Roads	Renewal	-	20,000		-	-	20,000	3,956	-	3,956	16,044
162	Open	C03344	Browns-Proctors Road Sealing of Approaches to Bro	Roads	New	-	30,000		-	-	30,000	-	-	-	30,000
163	Open	C03311	Browns Road (vic 1 -51) Rehabilitation - Stage 1 Des	Roads	New	-	85,000		-	-	85,000	130	-	130	84,870
164	Open	C03345	Diamond Drive (vic 1-9) Pavement Rehabilitation	Roads	Renewal	-	210,000	(45,000)	-	115,000	280,000	262,473	12,500	274,973	5,027
165	Closed	C03346	Gordon Jetty Fender Replacement	Roads	Renewal	-	16,000		702	-	16,702	14,749	-	14,749	1,953
166	Open	C03312	Groombridges Road (vic Oxleys Rd--99) Sealing	Roads	Renewal	-	840,000	270,000	-	-	1,110,000	80,787	861,035	941,822	168,178
167	Open	C03315	Kingston Beach Sailing Club Carpark Upgrade	Roads	new	-	366,000		-	-	366,000	22,844	11,547	34,391	331,609
168	Open	C03347	Kingston Heights (vic 2-22) Footpath & Kerb and Cha	Roads	50% R / 50% U	-	42,000		-	-	42,000	38,000	-	38,000	4,000
169	Open	C03313	Margate Oval Carpark Upgrade	Roads	New	-	55,000		-	-	55,000	8,606	-	8,606	46,394
170	Open	C03348	Middleton Esplanade (vic Beach Rd 24-26) Stabilisat	Roads	Upgrade	-	250,000	(230,000)	-	-	20,000	8,500	-	8,500	11,500
171	Open	C03349	Nubeena Crescent Pedestrian Refuge	Roads	New	-	45,000		-	-	45,000	7,078	-	7,078	37,922
172	Closed	C03350	Opal Drive (vic 5) Pavement rehabilitation	Roads	New	-	160,000	(45,000)	-	(115,000)	-	22	-	22	(22)
173	Open	C03316	Osborne Esplanade (vic 25a) Pedestrian Crossing	Roads	Renewal	-	170,000		-	170,000	340,000	26,894	13,475	40,369	299,631
174	Closed	C03351	Pengana Place (vic 1) footpath	Roads	New	-	36,000		1,305	-	37,305	27,395	-	27,395	9,910
175	Closed	C03352	Sandfly Road (vic 520) Bridge Approach Correction	Roads	New	-	30,000		1,068	-	31,068	22,422	-	22,422	8,646
176	Closed	C03353	Stratford Place (vic 8) Footpath & Kerb and Channel	Roads	Renewal	-	19,000		408	-	19,408	8,558	-	8,558	10,850
177	Open	C03416	Kaoota Tramway Track Parking	Roads	New	-	-		-	15,000	15,000	646	2,483	3,129	11,871
178	Open	C03418	Missionary Road coastal works	Property	New	-	-	300,000	-	-	300,000	1,700	247,552	249,252	50,748
179	Open	C03427	Beach Road Footpath - Church St to Roslyn Ave	Roads	New	-	-	Grant to come	-	-	-	11,453	-	11,453	(11,453)
180				Roads		-	-		-	-	-	-	-	-	-
181												-			
182	Closed	C90006	Access ramps	Roads	New	-	20,000			(12,000)	8,000	-	-	-	8,000
183	Closed	C03406	Beach Rd, Snug - Access Ramps	Roads	New	-	-		550	12,000	12,550	11,550	-	11,550	1,000
184	Open	C03407	Illawong Crescent - Access Ramps	Roads	New	-	-		-	-	-	-	5,500	5,500	(5,500)
185												-			
186	Closed	C90002	2020/21 Resheeting Program	Roads	Renewal	-	-			-	-	-	-	-	-
187	Open	C03397	Watsons Road - Resheet	Roads	Renewal	-	109,000		-	-	109,000	80,827	3,055	83,883	25,117

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Closed		Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget					Actual			Remaining	
						Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commit- ments		Total
188	Open	C03398	Old Bernies Road - Resheet	Roads	Renewal	-	247,000	-	-	-	247,000	80,733	2,897	83,630	163,370
189	Open	C03399	Snug Falls Road – - Resheet	Roads	Renewal	-	171,000	-	-	-	171,000	145,153	8,004	153,157	17,843
190	Open	C03400	Dulcia Road - Resheet	Roads	Renewal	-	212,000	-	-	-	212,000	186,981	20,508	207,489	4,511
191	Open	C03401	Killora Road – CH2475 to Nebraska Road - Resheet	Roads	Renewal	-	339,000	-	-	-	339,000	309,221	-	309,221	29,779
192				Roads	Renewal	-	-	-	-	-	-	-	-	-	-
193								-	-	-	-	-	-	-	-
194	Closed	C90001	2020/21 Resealing Program	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
195	Closed	C03376	Crystal Downs Drive	Roads	Renewal	-	202,000	9,182	-	-	211,182	192,829	-	192,829	18,353
196	Closed	C03377	Murlali Court	Roads	Renewal	-	30,000	1,254	-	-	31,254	26,335	-	26,335	4,919
197	Closed	C03378	Taroo Court	Roads	Renewal	-	18,000	904	-	-	18,904	18,984	-	18,984	(80)
198	Closed	C03379	Baringa Road	Roads	Renewal	-	80,000	4,272	-	-	84,272	89,705	-	89,705	(5,433)
199	Closed	C03380	Cartwright Lane	Roads	Renewal	-	15,000	726	-	-	15,726	15,245	-	15,245	481
200	Closed	C03381	Churchill Road	Roads	Renewal	-	90,000	3,768	-	-	93,768	79,127	-	79,127	14,641
201	Closed	C03382	Coolamon Road	Roads	Renewal	-	47,000	1,920	-	-	48,920	40,327	-	40,327	8,593
202	Closed	C03383	Elandra Road	Roads	Renewal	-	36,000	1,546	-	-	37,546	32,460	-	32,460	5,086
203	Closed	C03384	Karingal Court	Roads	Renewal	-	69,000	2,794	-	-	71,794	58,682	-	58,682	13,112
204	Closed	C03385	Spring Farm Road	Roads	Renewal	-	98,000	4,510	-	-	102,510	94,710	-	94,710	7,800
205	Open	C03386	Sandfly Road at Pelverata Road	Roads	Renewal	-	32,000	-	-	-	32,000	43,061	-	43,061	(11,061)
206	Closed	C03387	Cutana Parade	Roads	Renewal	-	67,000	3,117	-	-	70,117	65,460	-	65,460	4,657
207	Closed	C03388	Beach Road Snug	Roads	Renewal	-	117,000	6,280	-	-	123,280	131,879	-	131,879	(8,599)
208	Closed	C03389	Howden Road	Roads	Renewal	-	161,000	4,200	-	-	165,200	88,204	-	88,204	76,997
209	Open	C03390	Conningham Road - Hopwood St to Albert Rd	Roads	Renewal	-	40,000	-	-	-	40,000	44,508	-	44,508	(4,508)
210	Closed	C03391	Conningham Road - Old Station Rd to No. 100	Roads	Renewal	-	15,000	1,717	-	-	16,717	36,053	-	36,053	(19,336)
211	Open	C03392	Sandfly Road - Huon Hwy to Allens Rivulet Rd	Roads	Renewal	-	99,000	-	-	-	99,000	51,842	-	51,842	47,158
212	Closed	C03393	Van Morey Road	Roads	Renewal	-	116,000	3,428	-	-	119,428	73,496	-	73,496	45,932
213	Closed	C03394	Willuna Close	Roads	Renewal	-	9,000	359	-	-	9,359	7,534	-	7,534	1,825
214	Open	C03395	Prep works 2021/22	Roads	Renewal	-	237,500	-	(157,000)	-	80,500	-	-	-	80,500
215	Open	C03433	Nolan Cres - Freesia Crt to Willow Bend Rd	Roads	Renewal	-	-	-	32,000	-	32,000	-	7,800	7,800	24,200
216	Open	C03434	Kunama Drive - Jindabyne Rd to Dorset Drive	Roads	Renewal	-	-	-	25,000	-	25,000	-	6,240	6,240	18,760
217	Open	C03435	Hutchins St - Auburn Rd to Dorset Drive	Roads	Renewal	-	-	-	5,000	-	5,000	-	-	-	5,000
218	Open	C03436	Dayspring Drive - Van Morey to No. 19	Roads	Renewal	-	-	-	10,000	-	10,000	-	4,012	4,012	5,988
219	Open	C03437	Culbara Rd	Roads	Renewal	-	-	-	43,000	-	43,000	-	11,812	11,812	31,188
220	Open	C03438	Slatterys Rd Junction	Roads	Renewal	-	-	-	9,000	-	9,000	-	100	100	8,900
220	Open	C03439	Dulcia Road	Roads	Renewal	-	-	-	33,000	-	33,000	-	-	-	33,000
221				Roads	Renewal	-	-	-	-	-	-	-	-	-	-
222															
223						2,414,890	6,585,000	(65,000)	131,322	11,547	9,077,759	4,724,143	1,432,950	6,157,093	2,920,666
224															
225	Open	C03161	Community Road Safety Grant - Driving Simulator	Other	Renewal	9,602	-	-	-	-	9,602	-	-	-	9,602
226	Open	C03402	Digital Speed Display Trailers (4) - CRSG State Growth	Other	New	-	-	32,900	-	-	32,900	33,959	-	33,959	(1,059)
227											-	-	-	-	-
228						9,602	-	32,900	-	-	42,502	33,959	-	33,959	8,543
229															

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Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining	
					Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total		
230	Closed	C03023	Tyndall Beach Erosion Stabilisation	Stormwater	New	8,138	-		763	-	8,901	16,015	-	16,015	(7,114)
231	Open	C03026	Algona Road Stage 1 SW Upgrade	Stormwater	50% R / 50% U	628,705	-	(90,000)	-	-	538,705	482,276	-	482,276	56,429
232	Closed	C03117	Beach Road Kingston Stormwater Upgrade	Stormwater	Upgrade	-	-		-	-	-	-	-	-	-
233	Closed	C03129	Blackmans Bay stormwater low flow diversion	Stormwater	Upgrade	103,589	-		698	(49,000)	55,287	14,652	-	14,652	40,635
234	Open	C03163	Stormwater Regional Flood Gauge Network	Stormwater	New	-	-		-	-	-	4,287	-	4,287	(4,287)
235	Closed	C03236	Milford Road stormwater upgrade	Stormwater	New	-	-		64	-	64	1,334	-	1,334	(1,270)
236	Closed	C03237	Manuka Road Stormwater Upgrade	Stormwater	New	-	-		73	-	73	1,523	-	1,523	(1,450)
237	Closed	C03239	Taroona Crescent stormwater upgrade	Stormwater	50% N / 50% R	100,000	-		5,615	13,000	118,615	117,914	-	117,914	701
238	Open	C03241	Burwood Drive stormwater upgrade	Stormwater	50% N / 50% R	94,168	-		-	-	94,168	106,972	-	106,972	(12,804)
239	Open	C03242	Leslie Road Stormwater Upgrade	Stormwater	New	41,000	-	50,000	-	-	91,000	8,995	-	8,995	82,005
240	Closed	C03244	Van morey Road stormwater upgrade (vic 279)	Stormwater	Renewal	-	-		43	-	43	893	-	893	(850)
241	Closed	C03245	Allens Rivulet Road Stormwater upgrade	Stormwater	Renewal	-	-		68	-	68	1,418	-	1,418	(1,350)
242	Closed	C03246	Leslie Road (vic 645) SW Upgrades	Stormwater	Upgrade	-	-		220	-	220	4,618	-	4,618	(4,398)
243	Closed	C03247	Huon Road (vic 1678) SW Upgrades	Stormwater	Upgrade	-	-		74	-	74	1,544	-	1,544	(1,470)
244	Closed	C03249	Allens Rivulet Road (vic 279)	Stormwater	Upgrade	-	-		60	-	60	1,260	-	1,260	(1,200)
245	Open	C03250	Algona Road Stage 2 SW Upgrade-design only	Stormwater	50% N / 50% R	23,504	-		-	-	23,504	10,473	-	10,473	13,031
246	Closed	C03251	Hillside Catchment Investigation	Stormwater	50% N / 50% R	15,684	-		6	-	15,690	128	-	128	15,562
247	Open	C03256	CBD Catchment Investigation	Stormwater	50% N / 50% R	33,809	-		-	-	33,809	-	-	-	33,809
248	Open	C03354	Pit replacement & upgrade 2020/21	Stormwater	50% N / 50% R	-	50,000		-	-	50,000	12,036	422	12,458	37,542
249	Open	C03355	Algona Road Stage 2 Stormwater Upgrade - Reline	Stormwater	Renewal	-	383,000		-	-	383,000	2,177	-	2,177	380,823
250	Open	C03356	Beach Road, Kingston Stage 2 Stormwater Upgrade	Stormwater	Upgrade	-	242,000	(42,000)	-	30,000	230,000	244,335	18,133	262,468	(32,468)
251	Open	C03357	Boronia-Sherburd-CBD Stormwater Survey	Stormwater	New	-	47,000		-	-	47,000	3,117	-	3,117	43,883
252	Open	C03358	Coffee Creek Erosion Repair	Stormwater	50% R / 50% U	-	16,500		-	-	16,500	63	-	63	16,437
253	Open	C03359	Coffee Creek Hydraulic Assessment	Stormwater	New	-	55,000		-	7,000	62,000	56,628	-	56,628	5,372
254	Closed	C03360	Ewing Avenue Outfall DTS	Stormwater	50% R / 50% U	-	54,000	(54,000)	455	-	455	-	-	-	455
255	Open	C03361	Flinders Esp Stormwater EXTENSION	Stormwater	New	-	116,000	40,000	-	-	156,000	11,857	135,352	147,209	8,791
256	Closed	C03362	Flowerpot, Blackmans Bay DTS	Stormwater	New	-	59,000	(59,000)	-	-	-	-	-	-	-
257	Open	C03363	Harpers Road Stormwater Upgrade - ROAD ONLY	Stormwater	New	-	168,000		-	-	168,000	19,763	-	19,763	148,237
258	Open	C03364	Leslie Road (viz 48) Stormwater Upgrade	Stormwater	50% R / 50% U	-	25,000	40,000	-	-	65,000	3,443	-	3,443	61,557
259	Open	C03365	Margate Rivulet Hydraulic Assessment	Stormwater	New	-	77,000		-	-	77,000	19,648	-	19,648	57,352
260	Closed	C03366	Palmers Rd Culvert Upgrade	Stormwater	50% R / 50% U	-	21,500		254	-	21,754	5,326	-	5,326	16,428
261	Open	C03367	Pear Ridge, Margate Stormwater Upgrade	Stormwater	New	-	31,000		-	-	31,000	-	-	-	31,000
262	Open	C03368	Roslyn-Pearsall-Wells-Ocean Stormwater Survey	Stormwater	New	-	30,000		-	-	30,000	13,805	12,500	26,305	3,695
263	Closed	C03369	Snug Falls Rd Culvert Upgrades	Stormwater	50% R / 50% U	-	27,000		170	-	27,170	3,563	-	3,563	23,607
264	Open	C03370	Talbots Road Culvert Upgrades (vic 146)	Stormwater	New	-	34,500		-	-	34,500	37,739	2,578	40,317	(5,817)
265	Open	C03371	Jindabyne Road stormwater improvements	Stormwater	New	-	15,000		-	-	15,000	6,548	658	7,206	7,794
266	Open	C03372	Kingston Heights vicinity of house number 37	Stormwater	New	-	15,000		-	-	15,000	-	-	-	15,000
267	Closed	C03373	Taroona Crescent Stormwater Upgrade STAGE 2	Stormwater	New	-	217,000		10,418	-	227,418	218,787	-	218,787	8,631
268	Open	C03374	Timbertop Drive Stormwater Upgrade	Stormwater	New	-	57,000		-	-	57,000	8,110	2,500	10,610	46,390
269	Closed	C03375	Yacht Club Kingston Beach DTS	Stormwater	Upgrade	-	63,000	(63,000)	-	-	-	-	-	-	-
270	Open	C03414	Van Morey Rd Culvert Upgrades	Stormwater	New	-	-		-	49,000	49,000	43,312	4,677	47,989	1,011
271	Open	C03415	157 Channel Highway – Stormwater Replacement	Stormwater	New	-	-		-	25,000	25,000	21,363	-	21,363	3,637
272	Open	C03419	Bishop Davies to Kingston Green Stormwater link	Stormwater	New	-	-	120,000	-	-	120,000	4,323	-	4,323	115,677
273	tbc		Rural culvert works tbc	Stormwater	New	-	-	60,000	-	-	60,000	-	-	-	60,000
274				Stormwater	New	-	-		-	-	-	-	-	-	-
275															
276						1,048,597	1,803,500	2,000	18,981	75,000	2,948,078	1,510,244	176,820	1,687,064	1,261,014
277	B00000	Capital Balancing Account	Other							(142,500)	(142,500)	-	-	-	(142,500)
278	OC	On costs on capital project					505,000		(183,655)		321,345				321,345
TOTAL CAPITAL EXPENDITURE						13,383,434	12,586,500	2,556,849	-	-	28,526,783	11,577,739	3,720,252	15,297,991	13,228,792

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/04/2021

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget					Actual			Remaining
					Carry Forward	2020/21	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commit- ments	Total

	Budget	Actual incl Commit- ments
Renewal	8,275,985	5,605,719
Upgrade	3,437,637	1,532,697
New	3,680,295	2,236,135
	15,393,917	9,374,551
Kingston Park New	9,561,738	5,405,054
Bruny Island Tourism grant New	1,450,731	165,830
City Deal funding	1,900,000	-
Local Roads and Community Infrastructure	220,402	352,552
	28,526,788	15,297,987
NOTE: Classification is an estimate at the start of a project and may change on completion of job.		

**KINGSTON PARK
CAPITAL EXPENDITURE TO 30/04/2021**

	Budget & Carried Forward Expenditure	Actual	Commit- ments	Total	Variance
Overall Project budget (yet to be allocated)	2,000,000				2,000,000
C00688 KP Boulevard Construction	0	0	0	0	0
C00689 KP Pardalote Parade Design & Construction	46,122	0	0	0	46,122
C00690 KP Community Hub Design	52,343	0	0	0	52,343
C00691 KP Open Space Design (Playstreet)	46,720	5,409	0	5,409	41,311
C01606 KP Parking Strategy	(2,000)	0	0	0	(2,000)
C03179 KP Temporary Car Park	114,853	6,297	0	6,297	108,556
C01618 Boulevard Construction Stage 1A	320,154	2,058	419,340	421,398	(101,244)
C01627 KP Site - Land Release Strategy	53,185	48,882	0	48,882	4,303
C01628 KP Site - General Expenditure	219,211	123,272	113	123,385	95,826
C03069 KP Community Hub Construction	136,081	72,573	164,783	237,356	(101,275)
C03175 KP Community Hub Plant & Equipment	0	1,824	3,837	5,661	(5,661)
C03173 KP Public Open Space - Playground	3,632,894	3,036,883	771,573	3,808,456	(175,562)
C03277 KP Public Open Space - Stage 2	2,600,000	23,399	0	23,399	2,576,601
C03293 Pardalote Parade Northern Section (TIP)	342,175	0	0	0	342,175
C03278 KP Perimeter shared footpath	0	0	0	0	0
C03174 KP Public Open Space - Hub link to Playground	0	446	0	446	(446)
C03279 KP Boulevard Construction Stage 1B	0	0	86,172	86,172	(86,172)
C03306 KP Road F design and construct	0	360,300	235,474	595,774	(595,774)
C03280 KP Stormwater wetlands	0	42,419	0	42,419	(42,419)
Total	9,561,738	3,723,763	1,681,292	5,405,055	4,156,683

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*

Tender Assessment - AB2109 Beach Road Footpath Widening

Regulation 15 (2)(b), and (2)(d) *information that, if disclosed, is likely to confer a commercial advantage on a person with whom the Council is conducting, or proposes to conduct business, and contracts, and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal.*

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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

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	
Tender Assessment - AB2109 Beach Road Footpath Widening	

CLOSURE

APPENDIX

- A Infrastructure Works Report: February to April 2021
- B Delegated authority list for the period 22 April to 5 May 2021
- C Calendar
- D Forward Agenda

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A INFRASTRUCTURE WORKS REPORT: FEBRUARY TO APRIL 2021**File Number: 25.9****Author: Anthony Verdouw, Executive Officer Engineering Services****Authoriser: David Reeve, Director Engineering Services****Contracted Capital Projects****1. Lightwood Park 3 – sports field lighting:**

Lighting upgrades are underway, to provide compliant lighting for football training and junior game activities on the ground.

2. Flinders Esplanade stormwater:

Installing stormwater pipes and kerb entries to reduce overland surface flows and the incidence of nuisance flooding to adjacent properties.

**3. Algona Road / Blackmans Bay stormwater upgrades:**

The stormwater upgrades and road reconstruction works in Opal Drive and Diamond Drive, have recently been completed.



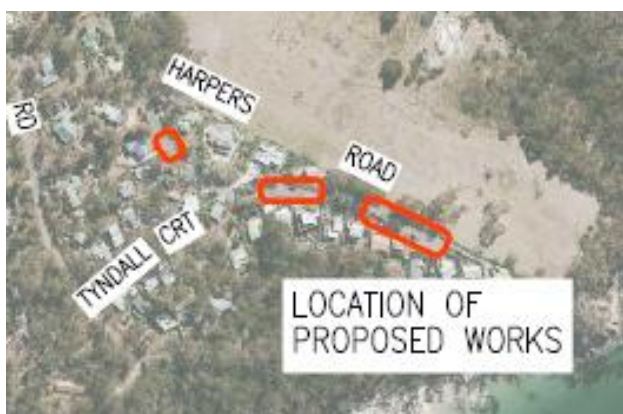
4. Tower Court reconstruction:

Reconstruction of the failed road pavement is underway. Due to land slippage issues in the area, the reconstruction will be a concrete pavement design.



5. Harpers Road stormwater:

Stormwater upgrades and pipeline installation works have been awarded, to mitigate current overland flow and flooding issues in the area.

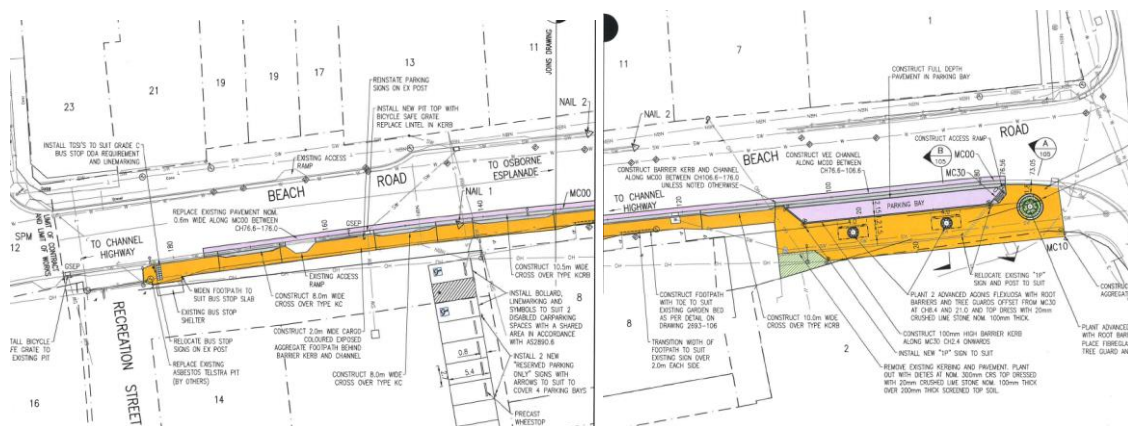


6. Beach Road, Kingston footpath – Church Street to Roslyn Avenue:

Tenders have recently been invited, following the successful receipt of grant funds, to undertake widening of the Beach Road footpath between Church Street and Roslyn Avenue.

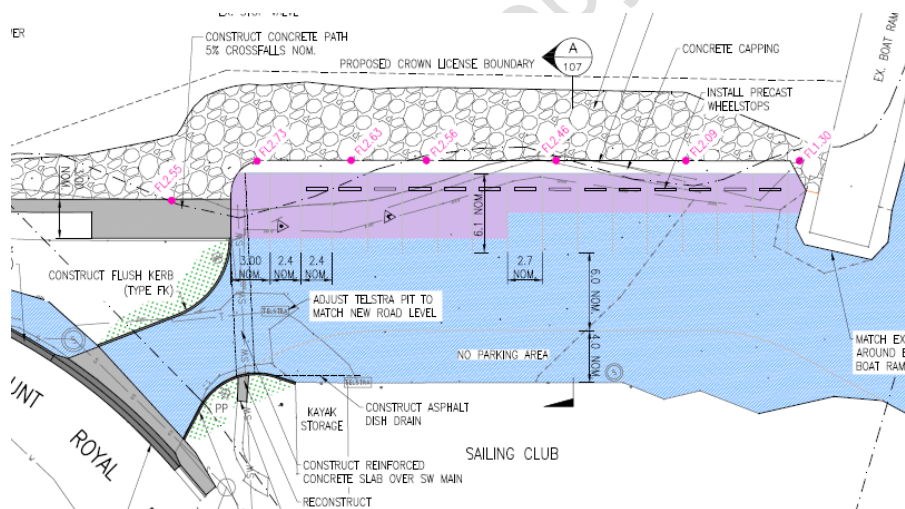


Footpath upgrades along Beach Road, from Osborne Esplanade intersection westwards to Recreation Street.

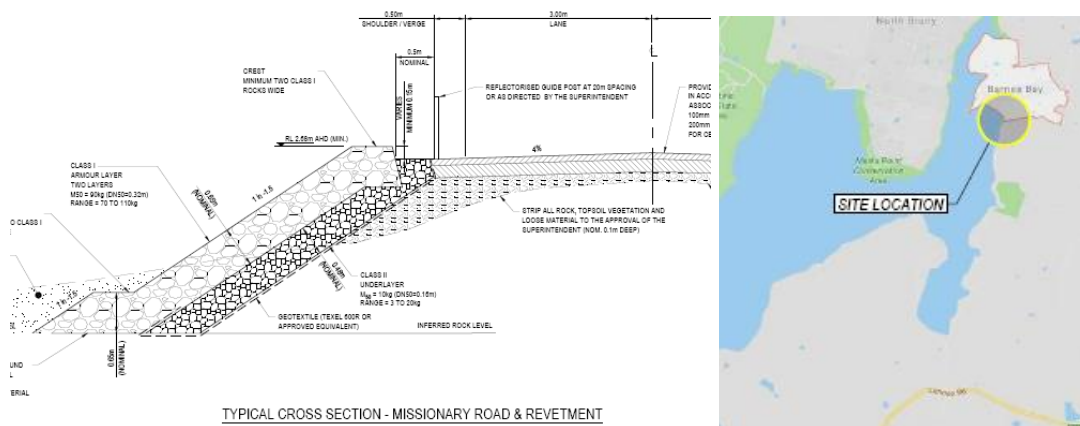


These works have been awarded and are scheduled to commence in late May.

Construction activities will be undertaken over May and June to construct and seal the carpark and upgrade the adjacent rock revetment wall.



Repair of the existing failed revetment wall is being undertaken, in conjunction with pavement raising, to provide longer term protection to the road with rising sea levels and storm swells.



11. Alonnah footpath:

The construction of a gravelled pathway extending from the Alonnah pontoon south through to Murphys Creek is currently underway. This pathway will provide safer pedestrian connectivity along Bruny Island Main Road and link the main developments in the Alonnah precinct.



12. Groombridges Road reconstruction:

With the finalisation of property adjustments and service relocations, construction activities are scheduled to commence in late May, extending through to July/August.

13. Timbertop Drive stormwater:

These stormwater upgrades have recently been tendered and awarded for construction.

14. Bishop Davies Court stormwater:

These stormwater upgrades have recently been tendered and awarded for construction.

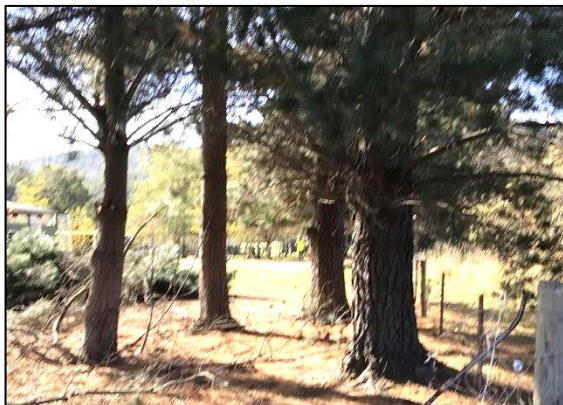
15. Talone Road fence:

The fencing works along the Blowhole cliff top, after an extended construction period, have recently been completed.



Works Department – Works Recently Completed (Mainland Kingborough)

16. Allens Rivulet Road – pine tree removal:



17. Dru Point – dog exercise area re-gravelled:



18. Sunnybanks Cemetery, Middleton (Capital Works) – new columbarium installed:



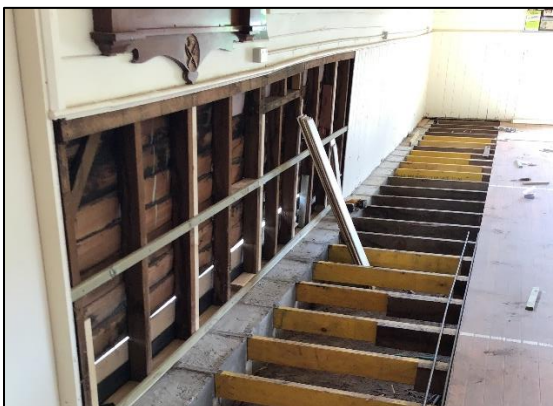
19. Blackmans Bay Hall – new slide installed after old slide was condemned following a playground inspection:



20. Margate Hall – new overlay flooring and epoxy coating:



21. Sandfly Hall – repairs to footings and substructure and new flooring and epoxy coating:



22. Blackmans Bay Toilets – newly refurbished toilet block:



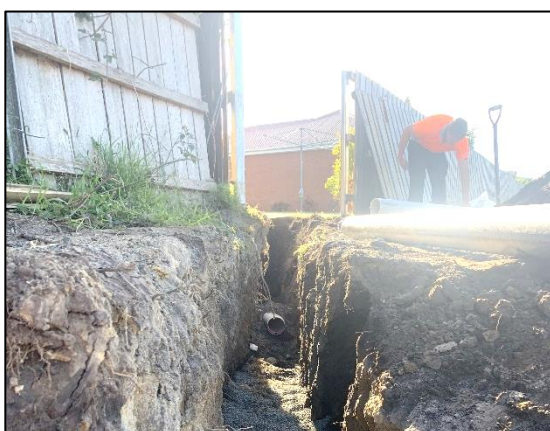
23. Cranes Road – intersection repairs:



24. Besters Road (Capital Works) – intersection sealed:



25. 157 Channel Highway, Kingston (Capital Works) – stormwater upgrade.



26. Websters Road – asphalt corrections:



27. Grading completed – Besters Road, Andersons Road, Clarks Road, Krauses Road, Van Morey Road, Bundalla Road, Tinderbox Road, Allens Rivulet Road, Tabors Road, Frosts Road, Maddocks Road, Leslie Road, Riverbend Road, Stanfields Road and Proctors Road.
28. Drain cleaning completed – Gryces Road, Hackford Drive, Denehey Road and Jarvis Road.
29. Snug Falls Road (Capital Works) – resheet and culvert upgrades.

Works Department – Works Recently Completed (Bruny Island)

30. Cemetery Road, Lunawanna – installed memorial picnic setting on behalf of a local resident in conjunction with Council's Urban Designer:



31. Grading completed – Cloudy Bay Road, Main Road, Dennes Point, Missionary Road, Wisbys Road, Power Road and Killora Road.
32. Barnes Bay Pontoon – minor repairs.

Works Department – Works Underway / Planned (Mainland Kingborough)

33. Van Morey Road – culvert upgrades.
34. Maintenance grading as required.
35. Drain cleaning as required.
36. Old Bernies Road (Capital Works) – resheeting.
37. Former Family Day Care Building – external painting.
38. Kingston Beach Hall – internal and external painting.
39. Sandfly Hall – external painting and new vinyl floor coverings in the female toilets.
40. Civic Centre (Compliance Department) – painting.
41. Tinderbox toilets – additional water catchment and internal lighting installation.
42. Senior Citizens Redwood Road – roof repairs.
43. Various Locations (Capital Works) – picnic table upgrades.
44. Mt Pleasant Track – new track to be constructed from Mt Pleasant Road to Kingston View Drive.

Works Department – Works Underway / Planned (Bruny Island)

- 45. Maintenance grading – Lighthouse Road, Whaymans Road and areas as required.
- 46. Nebraska Road (Capital Works) – walking track.
- 47. Adventure Bay Road (Capital Works) – re-alignment (sealing mid-May).



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B DELEGATED AUTHORITY LIST FOR THE PERIOD 22 APRIL TO 5 MAY 2021**File Number:** 17.170**Author:** Elizabeth Burrows, Administration Officer - Planning**Authoriser:** Tasha Tyler-Moore, Manager Development Services

DEVELOPMENT APPLICATIONS FOR DISCRETIONARY DEVELOPMENT/USE		
DA-2020-250	Mr S & Mrs H Kentwell 36 Campbell Street KINGSTON	Outbuilding (shed) and roof over existing deck
DA-2020-397	Mr S Tanner 4067 Channel Highway FLOWERPOT	Dwelling and outbuildings (garage and shed)
DA-2020-689	G Hills & Partners Architects 71 Eldridge Drive KINGSTON	Dwelling
DA-2020-706	Pinnacle Drafting and Design 18 Grand Mews KINGSTON	Dwelling
DA-2020-749	Tassal Operations P/L 10 Marina Drive BARETTA	Extension to car park
DA-2020-756	Systembuilt Homes 161 Cades Drive KINGSTON	Ancillary dwelling
DA-2020-763	Mr R Smeekes 38 Lorkins Road ADVENTURE BAY	Dwelling
DA-2021-32	Cunic Homes P/L 11 Grand Mews KINGSTON	Dwelling
DA-2021-44	Ms A M Barratt-Young 11 Esplanade SNUG	Extension to dwelling
DA-2021-64	Mr C J Reid 140 Leslie Road KINGSTON	Outbuilding (shed) and works (embankment)
DA-2021-65	Mr D White 193 Redwood Road KINGSTON	Outbuilding (carport)
DA-2021-85	Mr M & Ms B Higgs 48 Miandetta Drive MARGATE	Extension to dwelling (pergola)
DA-2021-109	Wilson Homes Tasmania P/L 5 White Court KINGSTON	Dwelling

DA-2021-117	Tassal Operations P/L 16 Marina Drive BARRETTA	Alterations and extensions to existing fish processing facility (extension to main holding freezer)
DA-2021-127	Ms O Marney 6 London Way KINGSTON	Dwelling
DA-2021-128	Wilson Homes Tasmania P/L 35 Eldridge Drive KINGSTON	Dwelling
DEVELOPMENT APPLICATIONS FOR STRATA/ ADHESION ORDER/SEALED PLAN AMENDMENT		
ADHORD- 2021-1	Mr J W Warren 'Mavista', 120 Resolution Road ADVENTURE BAY	Adhesion of three lots (CT 238149/1, 201655/1 and 201886/1)
SPA-2021-1	Lark & Creese P/L 697 Cloudy Bay Road SOUTH BRUNY	Amendment to building envelope on Lot 2
STR-2021-4	Leary Cox & Cripps P/L 99 Channel Highway KINGSTON	Strata plan – Units 7,8,9,16.17 & 18 (Stage 4)
STR-2021-6	Mr A G Short 62 Hollyhock Drive KINGSTON	Strata plan – Units 1 & 2
DEVELOPMENT APPLICATIONS FOR NO PERMIT REQUIRED		
DA-2021-153	Mr S Geason 118 Flinders Esplanade TAROONA	Extension to dwelling
DA-2021-166	Mr T P Ives 3 Pepik Drive KINGSTON	Dwelling
DA-2021-174	Mr D & Mrs R Price 8 Ferguson Court KINGSTON	Ancillary dwelling
DA-2021-181	Mr J Hamill 9 Balm Court MARGATE	Extension to dwelling (awning)
DA-2021-190	Mr J L Stephenson 11 Corlacus Drive KINGSTON	Extension and alterations to existing balcony and external stairs